

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

1170 West Third Street, Unit 150, San Bernardino, CA 92415-0490
(909) 388-0480 • Fax (909) 388-0481
lafco@lafco.sbcounty.gov
www.sbclafco.org

DATE: JANUARY 12, 2022 
FROM: SAMUEL MARTINEZ, Executive Officer
MICHAEL TUERPE, Senior Analyst
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: AGENDA ITEM #9: LAFCO 3251 – ANNEXATION TO THE YUCAIPA
VALLEY WATER DISTRICT (I-10 LOGISTICS OWNER, LLC)

INITIATED BY:

Property Owner Petition – I-10 Logistics Owner, LLC, property owner/developer
District Resolution, Yucaipa Valley Water District

RECOMMENDATION:

The staff recommends that the Commission approve LAFCO 3251 by taking the following actions:

1. With respect to environmental review:
 - a. Certify that the complete Final Environmental Impact Report (EIR), which includes the complete Final (Recirculated) Environmental Impact Report, the complete Final Supplemental Environmental Impact Report, and the other related environmental documents prepared for the County of Riverside for the San Gorgonio Crossing project (Project), have been independently reviewed and considered by the Commission, its staff and its Environmental Consultant;
 - b. Determine that the complete Final EIR (State Clearinghouse No. 2014011009) for the Project is adequate for the Commission's use as a California Environmental Quality Act (CEQA) Responsible Agency for its determinations related to LAFCO 3251;
 - c. Determine that the Commission does not intend to adopt alternatives or additional mitigation measures for the Project; that the mitigation measures

identified in the County's environmental documents are the responsibility of the County and/or others, not the Commission;

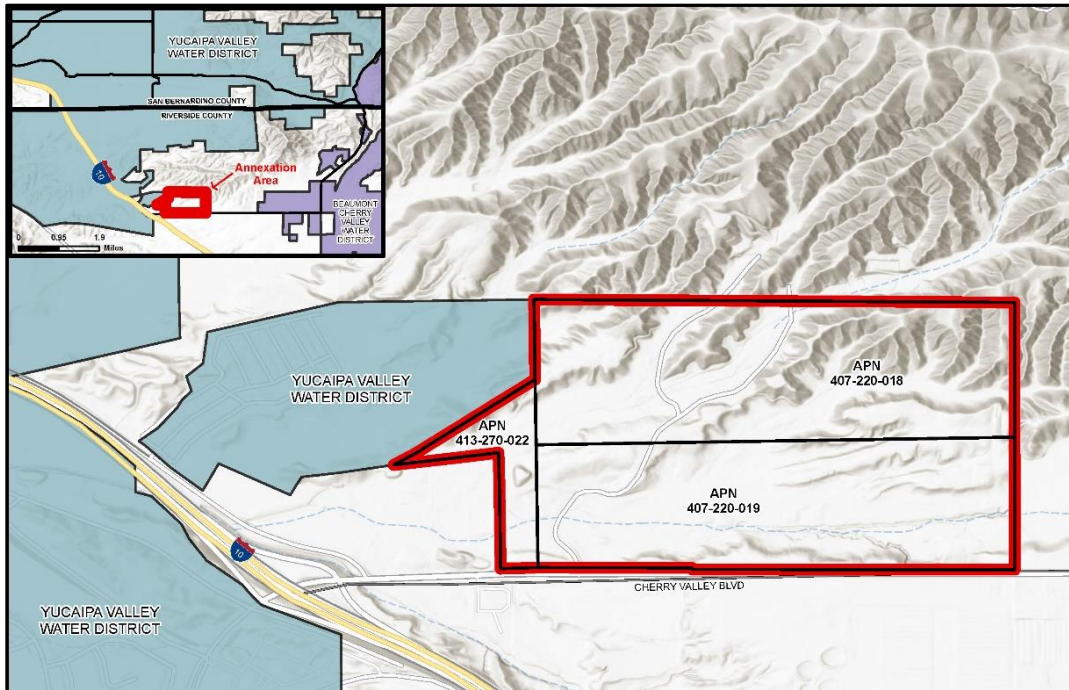
- d. Adopt the Facts, Findings and Statement of Overriding Considerations as presented by the Commission's Environmental Consultant and attached to the staff report as part of Attachment #7; and,
 - e. Direct the Executive Officer to file the Notice of Determination within five (5) days and find that no further Department of Fish and Wildlife filing fees are required by the Commission's approval of LAFCO 3251 since the County of Riverside, as CEQA lead agency, has paid said fees.
2. Approve LAFCO 3251, with the standard LAFCO terms and conditions that include the "hold harmless" clause for potential litigation costs by the applicant, and the continuation of fees, charges, and/or assessments currently authorized by the annexing agency;
 3. Waive protest proceedings, as permitted by Government Code Section 56662(d), with 100% landowner consent to the annexation; and,
 4. Adopt LAFCO Resolution #3344, setting forth the Commission's determinations and conditions of approval concerning LAFCO 3251.

BACKGROUND:

In August 2021, Brian Rupp, representative for the property owner—I-10 Logistics Owner, LLC—submitted a property owner petition initiating the change of organization and the application materials requesting annexation to the Yucaipa Valley Water District (hereafter the "District").

The annexation area comprises approximately 246 acres consisting of three parcels, Assessor Parcel Numbers (APN) 407-220-018, 0407-220-019, and 413-270-022. The area is located within Riverside County, generally north of Cherry Valley Boulevard, southeasterly of the District's boundaries and the I-10 Freeway, within the District's southeastern sphere of influence. Location and vicinity maps are included as Attachment #1 to this report. The map below on page 3 provides a general location of the proposed annexation area.

Although the annexation proposal is located in Riverside County, San Bernardino LAFCO is responsible for reviewing this application proposal as the "principal county" for all actions affecting the Yucaipa Valley Water District. Pursuant to Government Code Section 56066, principal county status is conferred upon the county with the greater portion of the entire assessed valuation of all taxable property within the District—which, in this case, is San Bernardino County.



The primary reason for the annexation request is to provide water and sewer service to the area. The property owner/developer is currently in the process of developing two warehouse distribution facilities on two of the three parcels, within APNs 407-220-018 and 407-220-019, that has a proposed overall building footprint of approximately 1,823,760 square feet. The third parcel, APN 413-270-022 is also owned by the property owner/developer but is not developing at this time; however, the parcel may need access to water to irrigate the slopes along the easterly side of said parcel.



All three parcels are currently not within the District's boundary; therefore, annexation to the District is required in order to receive water and sewer service from the District. The District has indicated its support to serve the proposed Project through adoption of a resolution of application to annex the three parcels and through the preparation and certification of a Plan for Service for the annexation. The District's Plan for Service is included as Attachment #3 to this report and its resolution of application, Resolution No. 2021-25, is included as Exhibit A to the Plan for Service.

Out-of-Agency Service Agreement

In addition to processing the proposed annexation, the District also requested approval of an out-of-agency service agreement with the property owner/developer in order to extend water and sewer service to the proposed development outside its boundaries as it awaits the processing of the annexation proposal.

The development of the proposed Project is currently underway. Grading of the Project site has been completed and since it needs to move forward with the laying down of its water, wastewater, and recycled water pipelines to serve the onsite construction activities, the District requested authorization of an out-of-agency service agreement with the property owner/developer in order to allow the extension of its services to the Project prior to completion of the annexation.

Authorization of an out-of-agency service agreement is approved by the Commission where the service is being extended—which, in this situation, is in Riverside County. Therefore, on October 28, 2021, Riverside LAFCO approved the extra-territorial service extension to the Project with a term of one (1) year to ensure that the annexation is completed. Riverside LAFCO's resolution authorizing the extra-territorial service provision is included as Attachment #4. The District's Agreement with the property owner/developer is included as Attachment #5.

This report will provide the Commission with the information related to the four major areas of consideration required for a jurisdictional change – (1) boundaries, (2) land use, (3) service issues and the effects on other local governments, and (4) environmental considerations.

(1) BOUNDARIES:

As outlined above, the annexation area consists of three parcels encompassing approximately 246 acres generally located north of Cherry Valley Boulevard, southeasterly of the District's boundaries and the I-10 Freeway, within the District's southeastern sphere of influence.

LAFCO 3251 has no boundary concern since annexation into the District is required in order for the receipt of water and/or sewer service. In addition, LAFCO 3251 is contiguous to the District's boundary and the area does not affect the boundaries of any other agency.

(2) LAND USE:

The existing use for the annexation area is currently vacant. There are several General Plan land uses assigned for the annexation area. For the parcel within the City of Calimesa, the existing General Plan land use designation is RL (Residential Low; 2-4 DU/AC). For the parcels within unincorporated Riverside County, the County of Riverside assigned the following land uses as part of its approval of the Project: OS-R (Open Space Recreation), RM (Rural Mountainous), PF (Public Facilities), and LI (Light Industrial).

No change in land use is anticipated as a result of the annexation. In addition, approval of this proposal will have no direct impact on the current land use designation assigned for the area. Therefore, there are no land use concerns for this proposal.

(3) SERVICE ISSUES AND EFFECTS ON OTHER LOCAL GOVERNMENTS:

In every consideration for jurisdictional change, the Commission is required to look at the existing and proposed service providers within an area. The County of Riverside service providers within the annexation area are: Regional Park and Open Space, Food Control and its Zone No. 05, Waste Resources, County Service Area 27, and County Service Area 152. In addition, the following entities overlay the annexation area: San Geronio Pass Water Agency (State Water Contractor), San Geronio Memorial Healthcare District, Inland Empire Resource Conservation District, Summit Cemetery District, Beaumont Library District, Beaumont-Cherry Valley Recreation and Park District, and the City of Calimesa within a portion of the annexation area.

The District prepared and certified a Plan for Service as required by Commission policy and State law. The District's Plan for Service is included as Attachment #3 to this report. In order to provide service to the project site, off-site water and sewer lines in Cherry Valley Boulevard and Calimesa Boulevard would be constructed.

Drinking Water Infrastructure

The proposed Project will require the installation of approximately 6,340 linear feet of 24- inch ductile iron water conveyance pipeline which will be constructed from existing District drinking water facilities in Calimesa Boulevard southeast to Cherry Valley Boulevard and east on Cherry Valley Boulevard to "A" Street. Approximately 1,500 linear feet of 12-inch ductile iron drinking water conveyance pipeline will be constructed connecting to the 24-inch ductile iron pipeline then north on "A" Street to an agreed termination point within the Project.

Recycled Water Infrastructure

Approximately 9,170 linear feet of 24-inch ductile iron water conveyance pipeline will be constructed from existing District recycled water facilities in Calimesa Boulevard southeast to Cherry Valley Boulevard and east on Cherry Valley Boulevard to "B" Street. Approximately 225 linear feet of 24-inch ductile iron drinking water conveyance pipeline

shall be constructed connecting to the 24-inch ductile iron pipeline then north on “B” Street to an agreed termination point within the Project.

Sewer Infrastructure

Approximately 9,210 linear feet of 8-inch vitrified clay pipe (VCP) will be constructed from existing District sewer facilities in Calimesa Boulevard southeast to Cherry Valley Boulevard and east on Cherry Valley Boulevard to the eastern Project parcel boundary. Onsite sewer mainlines will enter the Project on the western portion of the property to provide sewer service to both industrial buildings.

As required by Commission policy and State law, the Plan for Service shows that the extension of its services will maintain, and/or exceed, current service levels provided to the area.

(4) ENVIRONMENTAL CONSIDERATIONS:

The County of Riverside’s processing of the San Gorgonio Crossing project included the preparation and certification of an Environmental Impact Report (SCH No. 2014011009) that was approved by the County in October 2017. Subsequent to the October 2017 approval, litigation was filed challenging the certified EIR. The County then prepared a Supplemental EIR and addressed the two items that the Court required the respondent to address. The Court acknowledged that the remainder of the Final EIR certified in 2017 complied with CEQA and remained certified.

LAFCO’s Environmental Consultant, Tom Dodson and Associates, has reviewed the County’s complete Final EIR, which includes the complete Final (Recirculated) EIR, the complete Final Supplemental EIR, and other related environmental documents prepared for the Project, and indicated that the County’s environmental documents are adequate for the Commission’s use as a responsible agency for LAFCO 3251. Mr. Dodson has indicated in his letter to the Commission, included as Attachment #7 to this report, the actions that are appropriate for the review of LAFCO 3251, which are:

- Certify that the Commission, its staff, and its Environmental Consultant have individually reviewed and considered the environmental assessment prepared for the County of Riverside for the San Gorgonio Crossing project;
- Determine that the complete Final EIR is adequate for the Commission’s use in making its decision related to LAFCO 3251;
- Determine that the Commission does not intend to adopt alternatives or additional mitigation measures for the project. Mitigation measures required for the project are the responsibility of the County and others, not the Commission;
- Adopt the Facts, Findings and Statement of Overriding Considerations as presented by Mr. Dodson, which are the conclusions made regarding the significance of a project in light of the impacts and mitigation measures that have been identified; and,

- Direct the Executive Officer to file the Notice of Determination within five days and find that no further Department of Fish and Wildlife filing fees are required by the Commission's approval since the County of Riverside, as lead agency, has paid said fees.

The draft Facts, Findings and Statement of Overriding Considerations is included as Appendix 2 to Mr. Dodson's letter. Copies of the County's complete Final EIR are included as web links located at the last page of Attachment #7.

WAIVER OF PROTEST PROCEEDINGS:

The annexation area is legally uninhabited and the Riverside County Assessor's office verified that the annexation area possesses 100% landowner consent to the annexation (see Attachment #6). Therefore, if the Commission approves LAFCO 3251 and none of the affected agencies submits written opposition to a waiver of protest proceedings, staff is recommending, pursuant to Government Code Section 56662(d), that the Commission waive the protest proceedings and direct the Executive Officer to complete the action following completion of the mandatory reconsideration period of 30-days.

CONCLUSION:

LAFCO 3251 was submitted to provide water and sewer service to the proposed San Gorgonio Crossing project. The project area is currently not within the District's boundary; therefore, annexation to the District is required in order for the receipt of water and sewer service. In addition, the Extra-territorial Service for the Project was authorized with a term of 12 months (one year) to allow for completion of the annexation process. Approval of LAFCO 3251 will complete the action necessary to assure water and sewer service for this project.

For these reasons, and those outlined throughout the staff report, the staff supports the approval of LAFCO 3251.

DETERMINATIONS:

The following determinations are required to be provided by Commission policy and Government Code Section 56668 for any change of organization/annexation proposal:

1. The annexation area is legally uninhabited containing zero registered voter as determined by the Riverside County Registrar of Voters as of September 2, 2021.
2. The Riverside County Assessor's Office has determined that the total assessed valuation of land within the annexation area is \$38,737,186 as of August 24, 2021.
3. The annexation area is within the sphere of influence assigned the Yucaipa Valley Water District.

4. Legal notice of the Commission's consideration of the proposal has been provided through publication in *The Press-Enterprise*, a newspaper of general circulation within the area. As required by State law, individual notification was provided to affected and interested agencies, County departments, and those individuals and agencies having requested such notice.
5. LAFCO staff has provided individual notice to landowners (49) and registered voters (230) surrounding the reorganization area all within unincorporated Riverside County (totaling 279 notices) in accordance with State law and adopted Commission policies. Comments from landowners/voters and any affected local agency in support or opposition will be reviewed and considered by the Commission in making its determination.
6. For the parcel within the City of Calimesa, the existing General Plan land use designation is RL (Residential Low; 2-4 DU/AC). For the parcels within Riverside County, the County of Riverside assigned the following land uses as part of its approval of the Project: OS-R (Open Space Recreation), RM (Rural Mountainous), PF (Public Facilities), and LI (Light Industrial). No change in land use is anticipated as a result of the annexation.
7. The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS) pursuant to Government Code Section 65080. LAFCO 3251 has no direct impact on SCAG's Regional Transportation Plan. However, the project site is adjacent to the proposed road widening of Cherry Valley Boulevard from 2 to 4 lanes. The project site is just west of the proposed road widening of Calimesa Boulevard and its realignment with Cherry Valley Boulevard. Finally, the project site is west of the existing I-10 curved overcrossing that is scheduled to be realigned/replaced.
8. Riverside County has a 2018 Multi-Jurisdictional Local Hazard Mitigation Plan that was adopted by the County of Riverside and all participating jurisdictions including the City of Calimesa. The multi-jurisdictional Plan identifies vulnerabilities, provides recommendations for prioritized mitigation actions, and provides future mitigation planning and maintenance of the existing plan.
9. As a CEQA responsible agency, the Commission's Environmental Consultant, Tom Dodson of Tom Dodson and Associates, has reviewed the complete Final Environmental Impact Report (EIR), which includes the complete Final (Recirculated) Environmental Impact Report, the complete Final Supplemental Environmental Impact Report, and the other related environmental documents prepared for the County of Riverside for the San Geronio Crossing project (SCH No. 2014011009) is adequate for the Commission's use as CEQA responsible agency. Mr. Dodson has prepared his recommended actions for LAFCO 3251, which are outlined in the narrative portion of the Environmental Considerations section (pages 6 and 7 of the staff report).

Attachment #7 also includes the draft Facts, Findings, and Statement of Overriding Considerations that has been prepared for the Commission's use in addressing this

project. Copies of the County's complete Final EIR are included (as web links) as part of Attachment #7 to this report (Environmental Documents Related to the County of Riverside's Approval of the San Gorgonio Crossing).

10. The annexation area is served by the following local agencies:

Beaumont-Cherry Valley Recreation and Park District
Beaumont Library District
City of Calimesa (portion)
County of Riverside (County Flood Control, Flood Control - Zone No. 5,
County Waste Resources Management Sanitation, and County
Regional Parks and Open Space)
County Service Areas 27 and 152
Inland Empire Resource Conservation District
San Gorgonio Memorial Healthcare District
San Gorgonio Pass Water Agency
Summit Cemetery District

None of these agencies are directly affected by this proposal.

11. A Plan for Service was prepared for the extension of water and sewer service to the annexation area, as required by law. The Plan for Service, as certified by the District, indicates that the District can provide water and sewer service to the annexation area. A copy of this plan is included as Attachment #3 to this report.

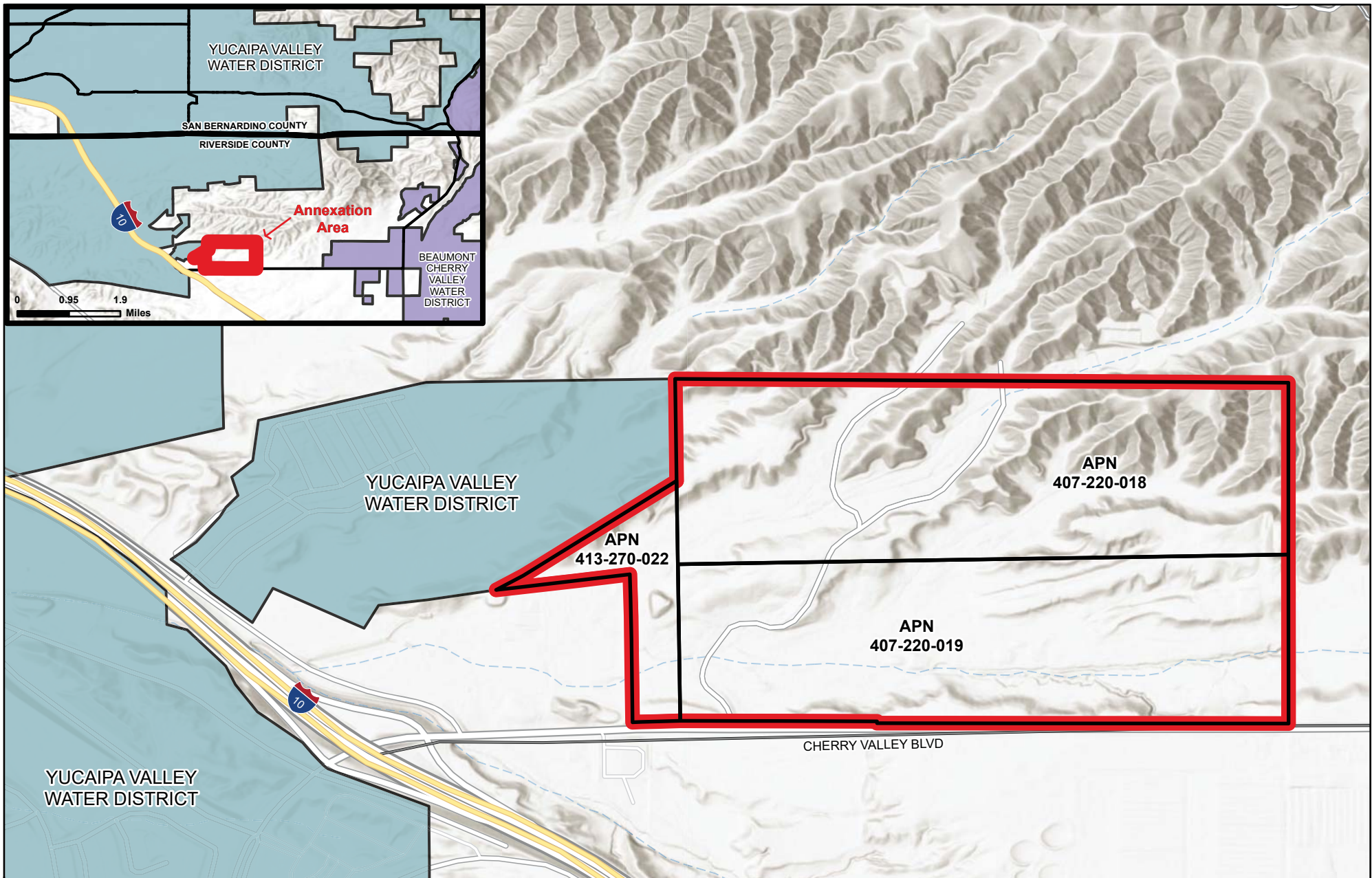
The Plan for Service has been reviewed and compared with the standards established by the Commission and the factors contained within Government Code Section 56668. The Commission finds that the Plan for Service conforms to those adopted standards and requirements.

12. The annexation can benefit from the availability and extension of water and sewer service from the Yucaipa Valley Water District as evidenced by the Plan for Service.
13. With respect to environmental justice, the annexation proposal—which is to provide water and sewer service to the annexation area—will not result in the unfair treatment of any person based on race, culture or income.
14. The County of Riverside adopted a resolution determining there will be no transfer of property tax revenues as a result of the annexation to Yucaipa Valley Water District. This resolution fulfills the requirement of Section 99 of the Revenue and Taxation Code.
15. The map and legal description, as revised, are in substantial compliance with LAFCO and State standards.

Attachments:

1. [Vicinity Maps for the Annexation Proposal](#)

2. [Landowner Petition and Application Forms](#)
3. [Yucaipa Valley Water District Plan for Service](#)
4. [Riverside LAFCO Resolution 18-21](#)
5. [Yucaipa Valley Water District Agreement No. 2021-12 \(Agreement for Service to San Geronio Crossing\)](#)
6. [Landowner Consent Form](#)
7. [Letter from Tom Dodson and Associates including Facts, Findings, and Statement of Overriding Considerations \(Appendix 2\), Mitigation Monitoring and Reporting Program \(Attachment A to Appendix 2\), and Environmental Documents Related to the County of Riverside's Approval of the San Geronio Crossing Project](#)
8. [Draft Resolution No. 3344](#)



LAFCO #3251 - Annexation to the Yucaipa Valley Water District

APNs to Be Annexed:

407-220-018

407-220-019

413-270-022

- Annexation Area
- Beaumont Cherry Valley Water District
- Yucaipa Valley Water District
- Riverside-San Bernardino County Line

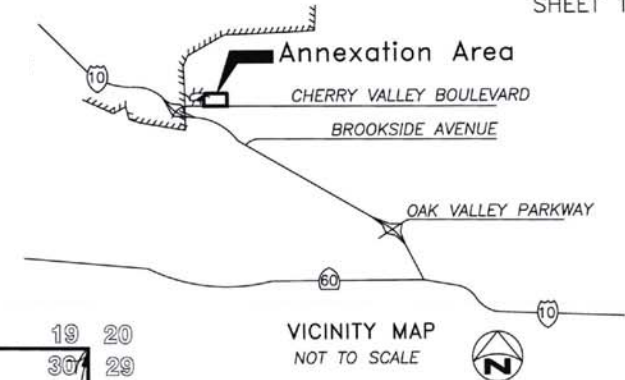


Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.

0 0.15 0.3 Miles



GENERAL DESCRIPTION:
Portion N 1/2 Section 30, T2S, R1W



LEGEND

- ANNEXATION BOUNDARY

- EXISTING YVWD BOUNDARY



SIGNATURE

DATE: 10/28/21

ALBERT A.
WEBB
ASSOCIATES

ENGINEERING CONSULTANTS
3788 McCRAy STREET
RIVERSIDE CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

NOTICE OF INTENT TO CIRCULATE PETITION

Notice is hereby given of the intention to circulate a petition proposing

Annexation into Yucaipa Valley Water District

A written statement of the reasons for the proposal, not to exceed 500 words in length is as follows:

Provide sewer and water services two industrial buildings being constructed.

Name and address of proponent:

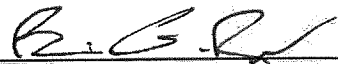
Brian Rupp

110 Logistics Owner, LLC

2 Park Plaza, Suite 700

Irvine, CA 92614

SIGNED BY:



DATED:

August 10, 2021

Required Attachments:

Sample Petition

Legal Description(s) and Map(s) of Changes within the Proposal

(The "Notice of Intent to Circulate Petition" must be filed with the Executive Officer of the Local Agency Formation Commission for San Bernardino County prior to circulating the petition. Upon receipt of this Notice, the Executive Officer is required to notify all affected agencies.)

RECEIVED

AUG 12 2021

LAFCO

San Bernardino County

LAFCO _____
ANNEXATION TO THE YUCAIPA VALLEY WATER DISTRICT
(CALIMESA ANNEXATION)

THOSE PARCELS OF LAND LOCATED IN THE NORTH HALF OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF
CALIMESA AND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS
FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30;

COURSE 1. SOUTH $00^{\circ}24'37''$ WEST ALONG THE EASTERLY LINE OF SAID SECTION,
A DISTANCE OF 2580.30 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF
CHERRY VALLEY BOULEVARD (42.00 FEET IN NORTHERLY HALF WIDTH), SAID POINT
BEING ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF
54958.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH $0^{\circ}07'51''$ EAST;

COURSE 2. WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG SAID
CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $0^{\circ}16'25''$, AN ARC DISTANCE OF
262.42 FEET, HAVING A CHORD BEARING NORTH $89^{\circ}43'56''$ WEST 262.42 FEET;

COURSE 3. NORTH $89^{\circ}35'44''$ WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE,
A DISTANCE OF 2330.18 FEET TO A POINT ON THE NORTH-SOUTH CENTER SECTION LINE
OF SAID SECTION 30;

COURSE 4. NORTH $0^{\circ}54'24''$ EAST ALONG SAID LINE, A DISTANCE OF 8.00 FEET TO
AN ANGLE POINT ON SAID NORTHERLY RIGHT OF WAY OF CHERRY VALLEY
BOULEVARD (50.00 FEET IN NORTHERLY HALF WIDTH);

COURSE 5. NORTH $89^{\circ}41'20''$ WEST, A DISTANCE OF 838.40 FEET TO AN ANGLE
POINT THEREON;

COURSE 6. NORTH $0^{\circ}54'55''$ EAST, A DISTANCE OF 5.00 FEET TO AN ANGLE POINT
ON SAID NORTHERLY RIGHT OF WAY LINE OF CHERRY VALLEY BOULEVARD (55.00
FEET IN NORTHERLY HALF WIDTH);

COURSE 7. NORTH $89^{\circ}41'20''$ WEST, A DISTANCE OF 321.63 FEET TO THE
BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF
12555.00 FEET;

COURSE 8. WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG SAID
CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF $1^{\circ}59'43''$, AN ARC DISTANCE OF
437.23 FEET, HAVING A CHORD BEARING SOUTH $89^{\circ}18'48''$ WEST 437.21 FEET, TO THE
WESTERLY RIGHT OF WAY LINE OF ROBERTS STREET (40.00 FOOT FULL WIDTH);

COURSE 9. ALONG SAID RIGHT OF WAY LINE NORTH $0^{\circ}54'08''$ EAST, A DISTANCE
OF 1119.51 FEET;

COURSE 10. LEAVING SAID RIGHT OF WAY LINE SOUTH 83°17'01" WEST, A
DISTANCE OF 836.91 FEET;

COURSE 11. NORTH 55°25'37" EAST, A DISTANCE OF 1387.46 FEET;

COURSE 12. NORTH 0°54'55" EAST, A DISTANCE OF 773.26 FEET TO THE NORTH
LINE OF SAID SECTION 30;

COURSE 13. SOUTH 89°38'47" EAST ALONG SAID NORTH LINE, A DISTANCE OF
1296.72 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30;

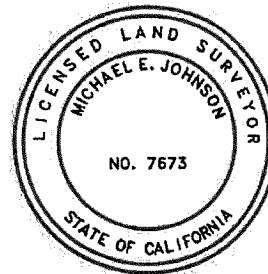
COURSE 14. SOUTH 89°25'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF
2570.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 246.24 ACRES MORE OR LESS.

PREPARED UNDER MY SUPERVISION

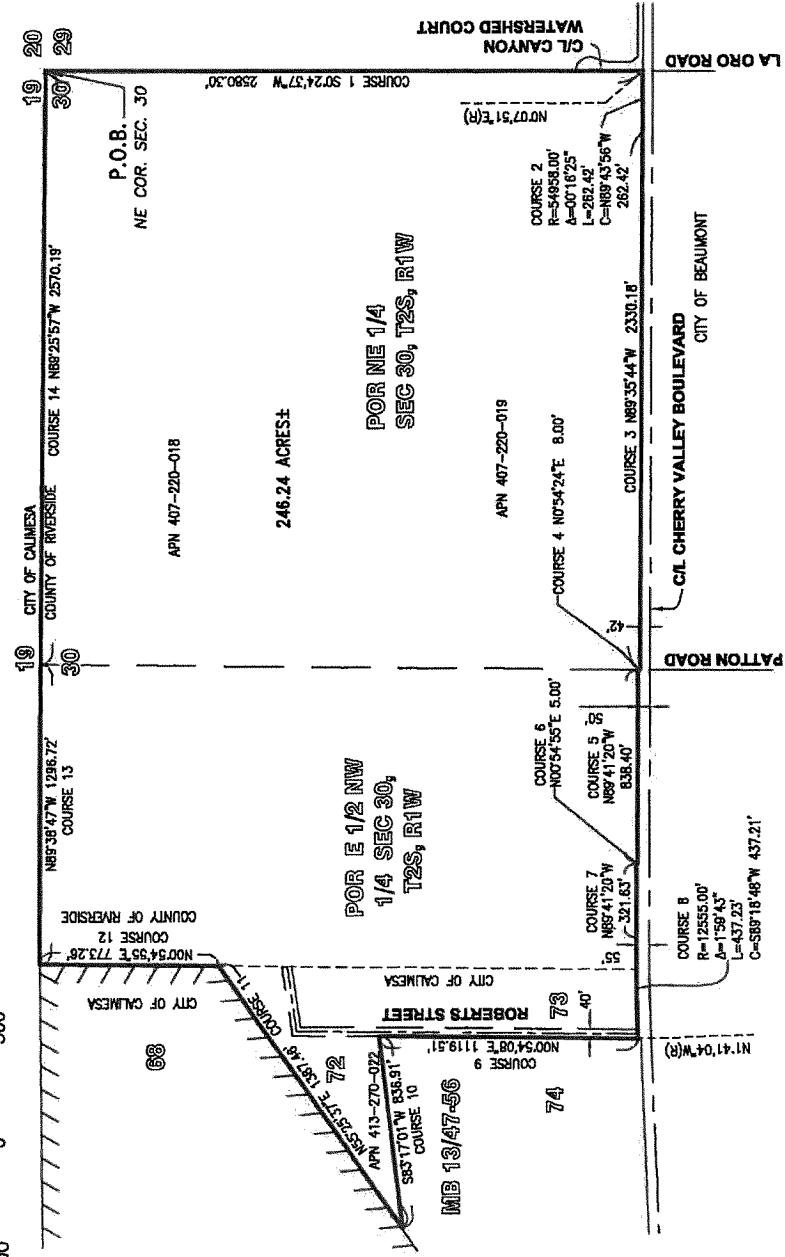

MICHAEL E. JOHNSON, L.S. 7673
EXP. 12/31/2022

04/29/21
DATE



PREPARED BY: LB
CHECKED BY: my

GENERAL DESCRIPTION:
Portion N 1/2 Section 30, T2S, R



LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

1170 W. Third Street, Unit 150,
San Bernardino, CA 92415-0490 • (909) 388-0480 • FAX (909) 388-0481
E-MAIL: lafco@lafco.sbcounty.gov

LANDOWNER PETITION INITIATING PROCEEDINGS

We, the undersigned Landowners, do hereby petition the Local Agency Formation Commission, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.), as follows:

Annexation into Yucaipa Valley Water District

(List all proposed changes of organization)

To the best of our knowledge, the proposal is consistent with the adopted sphere(s) of influence for an affected agency or agencies, and we understand that this proposal cannot be considered unless and until such spheres are consistent.

We certify that we are true and legal landowners of the named property and understand that these petitions may not be circulated separately from a current legal description and a current map showing the area of review.

The names and addresses of the Chief Petitioners for this proposal are as follows (not to exceed three persons):

110 Logistics Owner, LLC

2 Park Plaza, Suite 700

Irvine, CA 92614

(APN's 407220019, 407220018, & 413270022)

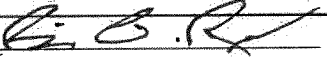
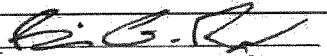
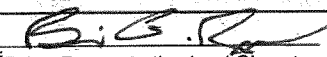
The reason(s) for this proposal is (are):

Provide sewer and water services two industrial buildings being constructed.

The requested terms and conditions for this proposal, if any, are as follows: LAFCO standard terms and conditions

We hereby request that the Local Agency Formation Commission for San Bernardino County conduct proceedings on this proposal pursuant to the provisions of Government Code Sections 56000 et seq.

The landowner must sign his/her name, residence address, and the date of signing in his/her own handwriting. His/her parcel number must be included. If signing on behalf of a business or corporation, documentation must be attached showing ability to sign as legal representative for that enterprise.

SIGN NAME  PRINT NAME Brian Rupp, Authorized Signatory	RESIDENCE ADDRESS 2 Park Plaza, Suite 700 Irvine, CA 92614	DATE August 12, 2021	PARCEL NUMBER 407220019
SIGN NAME  PRINT NAME Brian Rupp, Authorized Signatory	RESIDENCE ADDRESS 2 Park Plaza, Suite 700 Irvine, CA 92614	DATE August 12, 2021	PARCEL NUMBER 407220018
SIGN NAME  PRINT NAME Brian Rupp, Authorized Signatory	RESIDENCE ADDRESS 2 Park Plaza, Suite 700 Irvine, CA 92614	DATE August 12, 2021	PARCEL NUMBER 413270022
SIGN NAME _____ PRINT NAME _____	RESIDENCE ADDRESS _____	DATE _____	PARCEL NUMBER _____
SIGN NAME _____ PRINT NAME _____	RESIDENCE ADDRESS _____	DATE _____	PARCEL NUMBER _____

RECEIVED

AUG 12 2021

LAFCO
San Bernardino County

REVISED
SAN BERNARDINO LAFCO
APPLICATION AND PRELIMINARY
ENVIRONMENTAL DESCRIPTION FORM

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the application to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL: Annexation to the Yucaipa Valley Water District

2. NAME OF APPLICANT: I-10 Logistics Owner LLC
APPLICANT TYPE: ☐ Landowner ☐ Local Agency
☐ Registered Voter ☐ Other _____
MAILING ADDRESS:
2 Park Plaza, Suite 700, Irvine CA 92614

PHONE: (949) 231-5068 _____
FAX: () _____
E-MAIL ADDRESS: brupp@shopoff.com

3. GENERAL LOCATION OF PROPOSAL: The project proposes the annexation of 246.24 +/- acres generally located north of Cherry Valley Blvd., east of a combination of parcel lines and Roberts Street, south of parcels lines and west of Canyon Watershed Court. The majority of the site is within unincorporated Riverside County (APNs 407220019 and 407220018) with the westerly portion (APN 413270022) within the City of Calimesa.

4. Does the application possess 100% written consent of each landowner in the subject territory?
YES ☐ NO ☐ If YES, provide written authorization for change.

5. Indicate the reason(s) that the proposed action has been requested. The project, I-10 Logistics Gateway, anticipates the development of two industrial buildings totaling 1.85 million square feet which require potable water, recycled water, and sewer services from the district.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres):

246.24 +/-acres

2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)

None

3. Approximate current population within area: None

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):

The westerly parcel of 22.24-acres (APN 413270022) is within the City of Calimesa and is zoned RL, rural living

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):

The easterly 224 acres, within unincorporated Riverside County (APNs 407220019 and 407220018), has a General Plan designation of Rural Mountainous Open Space Recreation (OS-R), Public Facility (PF) and Light Industrial (LI). In addition, it has a zoning designation of Industrial Park (I-P).

5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory:

6. Indicate the existing use of the subject territory.

The existing use is vacant land

What is the proposed land use?

Proposed use for unincorporated territory is the development of two industrial buildings encompassing approximately 1,823,760 square feet of space, public facilities proposed to house water tanks for the Yucaipa Valley Water District, and approximately 74.8 acres of open space.

7. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES ☐ NO ☐ If YES, please explain.

No

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- | | |
|--|--|
| ☐ Agricultural Land Uses | ☐ Agricultural Preserve Designation |
| ☐ Williamson Act Contract | ☐ Area where Special Permits are Required |
| ☐ Any other unusual features of the area or permits required: <u>No</u> | |

9. Provide a narrative response to the following factor of consideration as identified in §56668(p):
The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services:

The annexation of the territory to the Yucaipa Valley Water District for the extension of potable water, recycled water and sewer service will not negatively impact any persons or cultures. The district continually monitors and plans for the service needs within its boundaries to assure that all segments of the population are fairly served.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. The project site is currently under development with grading completed. The southern and central portion of the property consist of a broad, sloping terrain with steep ridges and canyons occurring on the northern half of the annexation area. The northern portion of the annexation area is characterized by hilly topography with narrow ridgelines, steep flanks and narrow valleys that trend from the northeast to the southwest. The southern portion of the annexation area is relatively flat with subdued ridgelines that trend west-southwest and merge into a flat alluvial plane that trends east-west. The southern portion of the annexation site was previously used for cultivated agriculture. Elevations on the site range from 2,400 to 2,690 feet above mean sea level.

2. Describe any existing improvements on the subject territory as % of total area.

Residential _____%	Agricultural _____%
Commercial _____%	Vacant <u>100</u> _____%
Industrial _____%	Other _____%

3. Describe the surrounding land uses:

NORTH Primarily vacant with some scattered residential farming use; area is zoned residential agriculture (R-A-1) and controlled development (W-2)

EAST Residential agriculture use – Zoned R-A-1 and W-2

SOUTH Former Sunny Cal Egg Ranch – anticipated to transition to residential use

WEST City of Calimesa – residential agriculture – Zoned Residential low (2-4 units per acre) and Residential low medium (4-7 units per acre)

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

The extension of service to the site will require the installation of water and sewer facilities as described in the Water Supply Assessment attached as a part of the Plan for Services and included in the Environmental Impact Report evaluation conducted by the County of Riverside as a part of the development application.

5. Will service extensions accomplished by this proposal induce growth on this site? YES ☐
NO ☐ Adjacent sites? YES ☐ NO ☐ Unincorporated ☐ Incorporated ☐

The services to be extended are those required for the development of the two high cube warehouses known as the Interstate 10 Gateway Center Project approved by the County of Riverside.

6. Are there any existing out-of-agency service contracts/agreements within the area? YES ☐
NO ☐ If YES, please identify.

There is an existing out-of-agency service contract with the Yucaipa Valley Water District to extend potable water, recycled water and sewer service pursuant to the contract dated August 3, 2021 and reviewed by the Riverside Local Agency Formation Commission.

7. Will service extensions accomplished by this proposal induce growth on this site? YES ☐
NO ☐ Adjacent sites? YES ☐ NO ☐ Unincorporated ☐ Incorporated ☐

The services to be extended are those required for the development of the two high cube warehouses known as the Interstate 10 Gateway Center Project approved by the County of Riverside.

8. Will service extensions accomplished by this proposal induce growth on this site? YES ☐
NO ☐ Adjacent sites? YES ☐ NO ☐ Unincorporated ☐ Incorporated ☐

The services to be extended are those required for the development of the two high cube warehouses known as the Interstate 10 Gateway Center Project approved by the County of Riverside.

9. Are there any existing out-of-agency service contracts/agreements within the area? YES ☐
NO ☐ If YES, please identify.

There is an existing out-of-agency service contract with the Yucaipa Valley Water District to extend potable water, recycled water and sewer service pursuant to the contract dated August 3, 2021 and reviewed by the Riverside Local Agency Formation Commission.

10. Is this proposal a part of a larger project or series of projects? YES ☐ NO ☐ If YES, please explain.

No.

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME Brian Rupp, Executive Vice President TELEPHONE NO. (949) 395-6493

ADDRESS: I-10 Logistics Owner LLC, 2 Park Plaza, Suite 700, Irvine, Ca 92614

NAME David Graves, Vice-President of Development TELEPHONE NO. (949) 395-6493

ADDRESS: I-10 Logistics Owner LLC, 2 Park Plaza, Suite 700, Irvine, Ca 92614

NAME Joe Zoba, General Manager TELEPHONE NO. (909) 795-5117

ADDRESS: Yucaipa Valley Water District, 12770 2nd Street, Yucaipa CA 92399

CERTIFICATION

As a part of this application, the City/Town of _____, or the Yucaipa Valley Water District District/Agency, I-10 Logistics Owner, LLC (the applicant) and/or the _____ (real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees,

(FOR LAFCO USE ONLY)

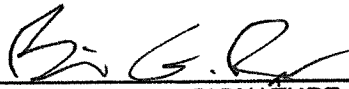
and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE October 21, 2021



SIGNATURE

I-10 Logistics Owner, LLC, Representative Brian Rupp

Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

Executive Vice-President Real Estate

Title and Affiliation (if applicable)

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ☐ ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- ☐ SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- ☐ CITY INCORPORATION SUPPLEMENT
- ☐ FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ☐ ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT

KRM-Rev. 8/19/2015

REVISED

**REVISED
SUPPLEMENT
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS**

INTRODUCTION: The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO

DETACHED FROM

Yucaipa Valley Water District

2. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:

a. Has pre-zoning been completed? YES ☐ NO ☐

b. If the response to "a" is NO, is the area in the process of pre-zoning? YES ☐ NO ☐

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

Not Applicable

3. For a city annexation, would the proposal create a totally or substantially surrounded island of unincorporated territory?

YES ☐ NO ☐ If YES, please provide a written justification for the proposed boundary configuration.

Not Applicable

4. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

No

5. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

No

6. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

Not Applicable

7. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

Water and sewer utilities to be extended for a commercial development, no residential use
Included in project so no assistance for the County of Riverside in meeting its regional housing
needs

8. **PLAN FOR SERVICES: SEE ATTACHED CERTIFIED PLAN FOR SERVICE**

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

- A. A description of the level and range of each service to be provided to the affected territory.
- B. An indication of when the service can be feasibly extended to the affected territory.
- C. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.
- D. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.

- E. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
- F. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

CERTIFICATION

As a part of this application, the City/Town of _____, or the _____ District/Agency, I-10 Logistics Owner, LLC (the applicant) and/or the _____ (real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees, and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

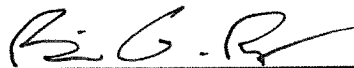
This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

As the proponent, I acknowledge that annexation to the City/Town of _____ or the Yucaipa Valley Water District, District/Agency may result in the imposition of taxes, fees, and assessments existing within the (city or district) on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIIIC and XIID of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE October 21, 2021



SIGNATURE

I-10 Logistics Owner, LLC Brian Rupp

Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

Executive Vice-President Real Estate

Title and Affiliation (if applicable)

REVISED
SAN BERNARDINO LAFCO
APPLICATION AND PRELIMINARY
ENVIRONMENTAL DESCRIPTION FORM

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the application to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL: Annexation to the Yucaipa Valley Water District

2. NAME OF APPLICANT: I-10 Logistics Owner LLC
APPLICANT TYPE: ☐ Landowner ☐ Local Agency
☐ Registered Voter ☐ Other _____
MAILING ADDRESS:
2 Park Plaza, Suite 700, Irvine CA 92614

PHONE: (949) 231-5068 _____
FAX: () _____
E-MAIL ADDRESS: brupp@shopoff.com

3. GENERAL LOCATION OF PROPOSAL: The project proposes the annexation of 246.24 +/- acres generally located north of Cherry Valley Blvd., east of a combination of parcel lines and Roberts Street, south of parcels lines and west of Canyon Watershed Court. The majority of the site is within unincorporated Riverside County (APNs 407220019 and 407220018) with the westerly portion (APN 413270022) within the City of Calimesa.
4. Does the application possess 100% written consent of each landowner in the subject territory?
YES ☐ NO ☐ If YES, provide written authorization for change.
5. Indicate the reason(s) that the proposed action has been requested. The project, I-10 Logistics Gateway, anticipates the development of two industrial buildings totaling 1.85 million square feet which require potable water, recycled water, and sewer services from the district.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres):

246.24 +/-acres

2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)
None

3. Approximate current population within area: None

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):

The westerly parcel of 22.24-acres (APN 413270022) is within the City of Calimesa and is zoned RL, rural living

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):

The easterly 224 acres, within unincorporated Riverside County (APNs 407220019 and 407220018), has a General Plan designation of Rural Mountainous Open Space Recreation (OS-R), Public Facility (PF) and Light Industrial (LI). In addition, it has a zoning designation of Industrial Park (I-P).

5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory:

6. Indicate the existing use of the subject territory.

The existing use is vacant land

What is the proposed land use?

Proposed use for unincorporated territory is the development of two industrial buildings encompassing approximately 1,823,760 square feet of space, public facilities proposed to house water tanks for the Yucaipa Valley Water District, and approximately 74.8 acres of open space.

7. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? ☒ YES ☐ NO If YES, please explain.

No

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- | | |
|--|--|
| ☐ Agricultural Land Uses | ☐ Agricultural Preserve Designation |
| ☐ Williamson Act Contract | ☐ Area where Special Permits are Required |
| ☐ Any other unusual features of the area or permits required: <u>No</u> | |

9. Provide a narrative response to the following factor of consideration as identified in §56668(p):
The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services:

The annexation of the territory to the Yucaipa Valley Water District for the extension of potable water, recycled water and sewer service will not negatively impact any persons or cultures. The district continually monitors and plans for the service needs within its boundaries to assure that all segments of the population are fairly served.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. The project site is currently under development with grading completed. The southern and central portion of the property consist of a broad, sloping terrain with steep ridges and canyons occurring on the northern half of the annexation area. The northern portion of the annexation area is characterized by hilly topography with narrow ridgelines, steep flanks and narrow valleys that trend from the northeast to the southwest. The southern portion of the annexation area is relatively flat with subdued ridgelines that trend west-southwest and merge into a flat alluvial plane that trends east-west. The southern portion of the annexation site was previously used for cultivated agriculture. Elevations on the site range from 2,400 to 2,690 feet above mean sea level.

2. Describe any existing improvements on the subject territory as % of total area.

Residential _____ %	Agricultural _____ %
Commercial _____ %	Vacant <u>100</u> %
Industrial _____ %	Other _____ %

3. Describe the surrounding land uses:

NORTH Primarily vacant with some scattered residential farming use; area is zoned residential agriculture (R-A-1) and controlled development (W-2)

EAST Residential agriculture use – Zoned R-A-1 and W-2

SOUTH Former Sunny Cal Egg Ranch – anticipated to transition to residential use

WEST City of Calimesa – residential agriculture – Zoned Residential low (2-4 units per acre) and Residential low medium (4-7 units per acre)

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

The extension of service to the site will require the installation of water and sewer facilities as described in the Water Supply Assessment attached as a part of the Plan for Services and included in the Environmental Impact Report evaluation conducted by the County of Riverside as a part of the development application.

5. Will service extensions accomplished by this proposal induce growth on this site? YES ☐
NO ☐ Adjacent sites? YES ☐ NO ☐ Unincorporated ☐ Incorporated ☐

The services to be extended are those required for the development of the two high cube warehouses known as the Interstate 10 Gateway Center Project approved by the County of Riverside.

6. Are there any existing out-of-agency service contracts/agreements within the area? YES ☐
NO ☐ If YES, please identify.

There is an existing out-of-agency service contract with the Yucaipa Valley Water District to extend potable water, recycled water and sewer service pursuant to the contract dated August 3, 2021 and reviewed by the Riverside Local Agency Formation Commission.

7. Will service extensions accomplished by this proposal induce growth on this site? YES ☐
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8. Will service extensions accomplished by this proposal induce growth on this site? YES ☐
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There is an existing out-of-agency service contract with the Yucaipa Valley Water District to extend potable water, recycled water and sewer service pursuant to the contract dated August 3, 2021 and reviewed by the Riverside Local Agency Formation Commission..

10. Is this proposal a part of a larger project or series of projects? YES ☐ NO ☐ If YES, please explain.

No.

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME Brian Rupp, Executive Vice President TELEPHONE NO. (949) 395-6493

ADDRESS: I-10 Logistics Owner LLC, 2 Park Plaza, Suite 700, Irvine, Ca 92614

NAME David Graves, Vice-President of Development TELEPHONE NO. (949) 395-6493

ADDRESS: I-10 Logistics Owner LLC, 2 Park Plaza, Suite 700, Irvine, Ca 92614

NAME Joe Zoba, General Manager TELEPHONE NO. (909) 795-5117

ADDRESS: Yucaipa Valley Water District, 12770 2nd Street, Yucaipa CA 92399

CERTIFICATION

As a part of this application, the City/Town of _____, or the Yucaipa Valley Water District District/Agency, I-10 Logistics Owner, LLC (the applicant) and/or the _____ (real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees,

and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

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As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE October 21, 2021



SIGNATURE

I-10 Logistics Owner, LLC, Representative Brian Rupp

Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

Executive Vice-President Real Estate

Title and Affiliation (if applicable)

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ☐ ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- ☐ SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- ☐ CITY INCORPORATION SUPPLEMENT
- ☐ FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ☐ ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT



Yucaipa Valley Water District

12770 SECOND STREET, YUCAIPA, CALIFORNIA 92399

TELEPHONE (909) 797-5117

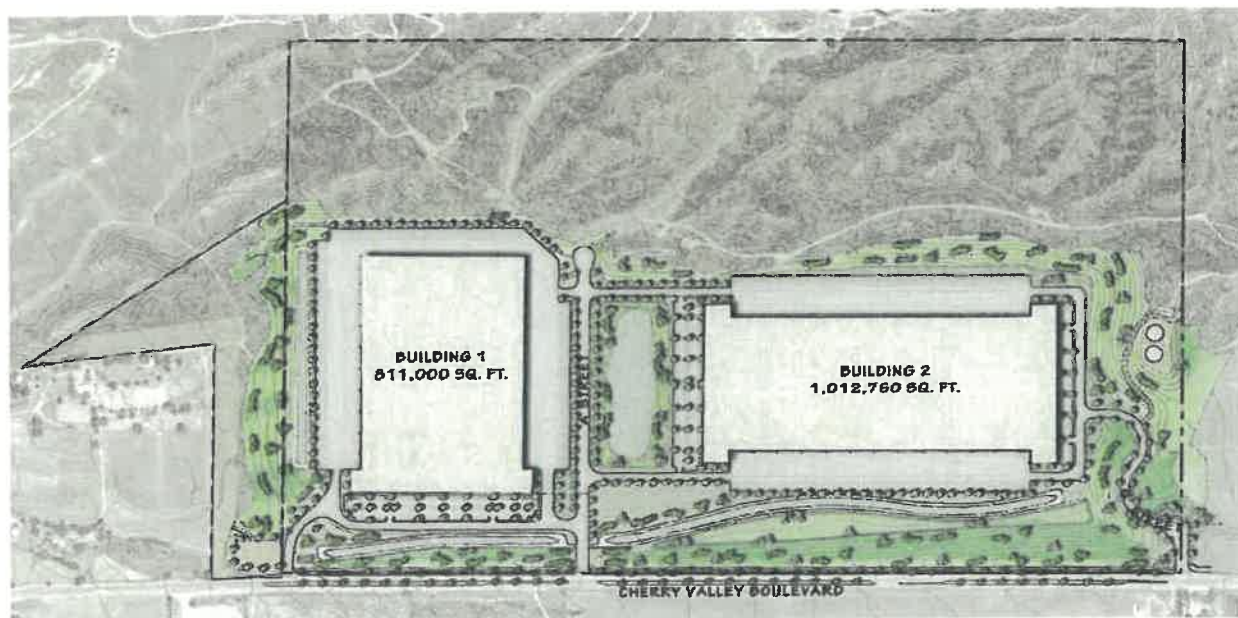
FAX (909) 797-6381

San Bernardino Local Agency Formation Commission Plan of Service – San Gorgonio Crossing (I-10 Logistics) Project (Assessor's Parcel Numbers 407-220-018, 407-220-019, and 413-270-022) December 15, 2021

The Yucaipa Valley County Water District was formed on September 14, 1971, under California Water Code Section 30000 to provide water and wastewater services to the Yucaipa Valley. The Yucaipa Valley is defined as the area including the City of Yucaipa and the City of Calimesa. Specifically, the Yucaipa Valley Water District (the District), acting as an efficient and effective self-governing special district, provides the following services:

- Drinking water supply, treatment and distribution;
- Recycled water supply and distribution;
- Sewer collection and treatment; and
- Brineline operation and mineral disposal.

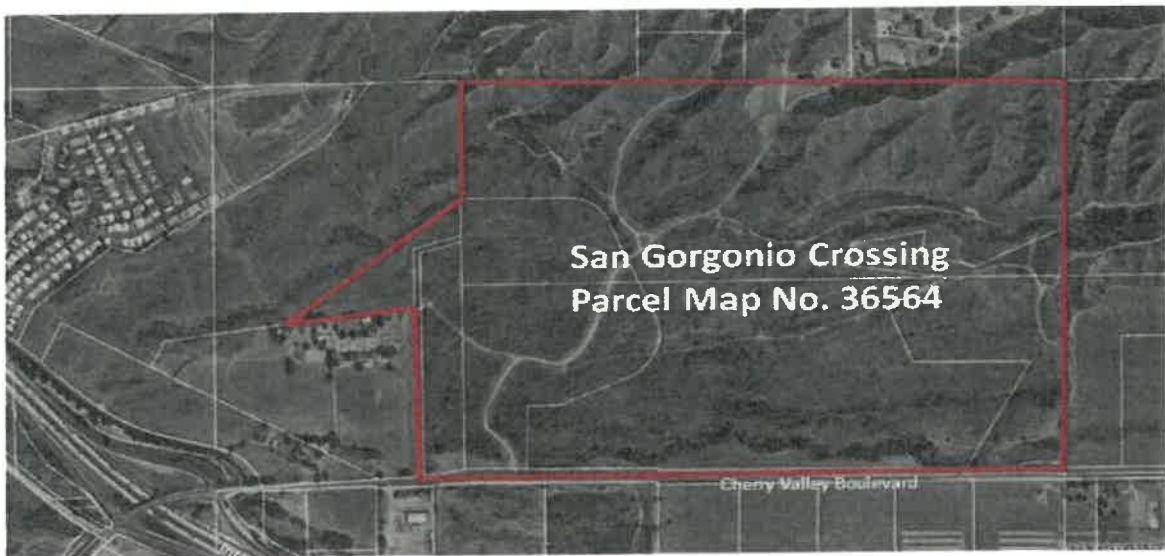
The District has been requested to prepare a Plan for Service for the annexation of approximately 246 acres adjacent to the Yucaipa Valley Water District's service area on Cherry Valley Boulevard as a portion of N ½ Section 30, T2S, R1W as shown below.



On May 25, 2021, the Yucaipa Valley Water District Board of Directors adopted Resolution No. 2021-25 requesting the Local Agency Formation Commission take proceedings for the annexation of territory specifically including Assessor's Parcel Numbers 407-220-018, 407-220-019, and 413-270-022 located in Riverside County and attached as Exhibit A (see page 9 of 54).

Furthermore, the Yucaipa Valley Water District provides the following information pursuant to Government Code Section 56653.

1. **Provide a description of the level and range of each service to be provided to the affected territory.**

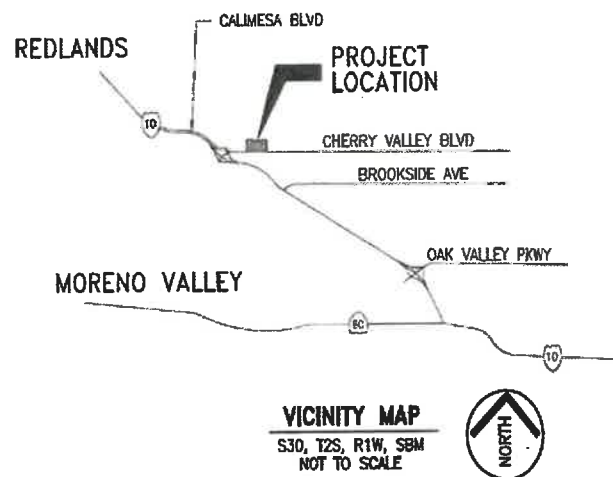


Parcel Map No. 36564 (Exhibit B - see page 12 of 54) is currently within the unincorporated territory of the County of Riverside, State of California, and the sphere of influence of the Yucaipa Valley Water District (see Exhibit C - see page 13 of 54). The currently undeveloped property has been approved for the construction of two proposed industrial buildings (the Project) as the San Gorgonio Crossing Project by I-10 Logistics.

The Yucaipa Valley Water District has reviewed design drawings for the installation of drinking water, recycled water, and sewer infrastructure to meet the needs of the Project as described below.

Drinking Water Infrastructure

The proposed Project will require the installation of approximately 6,340 linear feet of 24-inch ductile iron water conveyance pipeline which will be constructed from existing District



drinking water facilities in Calimesa Boulevard southeast to Cherry Valley Boulevard and east on Cherry Valley Boulevard to "A" Street. Approximately 1,500 linear feet of 12-inch ductile iron drinking water conveyance pipeline will be constructed connecting to the 24-inch ductile iron pipeline then north on "A" Street to an agreed termination point within the Project.

Recycled Water Infrastructure

Approximately 9,170 linear feet of 24-inch ductile iron water conveyance pipeline will be constructed from existing District recycled water facilities in Calimesa Boulevard southeast to Cherry Valley Boulevard and east on Cherry Valley Boulevard to "B" Street. Approximately 225 linear feet of 24-inch ductile iron drinking water conveyance pipeline shall be constructed connecting to the 24-inch ductile iron pipeline then north on "B" Street to an agreed termination point within the Project.

Sewer Infrastructure

Approximately 9,210 linear feet of 8-inch vitrified clay pipe (VCP) will be constructed from existing District sewer facilities in Calimesa Boulevard southeast to Cherry Valley Boulevard and east on Cherry Valley Boulevard to the eastern Project parcel boundary. Onsite sewer mainlines will enter the Project on the western portion of the property to provide sewer service to both industrial buildings.

2. Provide an indication of when the service can be feasibly extended to the affected territory.

The Yucaipa Valley Water District understands that the proposed drinking water, recycled water, and sewer infrastructure required for the Project is scheduled to be completed by the first quarter of calendar year 2022.

The Yucaipa Valley Water District has sufficient capacity in the existing drinking water source of supply (wells and treatment facilities); drinking water storage system; recycled water system, and sewer treatment plant to support the Project.

3. Provide an identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.

See Question 1 above.

4. Provide the estimated cost of extending the service and a description of how the service or required improvements will be financed. A discussion of the sufficiency of revenues for anticipated services extensions and operations is also required.

The proposed drinking water, recycled water, and sewer facilities required to support the Project will be constructed by the property owner pursuant to a development agreement with the Yucaipa Valley Water District.

The routine cost for services is provided below:

- Annual Drinking Water Charges for Building 1 is \$7,079.76:
 - Tier Commodity - \$3,971.28
 - Water Service Charge - \$1,055.34
 - Supplemental Water Charge - \$928.86
 - Excess Drinking Commodity Charge - \$381.88
 - Water Infrastructure Replacement Fee - \$742.40
- Annual Sewer Charges for Building 1 is \$2,847.49
- The same annual costs would apply to Building 2.
- Recycled water will be used for the irrigation on the property. However, in order to provide recycled water the District and the property owner need to complete the approval process with the State Water Resources Control Board, Division of Drinking Water. The District staff has estimated the annual recycled water costs to be \$7,440.36.

A five-year fiscal analysis is provided below for the drinking water and sewer divisions of the Yucaipa Valley Water District.

Yucaipa Valley Water District
Water System Fund
Projected Operating Results table

<i>Period Ending June 30</i>	2022	2023	2024	2025	2026
Revenues					
Water Sales - Consumption	5,940,677	6,020,138	6,112,097	6,207,933	6,303,417
Water Sales - Excess Consumption	587,062	629,061	665,198	705,711	707,034
Water Sales - Demand Charge	4,017,585	4,177,749	4,340,313	4,505,277	4,574,270
Water Sales - Other	1,854,420	1,918,522	1,983,968	2,050,821	2,119,144
Grant	75,000	-	-	-	-
Interest Income	25,000	25,000	25,000	50,000	50,000
Infrastructure replacement fund	1,399,377	1,719,019	2,111,222	2,619,684	2,620,737
1% Property Tax Revenues	3,346,943	3,296,675	3,437,844	3,584,736	3,957,354
Developer fees - Capacity	900,000	900,000	900,000	900,000	900,000
Other Revenue and Income	28,002	28,004	28,006	28,008	28,010
Total Revenues	\$18,174,066	\$18,714,169	\$19,603,648	\$20,652,170	\$21,259,966
Operation and Maintenance Expenses					
Water Resources Expenses	5,500,299	5,641,036	5,786,069	5,935,541	6,089,602
Public Works Expenses	3,329,051	3,412,272	3,497,754	3,585,559	3,675,755
Administrative Expenses	3,731,711	3,814,065	3,898,344	3,984,596	4,072,870
Total Expenses	\$12,561,060	\$12,867,374	\$13,182,167	\$13,505,697	\$13,838,227

Yucaipa Valley Water District
Sewer System Fund
Projected Operating Results table

Period Ending June 30	2022	2023	2024	2025	2026
Revenues					
Sewer Charges for Services	12,736,764	13,072,350	13,415,731	13,767,077	14,126,563
Interest Earned	104,040	106,121	108,243	110,408	112,616
Capacity Fees	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
Property Tax - Secured	371,883	387,844	202,226	210,867	439,706
Revenue - Misc Non-Operating	2,601	2,653	2,706	2,760	2,815
Total Revenue	\$14,415,288	\$14,768,968	\$14,928,906	\$15,291,112	\$15,881,700
Operation and Maintenance Expense					
Treatment Expenses	4,405,728	4,505,526	4,607,722	4,712,376	4,819,552
Administrative Expenses	2,961,784	3,028,740	3,097,312	3,167,543	3,239,476
Environmental Control Expenses	1,366,723	1,384,492	1,402,598	1,421,049	1,439,851
Total Expenses	\$8,734,235	\$8,918,758	\$9,107,632	\$9,300,968	\$9,498,879

5. **Provide an indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.**

The subject property will not be annexed to an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.

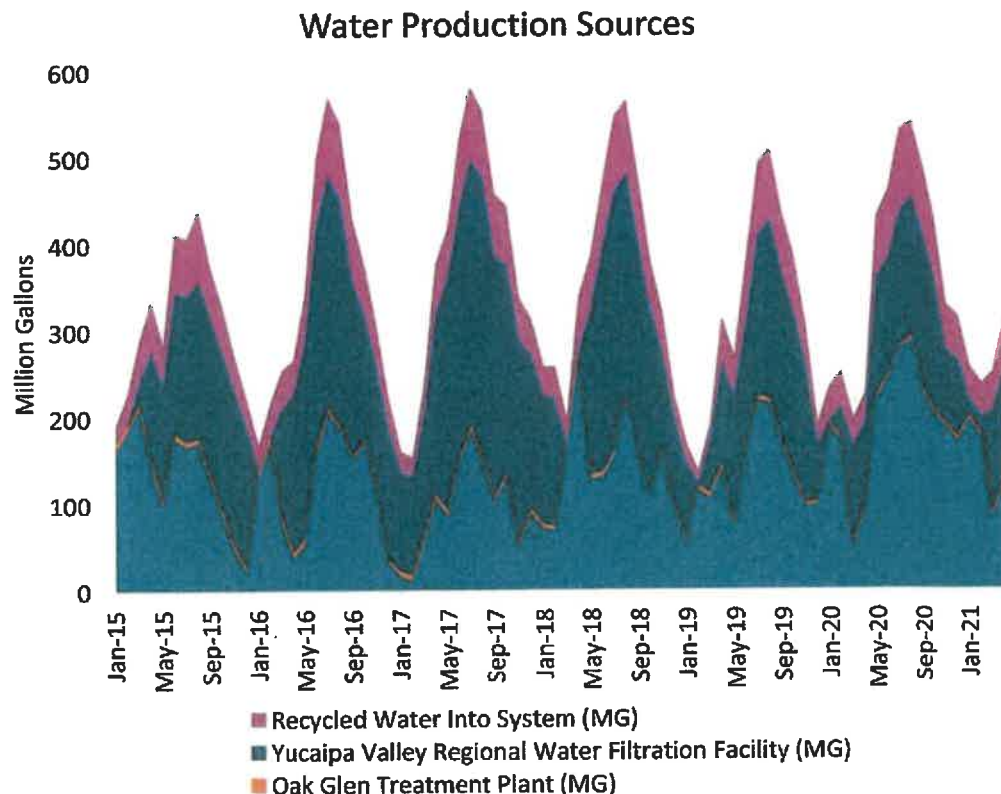
6. **If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).**

The Yucaipa Valley Water District recognizes the importance of close coordination and consultation between California's water supply or management agencies and California's land use approval agencies to ensure that proper water supply and management planning occurs to accommodate projects that will result in increased demands on water supplies or impact water resource management. As such, on October 16, 2013, the Yucaipa Valley Water District Board of Directors approved Resolution No. 2013-12 adopting a Water Supply Assessment and Written Verification of Supply for the Interstate 10 Gateway Center Project (see Exhibit D - see page 16 of 54). The District recognized the importance of maximizing the use of recycled water for all non-potable water uses for the Project which complies with the purpose and intent of Government Code Section 65352.5 as provided below.

- The Yucaipa Valley Water District participated with other retail and wholesale water agencies to prepare the 2015 San Bernardino Valley Regional Urban Water Management Plan (<https://www.sbvwmwd.com/home/showdocument?id=4196>) The District is currently working with the same group of stakeholders to prepare the 2020 Regional Urban Water Management Plan and Integrated Regional Water Management Plan (see Exhibit E - page 17 of 53) that is expected to be adopted before June 30, 2021.

- The current version of the Yucaipa Valley Water District's Capital Improvement Program or plan, as reported pursuant to Section 31144.73 of the Water Code is provided as Chapter 5 of the Operating Budget and Capital Improvement Program for Fiscal Year 2021
(<http://documents.yvwd.dst.ca.us/financial//budget/FY2021/yvwdbudget.pdf>)
- The Yucaipa Valley Water District YVWD relies on three primary water sources to meet annual water demands: groundwater resources, imported water resources, local surface water resources, and recycled water. The District's drinking water supply consists primarily of groundwater pumped from seventeen wells located throughout the District's service area. In 2020, these wells provided about 62.7 percent of the total drinking water supply. Imported water treated at the Yucaipa Valley Regional Water Filtration Facility (YVWRFF) provided 35.8 percent of the drinking water supply. Surface water treated at the Oak Glen Surface Water Treatment Plant provided the remaining 1.5 percent of the drinking water supply. In addition to the drinking water supplies, YVWD produces recycled water at the Wochholz Regional Water Recycling Facility (WRWRF). Also added to the recycled distribution system is the microfiltration backwash produced at YVWRFF. These two recycled water sources produced enough non-potable water to meet 16.5 percent of the District's total water demand in 2020, thereby reducing the overall potable water use by 2,234.48 AF.

The quantity of water produced from each source discussed above is shown in the illustration below.



Additional information about the District is available for review in the attachments (see Exhibit F - page 47 of 54)

- The Yucaipa Valley Water District serves a population of about 51,000 people. About 20,252 equivalent dwelling units receive drinking water and about 23,550 equivalent dwelling units receive sewer service.

The table below shows the reduction in water demand anticipated by each customer class over the next twenty years.

Use Type	Number of Dwelling Units	Projected Water Use (Acre Feet)			
		2025	2030	2035	2040
Single Family	13,607	8,018	7,537	7,085	6,660
Multi-Family	5,267	1,068	1,004	944	887
Commercial	652	264	248	233	219
Construction Water	29	32	30	28	27
Industrial	17	34	32	30	28
Institutional/Governmental	418	297	279	262	246
Landscape	262	274	258	242	228
Sales/Transfers/Exchanges to other Suppliers	1	2,000	2,000	2,000	2,000
Losses	non-revenue	671	638	606	577
TOTAL		12,658	12,026	11,430	10,872

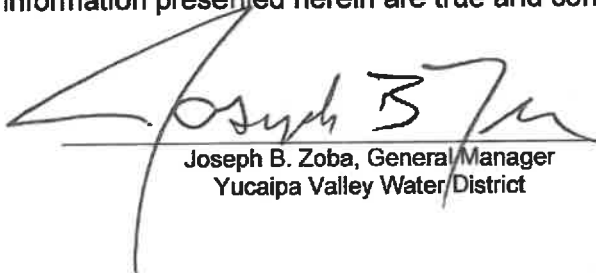
- On August 20, 2008, the Board of Directors adopted [A Strategic Plan for a Sustainable Future - The Integration and Preservation of Resources](#). The development of this document was based upon suggestions from the board members, staff, the public and interested stakeholders. We appreciate the constructive feedback we received to begin our journey of a sustainable future for our community.
- The Yucaipa Valley Water District is currently active in the management of local groundwater basins. Specifically, the Yucaipa Valley Water District participates in the Groundwater Advisory Council for the Bunker Hill Basin; the Yucaipa Sustainable Groundwater Management Agency for the Yucaipa Basin, the San Timoteo Sustainable Groundwater Management Agency for the San Timoteo Basin, and the Beaumont Basin Watermaster for the Beaumont Basin. Each agency collectively monitors and manages the groundwater resources in the region.

Attachments and Additional Information:

- Exhibit A - Resolution No. 2021-25 (Page 9 of 54)
- Exhibit B - Illustration of Parcel Map No. 36564 (Page 12 of 54)
- Exhibit C - Plat and Legal Description (Page 13 of 54)
- Exhibit D - Resolution No. 2013-12 (Page 16 of 54)
- Exhibit E - 2020 Regional Urban Water Management Plan (Page 18 of 54)
- Exhibit F - Facts About Yucaipa Valley Water District (Page 47 of 54)

Certification

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability and that the facts, statements and information presented herein are true and correct to the best of my knowledge and belief.



Joseph B. Zoba, General Manager
Yucaipa Valley Water District

December 15, 2021

Date

Exhibit A - Resolution No. 2021-25

RESOLUTION NO. 2021-25

**A RESOLUTION OF THE YUCAIPA VALLEY WATER DISTRICT
REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TAKE
PROCEEDINGS FOR THE ANNEXATION OF TERRITORY
(ASSESSOR'S PARCEL NUMBERS 407-220-018,
407-220-019, and 413-270-022)**

BE IT RESOLVED, by the Board of Directors of the Yucaipa Valley Water that:

WHEREAS, the Board of Directors of the Yucaipa Valley Water District desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the annexation of property to the Yucaipa Valley Water District; and,

WHEREAS, the territory proposed for annexation is set forth in Exhibit "A" attached hereto, and by this reference incorporated herein; and,

WHEREAS, the proposed annexation is consistent with the sphere of influence assigned by the Local Agency Formation Commission for the Yucaipa Valley Water District; and,

WHEREAS, the Yucaipa Valley Water District desires that the proposed annexation be subject to the following terms and conditions:

1. Drinking water, sewer and recycled water service shall be provided to the subject property pursuant to the rules and regulations of the Yucaipa Valley Water District.
2. All standards terms and conditions imposed by the Local Agency Formation Commission.
3. The owner(s) of the property shall be responsible for all costs incurred by the Yucaipa Valley Water District and the Local Agency Formation Commission pertaining to this annexation.

WHEREAS, the reason for the proposed annexation is to provide drinking water, recycled water, and sewer service to the anticipated development of the subject property.

NOW, THEREFORE, BE IT RESOLVED, that this resolution of Application is hereby approved and adopted by the Board of Directors of the Yucaipa Valley Water District, and the Local Agency Formation Commission for San Bernardino County is hereby requested to take proceedings for the annexation as described in Exhibit "A", in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 as follows:

- Section 1. This Resolution of Application is hereby adopted and approved by the Board of Directors of the Yucaipa Valley Water District, and the Local Agency Formation Commission for San Bernardino County is hereby requested to take proceedings for the annexation of territory as described above, according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

Section 2. The Yucaipa Valley Water District acknowledges and agrees to the Local Agency Formation Commission for San Bernardino County's requirement for imposing legal indemnification as outlined in Policy 3 of Chapter 2 of the Accounting and Financial Section of its Policy and Procedure Manual.

Section 3. The General Manager of the Yucaipa Valley Water District is hereby directed and authorized to execute, on behalf of the District, the justification for proposal and supplemental form for the annexation which includes the preparation and certifying of the Plan for Service and Fiscal Impact Analysis, copies of which are on file in the District office.

BE IT FURTHER RESOLVED that the Secretary of the Yucaipa Valley Water District is hereby authorized and directed to transmit to the Executive Officer of the Local Agency Formation Commission a certified copy of this Resolution.

PASSED, APPROVED and ADOPTED this 25th day of May 2021.

YUCAIPA VALLEY WATER DISTRICT


Chris Mann, President Board of Directors

ATTEST:

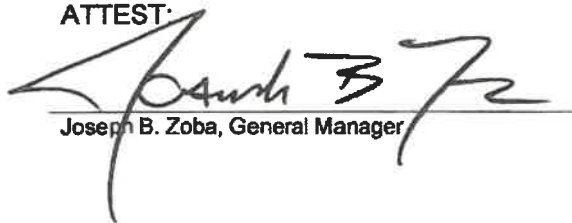

Joseph B. Zoba, General Manager

Exhibit "A"

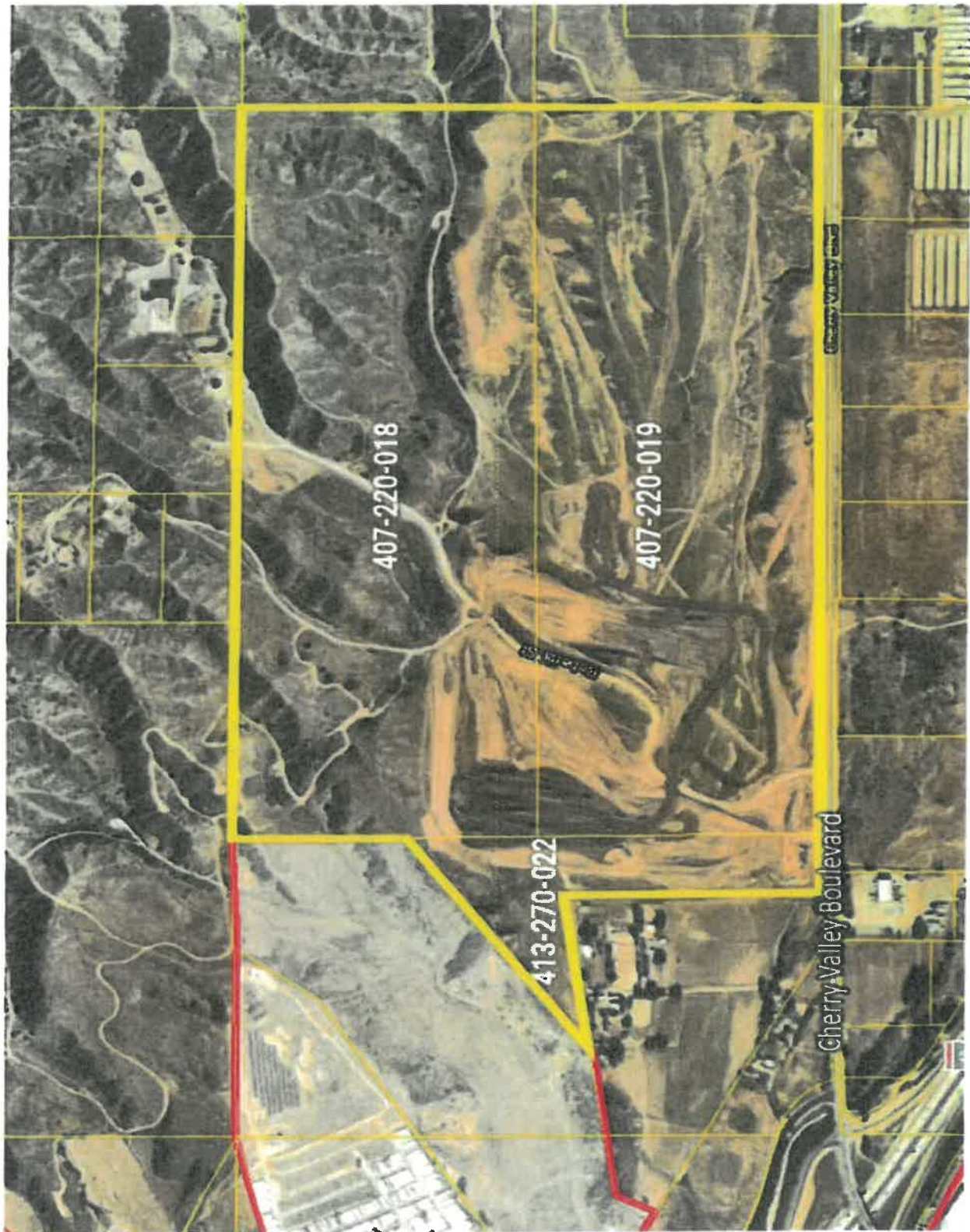


Exhibit B - Parcel Map No. 36564

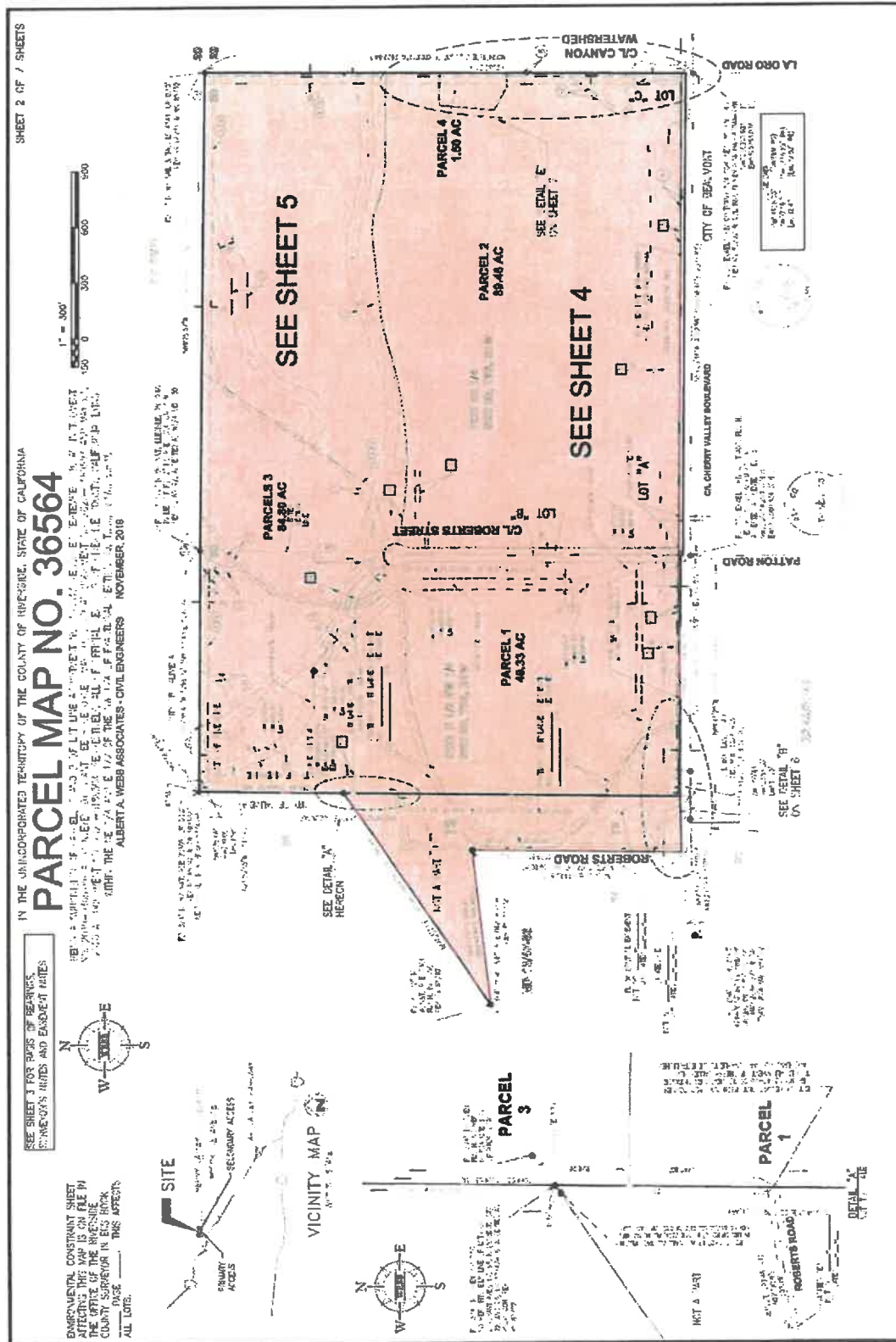
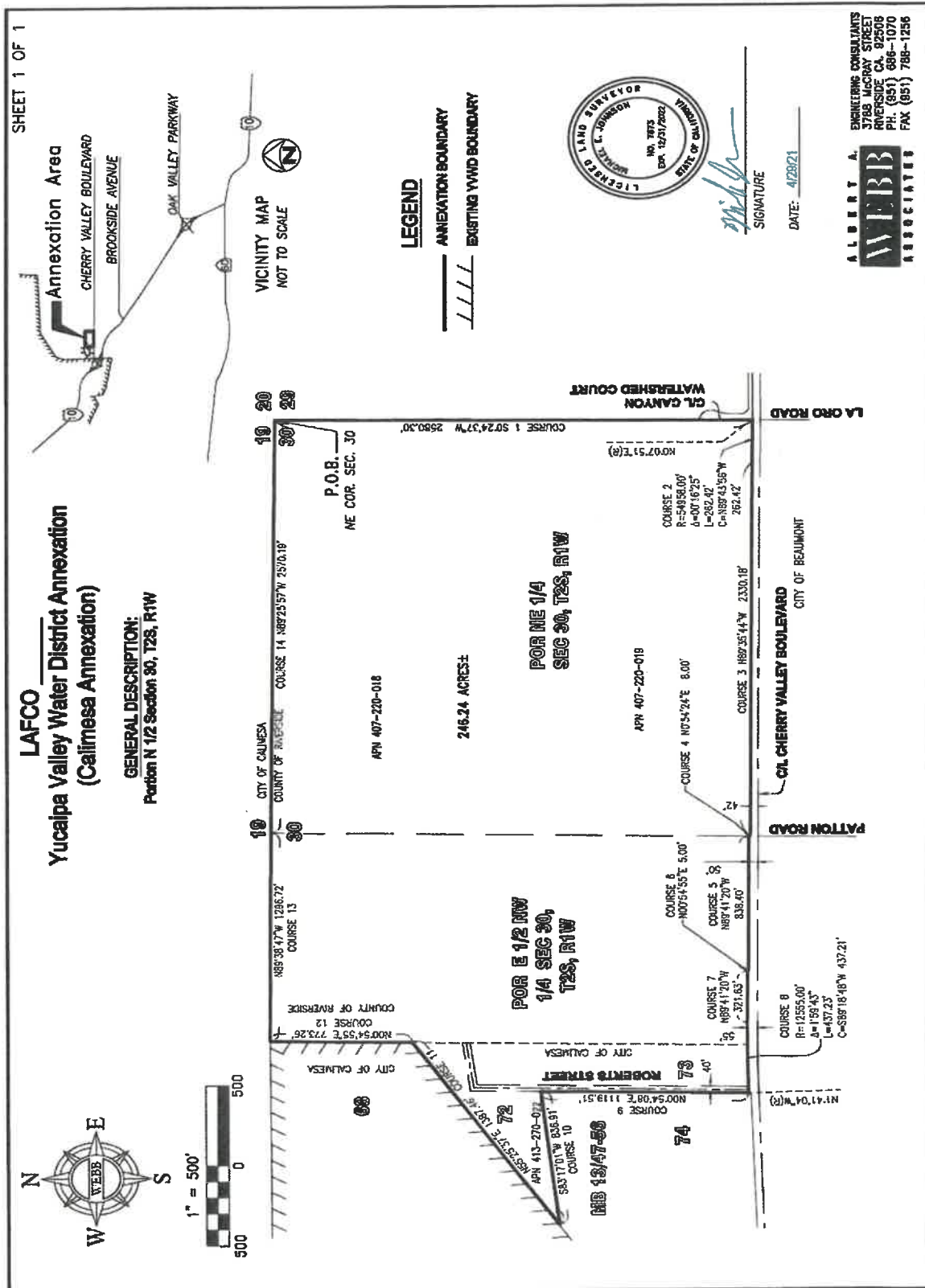


Exhibit C - Plat and Legal Description



PM 36564
LEGAL DESCRIPTION

THOSE PORTIONS OF PARCELS 1 AND 2 OF LOT LINE ADJUSTMENT NO. 190013 RECORDED SEPTEMBER 18, 2019 AS INSTRUMENT NO. 2019-0365786, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING WITHIN THE NORTH ONE-HALF OF FRACTIONAL SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 30;

THENCE SOUTH $0^{\circ}24'37''$ WEST ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 2558.93 FEET TO A POINT OF INTERSECTION WITH A LINE PARALLEL AND DISTANT NORTHERLY 64.00 FEET, MEASURED AT A RIGHT ANGLE, TO THE CENTERLINE OF CHERRY VALLEY BOULEVARD AS SHOWN ON RIVERSIDE COUNTY RIGHT OF WAY MAP 828-AA, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE ALONG SAID PARALLEL LINE NORTH $89^{\circ}35'44''$ WEST, A DISTANCE OF 2592.40 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE CONTINUING ALONG SAID PARALLEL LINE NORTH $89^{\circ}41'20''$ WEST, A DISTANCE OF 1160.12 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 12564.00 FEET;

THENCE WESTERLY ALONG SAID PARALLEL LINE AND SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF $0^{\circ}37'29''$, AN ARC DISTANCE OF 137.01 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF BLOCK 4 OF KADOTA-CITY-FIG-GROVES, KADOTA-CITY ON FILE IN BOOK 13 OF MAPS AT PAGES 47 THROUGH 56, INCLUSIVE THEREOF, SAID RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH $00^{\circ}54'55''$ EAST ALONG SAID EAST LINE OF BLOCK 4, A DISTANCE OF 2568.06 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER BEING ON THE NORTH LINE OF SAID SECTION 30;

THENCE SOUTH $89^{\circ}38'47''$ EAST ALONG SAID NORTH LINE, A DISTANCE OF 1296.72 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30;

THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89°25'57" EAST, A DISTANCE OF 2570.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 228.27 ACRES, MORE OR LESS.



Michael E. Johnson, L.S. 7673

01/27/21

Date



Exhibit D - Resolution No. 2013-12

RESOLUTION NO. 2013-12

A RESOLUTION OF THE YUCAIPA VALLEY WATER DISTRICT ADOPTING THE WATER SUPPLY ASSESSMENT AND WRITTEN VERIFICATION OF SUPPLY FOR THE INTERSTATE 10 GATEWAY CENTER PROJECT

WHEREAS, the members of the Upper Santa Ana Water Resources Association formed a Technical Advisory Group in 2005 for the purpose of preparing an Integrated Regional Water Management Plan for the upper Santa Ana River watershed; and

WHEREAS, on April 16, 2006, the Yucaipa Valley Water District adopted Resolution No. 06-2008 adopting the Upper Santa Ana River Watershed Integrated Regional Water Management Plan; and

WHEREAS, The California Urban Water Management Planning Act, Water Code Section 10610 et. seq. (the Act), mandates that every urban supplier of water providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre feet of water annually, prepare an Urban Water Management Plan (Plan); and

WHEREAS, as authorized by Water Code section 10620(e), the Yucaipa Valley Water District prepared a 2010 Yucaipa Valley Water District Urban Water Management Plan, and in cooperation with other governmental agencies, has utilized and relied upon industry standards and the expertise of industry professionals in preparing the 2010 Yucaipa Valley Water District Urban Water Management Plan, and has also utilized the California Department of Water Resources Guidebook to Assist Urban Water Suppliers to Prepare a 2010 Urban Water Management Plan (March 2011) and the California Department of Water Resources Methodologies for Calculating Baseline and Compliance Urban Per Capita Water Use (For the Consistent Implementation of the Water Conservation Act of 2009) (February 2011) in preparing the 2010 Yucaipa Valley Water District Urban Water Management Plan; and

WHEREAS, in accordance with applicable law, including Water Code sections 10608.26 and 10642, and Government Code section 6066, a Notice of a Public Hearing regarding Yucaipa Valley Water District adoption of the 2010 Yucaipa Valley Water District Urban Water Management Plan was published within the jurisdiction of Yucaipa Valley Water District and the Urban Water Management Plan was subsequently approved and adopted by the Board of Directors on June 15, 2011 as Resolution No. 11-2011; and

WHEREAS, pursuant to Section 10620 et seq. of the California Water Code, the Yucaipa Valley Water District prepared and adopted the 2010 San Bernardino Valley Regional Urban Water Management Plan on June 15, 2011 as Resolution No. 12-2011, and adopted an amended Plan, entitled "Amended Final 2010 San Bernardino Valley Regional Urban Water Management Plan" that was approved and adopted by the Board of Directors on November 17, 2012 as Resolution No. 15-2012, and

WHEREAS, on October 9, 2001, Governor Davis signed into law Senate Bill 221 (Kuehl) and SB 610 (Costa), effective January 1, 2002 which amends the existing requirements for confirmation of a sufficient water supply as a condition to approval of some new development projects; and

WHEREAS, water suppliers, cities and counties have duties under SB 221 and SB 610 to confirm water availability and water supplies by preparing a written Water Supply Assessment; and

WHEREAS, the Yucaipa Valley Water District has implemented a wide variety of water related projects to manage, protect and conserve our valuable natural water resources.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF YUCAIPA VALLEY WATER DISTRICT AS FOLLOWS:

SECTION 1. The General Manager is hereby authorized and directed to include a copy of this fully executed Resolution as an attachment to the Yucaipa Valley Water District's Water Supply Assessment and Written Verification of Supply for the Interstate 10 Gateway Center Project.

SECTION 2. The General Manager is hereby authorized and directed to submit copies of the Yucaipa Valley Water District's Water Supply Assessment and Written Verification of Supply for the Interstate 10 Gateway Center Project to the Project Applicant and the County of Riverside for inclusion into the environmental documentation prepared by the respective land use agency.

SECTION 3. The General Manager is hereby authorized and directed to implement the requirements of water supply sufficiency as identified throughout the Water Supply Assessment and Written Verification of Supply for the Interstate 10 Gateway Center Project.

PASSED, APPROVED and ADOPTED this 16th day of October 2013.

YUCAIPA VALLEY WATER DISTRICT


Bruce Granlund, President Board of Directors

ATTEST:

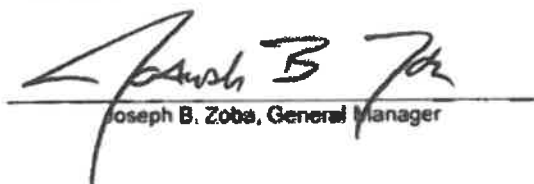

Joseph B. Zoba, General Manager

Exhibit E - 2020 Regional Urban Water Management Plan



DATE: May 20, 2021

TO: Advisory Commission on Water Policy

FROM: Adekunle Ojo, Manager of Water Resources
Matt Howard, Water Resources Senior Project Manager

SUBJECT: Consider Support for the Adoption of the 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan (IRUWMP) and the Regional Water Shortage Contingency Plan (WSCP)

Summary

California state law requires each urban water supplier to prepare and adopt an urban water management plan (UWMP) every five (5) years. The UWMP documents the Agency's plans to ensure adequate water supplies to meet existing and future demands for water under a range of water supply conditions, including water shortages. New requirements for the 2020 UWMP's includes documenting success in complying with the 20 percent by 2020 conservation requirement of the Water Conservation Bill of 2009 (SB X7-7) and a water shortage contingency plan (WSCP) documenting Agency's plans to respond to a potential future water shortage. The UWMP's are a key component of an Integrated Regional Water Management (IRWM) Plan to ensure long-term regional water supply reliability.

At the May 20, 2021 special meeting of the Advisory Commission, staff will provide a summary of the 2020 Integrated Regional Urban Water Management Plan (IRUWMP), which is due to the California Department of Water Resources (DWR) by July 1, 2021 and includes a Regional Water Shortage Contingency Plan. The IRUWMP is a simultaneous update and combination of two existing planning documents – Upper Santa Ana River Watershed Integrated Regional Water Management Plan (IRWM Plan) and the San Bernardino Valley Regional Urban Water Management Plan (UWMP), the first time they are being combined anywhere in California.

The draft IRUWMP and WSCP are available for public review and comment until June 7 on the Valley District's website. Each participating agency will be adopting their agency chapter of the IRUWMP

through a local public hearing process between June 9 and 24; the Valley District Board of Directors will hold a public hearing to adopt the regional chapters at its regularly scheduled meeting on June 15.

Background

Valley District and 15 other agencies prepared the original Integrated Plan in 2007 pursuant to the Regional Water Management Planning Act. The Integrated Plan is a comprehensive planning document that evaluates the region's water resources and develops goals and management strategies to provide a reliable water supply for the Valley District service area; it also provides access to State funding to support and advance integrated, multi-benefit regional projects. The Integrated Plan also created the Basin Technical Advisory Committee (BTAC) to facilitate implementation and update of the Integrated Plan and to provide a forum for discussion of regional water management. The Integrated Plan was last updated in 2015 and was due for update in 2020.

In 2010, nearly all of the retail water agencies in the Valley District service area chose to create the first Regional Plan rather than develop their own individual Urban Water Management Plans (UWMP). The Regional Plan also evaluates the area's water resources and requires each retail water agency to prove that their water supply will be able to withstand a short-term or long-term drought and to show how they are meeting statewide water conservation requirements, among other things. The Regional Plan was last updated in 2015 and is updated every five years, due to DWR in years ending in 1 or 6, with the next update being due on July 1, 2021.

Rather than continue updating these overlapping documents independently, Valley District and its partners made the bold move to combine them into a single new document – the **2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan (IRUWMP)**. The vision is that the overlapping sections of the two documents can be combined to create one cohesive document that outlines the region's plans for providing a sustainable water supply while also meeting all of the requirements of both the Urban Water Management Planning Act (Division 6 Part 2.6 of the California Water Code §§10608 – 10656) and the Regional Water Management Planning Act (Division 6 Part 2.2 of the California Water Code §§10530 – 10546).

State legislation passed in 2018 established new requirements for urban water management plans, which now must include a water shortage contingency plan and drought risk assessment methodology that compares available supplies with projected water demands. Under these requirements, water suppliers must now plan for a dry period that lasts for five (5) consecutive years, an increase from the previous requirement of three (3) years. In addition to the required drought scenario, the region also chose to evaluate a 30-year drought that is realistic for our region based upon past hydrology. The

results of the RAND evaluation of regional supplies and demands has also been incorporated into the ongoing IRUWMP planning process and informs the increase in the reliability factor to 15% to help account for contingency or uncertainties.

List of Participating Agencies:

2020 IRUWMP	
IRWMP Agencies	UWMP Agencies
1. Big Bear Lake Department of Water and Power	1. City of Colton
2. Big Bear City Community Services District	2. East Valley Water District
3. East Valley Water District	3. City of Loma Linda
4. Fontana Union Water Company	4. City of Redlands
5. City of Loma Linda	5. City of Rialto
6. City of Redlands	6. Riverside Highland Water Company
7. City of Rialto	7. San Bernardino Municipal Water Department
8. City of Riverside Public Utilities Department	8. San Bernardino Valley Municipal Water District
9. San Bernardino County Flood Control District	9. South Mesa Water Company
10. San Bernardino Municipal Water Department	10. West Valley Water District
11. San Bernardino Valley Municipal Water District	11. Yucaipa Valley Water District
12. San Bernardino Valley Water Conservation District	
13. San Geronio Pass Water Agency	
14. South Mesa Water Company	
15. West Valley Water District	
16. City of Yucaipa	
17. Yucaipa Valley Water District	

The IRUWMP highlights how regional investments in a diverse water portfolio and a sustained emphasis on water use efficiency mean that the Upper Santa Ana River Watershed will continue to

have sufficient water supplies through the 2045 planning horizon – even during multiple dry years. Other major highlights of the planning efforts include:

- Long range demand forecast shows an increase in regional demands of less than 1% per year through 2045 or approximately 14% increase spread over 25 years, which is consistent with the change forecasted by other large water suppliers across the state
- Slower population growth or approximately 22% increase in population through the 2045 planning horizon
- Local supplies (groundwater, surface water, and recycled water) are sufficient to meet regional demand during normal years until at least 2040, therefore there is no urgency to secure more regional supply sources for the foreseeable future
- The value of investing in highly reliable and locally controlled supplies from the groundwater basins provides highly reliable, low-cost water
- Projected groundwater production for the San Bernardino Basin is below safe yield through 2040 and not requiring supplemental water, thereby leaving approximately 160,000 acre-feet of groundwater in storage
- State Water Project (SWP) water continues to be essential to replenish other local groundwater basins and maintain a 15% reliability factor
- Up to 140,000 acre-feet of surplus SWP water may be available during the planning horizon for storage, conjunctive use, and sale

Fiscal Impact

There is no fiscal impact associated with this item. However, the completion of the plan is key to possible state grant funding for local and regional water supply projects and conservation efforts. In addition, the IRUWMP work together with other documents to ensure the right mix of supplies and facilities to meet the region's needs at an affordable cost.

Staff Recommendation

The Advisory Commission support the adoption of 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan (IRUWMP) and the Regional Water Shortage Contingency Plan (WSCP) by the Valley District Board of Directors

Attachment

Draft Executive Summary

DRAFT 12 | 1

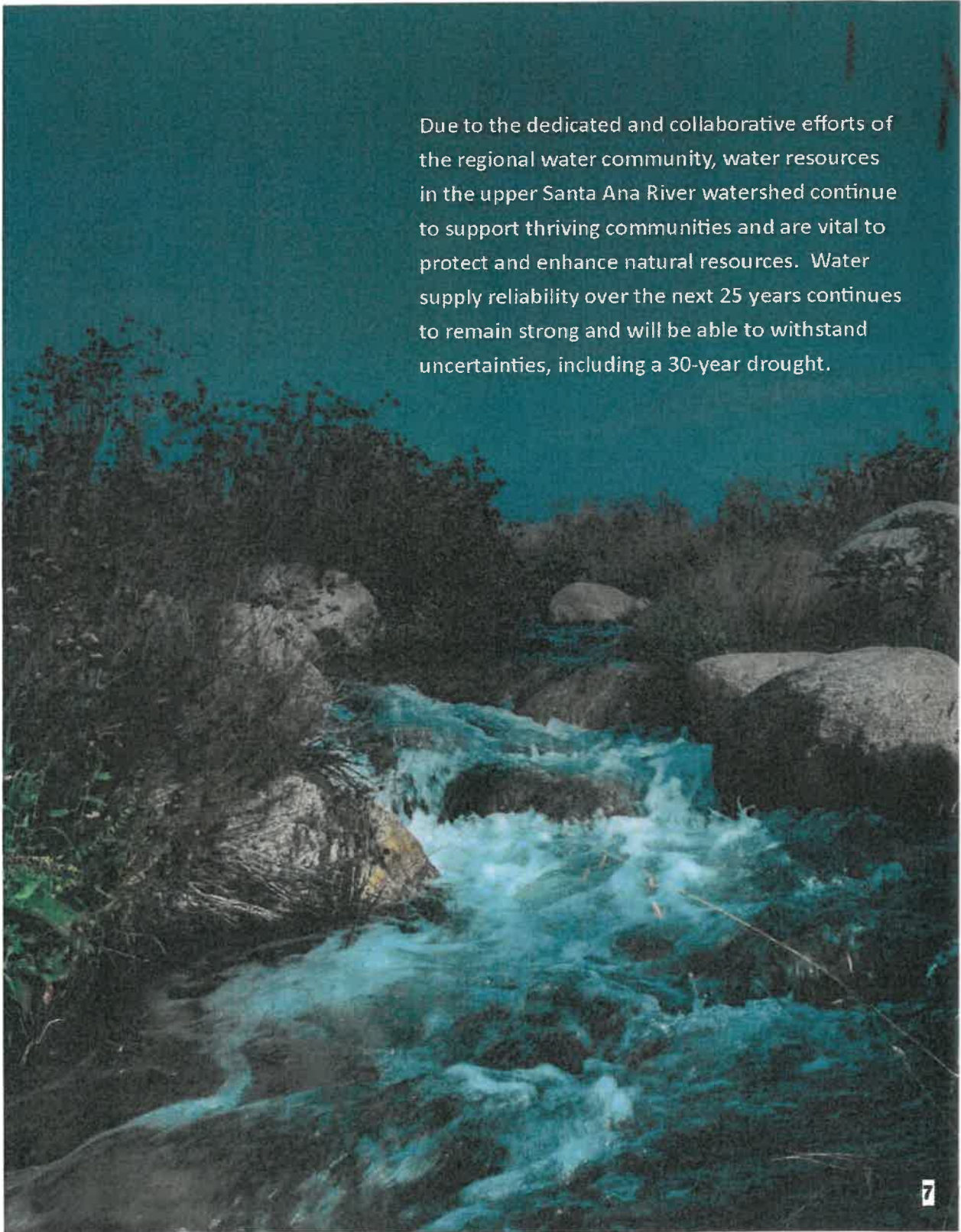


2020 EXECUTIVE SUMMARY

UPPER SANTA ANA RIVER WATERSHED INTEGRATED REGIONAL URBAN WATER MANAGEMENT PLAN



Due to the dedicated and collaborative efforts of the regional water community, water resources in the upper Santa Ana River watershed continue to support thriving communities and are vital to protect and enhance natural resources. Water supply reliability over the next 25 years continues to remain strong and will be able to withstand uncertainties, including a 30-year drought.



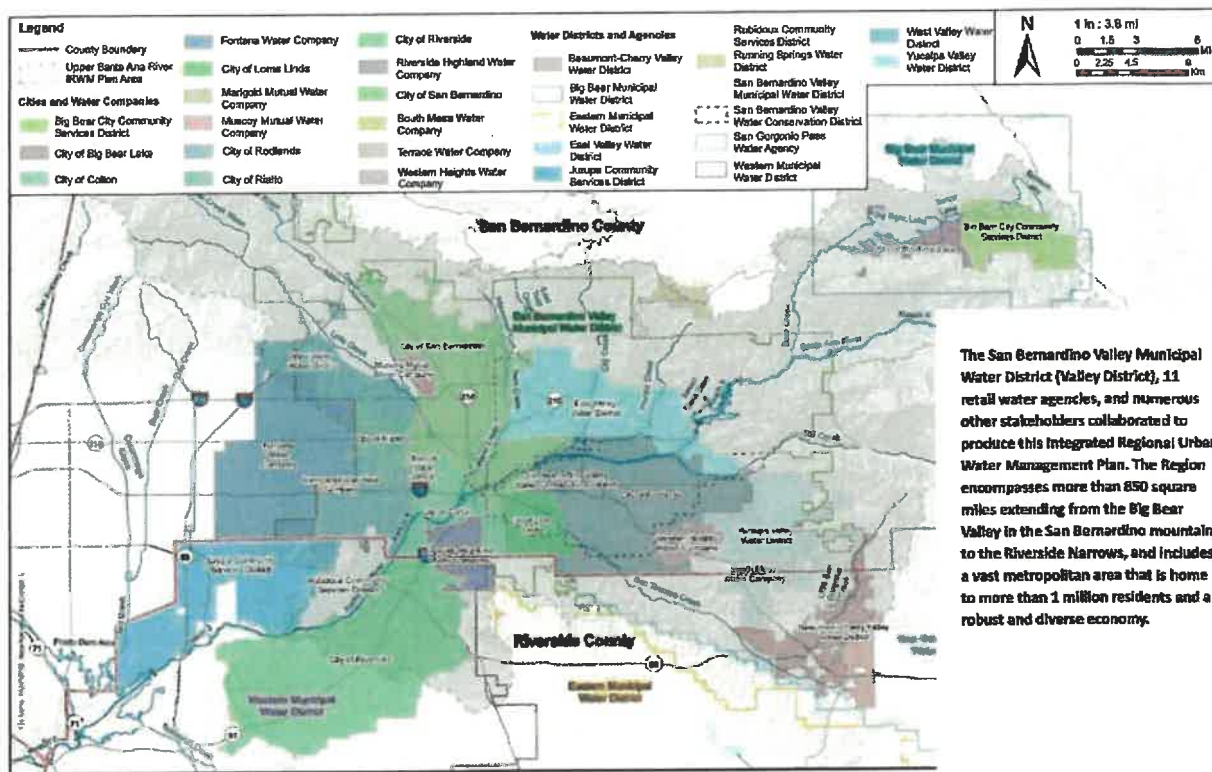
The water management agencies within the Upper Santa Ana River (SAR) Watershed Region (Region) have a long history of collaboration to deliver regional water resource solutions. They collaborate to collect and manage water resource data and prepare multiple planning documents to meet regulatory requirements while guiding effective regional and local decision-making. Two of the Region's foundational documents are the Upper Santa Ana River Watershed Integrated

This document is called the Integrated Regional Urban Water Management Plan (IRUWMP or Plan) and is the first of its kind, setting a new standard for integrated water resources planning and reporting in California.



- CONTENTS

- Part 4 includes a set of supporting documentation for each UWMP Agency corresponding to their respective chapters in Part 2. Documents will include the regulatory compliance guide that DWR will use to verify the agency has met the UWMP Act requirements, the agency's Water Shortage Contingency Plan and other documents specific to each agency.



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The 2020 IRUWMP is a Foundational Part of Water Planning in the Region

The Plan integrates with many other regional and local planning efforts for planning consistency

The agencies within the Region regularly coordinate with neighboring and overlapping entities at the local, regional, and state level.

The Santa Ana Watershed Project Authority (SAWPA), a JPA comprised of San Bernardino Valley Municipal Water District, Western Municipal Water District, Inland Empire Utilities Agency, Eastern Municipal Water District and Orange County Water District, has developed an IRWM Plan for the entire SAR watershed titled the One Water One Watershed (OWOW) Plan. The OWOW Plan is a “macro-level” broad planning document that is the framework for overall water management in the watershed. This 2020 IRUWMP for the Upper SAR Region is a complementary planning process that informs the SAWPA OWOW Plan. The purpose of the Upper SAR planning process is to focus on local issues specific to the upper watershed and to assess water management opportunities in greater detail.

Two neighboring regions also prepare integrated regional water management plans. The Mojave IRWM Region encompasses the entire Mojave River watershed in the California High Desert area of San Bernardino County. The San Geronio IRWM Region is located in the San Geronio Pass area between the Upper Santa Ana River Watershed and the Coachella Valley IRWM Region.

Within the Region, local planning is conducted by counties, cities, local agencies, and special districts. San Bernardino County, cities, and water agencies within the Region also inform the Water Element of the the San Bernardino Countywide Vision Process. Part of this process involves collaboration between water resource managers and land use planners on the water element to create mutually beneficial opportunities that ensure adequate water supplies and quality to support future population and economic growth within the County.

The Upper Santa Ana River Wash Habitat Conservation Plan (Wash Plan HCP), which was approved in 2020, and the Upper Santa Ana River Habitat Conservation Plan (River HCP), which is nearing completion, are separate coordinated regional conservation and compliance efforts that will help balance the protection of local natural resources with critical water supply management activities. The plans specify how species and their habitats will be protected, enhanced, restored and managed in the future and enable the incidental take permits needed by the water resource agencies under the federal and State endangered species acts to maintain, operate, and improve their water resource infrastructure.



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Connecting with Stakeholders and the Public

The Region's water agencies are committed to informing and engaging stakeholders and the general public

The Basin Technical Advisory Committee (BTAC) is the regional water management group responsible for developing and implementing the Plan. The BTAC is open to any agency in the Region that chooses to participate and is a forum for discussion and early resolution of water issues in the Region. The BTAC members provide recommendations to their respective governing bodies who then make decisions regarding water resources planning and projects in the Region.

Stakeholder participation and public engagement are critical to the success of the Plan. The agencies in the Region and the larger SAR watershed have a long history of working together to solve water resources related issues. These agencies recognize planning efforts such as IRWM and urban water management planning as additional opportunities to work together to manage water resources on a regional level.

In general, the stakeholders for this planning process include: (1) members of the BTAC as listed to the right, (2) other regional stakeholders and water agencies located in the Upper SAR watershed region, (3) watershed-based stakeholders located in the SAR watershed that are part of the larger integrated planning for the region discussed in the SAWPA Plan, and (4) federal and State of California agencies that were encouraged to participate throughout development of the Plan. The BTAC has encouraged local agencies to be active in the development of the Plan and to participate in the planning process.

The IRUWMP process continued to include efforts to coordinate with disadvantaged communities (DACs) and Tribes to identify potential water resource needs. Since DAC areas are encompassed within water agencies' service areas, they are represented by the agencies participating in the Plan. In addition to inviting stakeholders from DACs and Tribes to Plan workshops, a larger watershed wide outreach effort was recently conducted by SAWPA

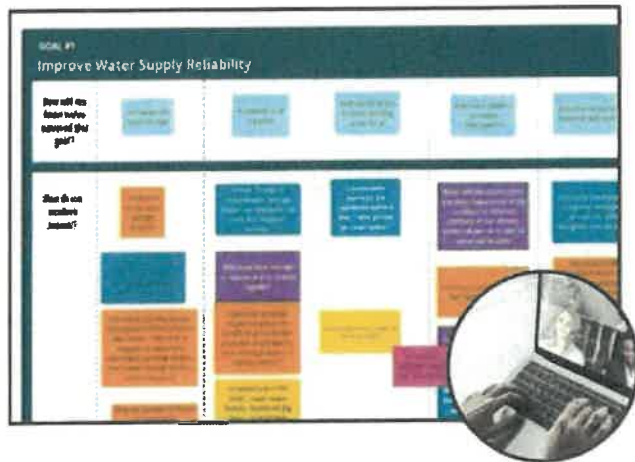
Agencies that participate in the Basin Technical Advisory Committee (BTAC) at the time of this plan include:

- Bear Valley Mutual Water Company
- City of Colton
- East Valley Water District
- Elsinore Valley Municipal Water District
- City of Loma Linda
- City of Redlands Municipal Utilities and Engineering Department
- City of Rialto
- City of Riverside Public Utilities Department (Riverside Public Utilities)
- Fontana Water Company
- San Bernardino County Flood Control District
- San Bernardino Municipal Water Department
- San Bernardino Valley Municipal Water District
- San Bernardino Valley Water Conservation District
- West Valley Water District
- Western Municipal Water District
- Yucaipa Valley Water District

Santa Ana Watershed-based Stakeholders

- SAWPA and its member agencies (Eastern Municipal Water District, Inland Empire Utilities Agency, Orange County Water District, Western Municipal Water District)

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Due to the COVID-19 pandemic, stakeholder collaboration for plan development was conducted remotely. Stakeholders participated in a series of interactive virtual workshops where they broke into small groups to provide input on needs, goals and objectives using a virtual whiteboard and sticky notes.

to evaluate the strengths and needs of disadvantaged, economically distressed or underrepresented communities in the SAR Watershed. This effort, funded through DWR's Disadvantaged Communities Involvement Program, was completed in 2019 and included listening sessions with local communities, Tribal communities, elected officials, water agencies, mutual water companies. The findings of this effort are recorded in the Community Water Ethnography of the Santa Ana Watershed, and needs relevant to the Upper SAR Watershed are incorporated into this Plan.

The BTAC solicited public involvement in the planning process by presenting updates at regularly scheduled BTAC meetings, regularly scheduled Board and Council meetings of some BTAC agencies, at the Valley District Advisory Commission on Water Policy and by soliciting public comments on the draft IRUWMP via email announcements and website postings. In addition, several stakeholder workshops were conducted to develop additional information needed for the IRUWMP to meet the IRWM Plan requirements in the 2016 Integrated Regional Water Management Grant Program Guidelines and UWMP requirements as described in the 2020 Urban Water Management Plan Guidebook. The BTAC encouraged public participation in preparation of this Plan to ensure the public's comments were considered in decisions about water management in the Region.

Other Regional Water Agencies and Stakeholders

- San Bernardino County Board of Supervisors
- Riverside County Board of Supervisors
- Beaumont-Cherry Valley Water District
- Bear Valley Mutual Water Company
- Big Bear City Community Services District
- Big Bear Lake Department of Water and Power
- Big Bear Municipal Water District
- City of Beaumont
- City of Calimesa
- City of Fontana
- Marygold Mutual Water Company
- Muscoy Mutual Water Company
- Regents of the University of California
- Riverside County Flood Control and Water Conservation District
- Southern California Edison
- Orange County Flood Control District
- Terrace Water Company
- Western Heights Mutual Water Company
- San Manuel Band of Mission Indians

State and Federal Stakeholders

- California Department of Fish and Game
- California Department of Public Health
- California Department of Toxic Substances Control
- California Department of Water Resources
- Santa Ana Regional Water Quality Control Board
- State Water Resources Control Board
- U.S. Army Corps of Engineers
- U.S. Forest Service

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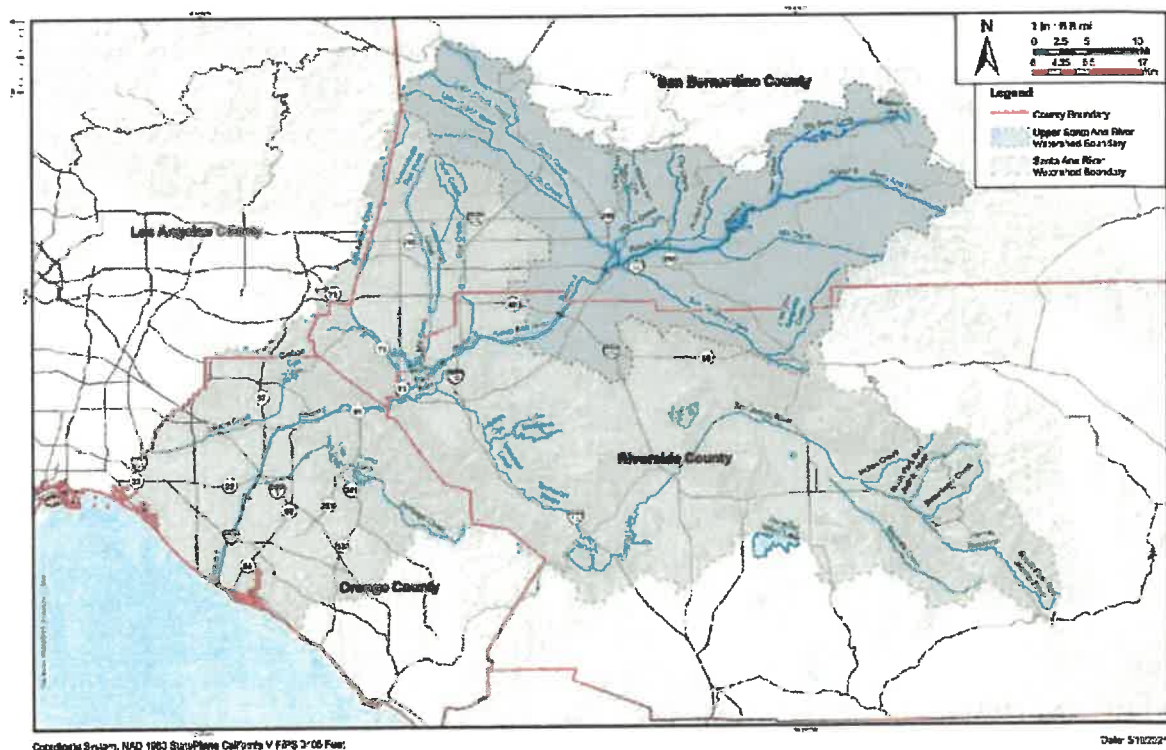
Description of the Upper Santa Ana River Watershed Region

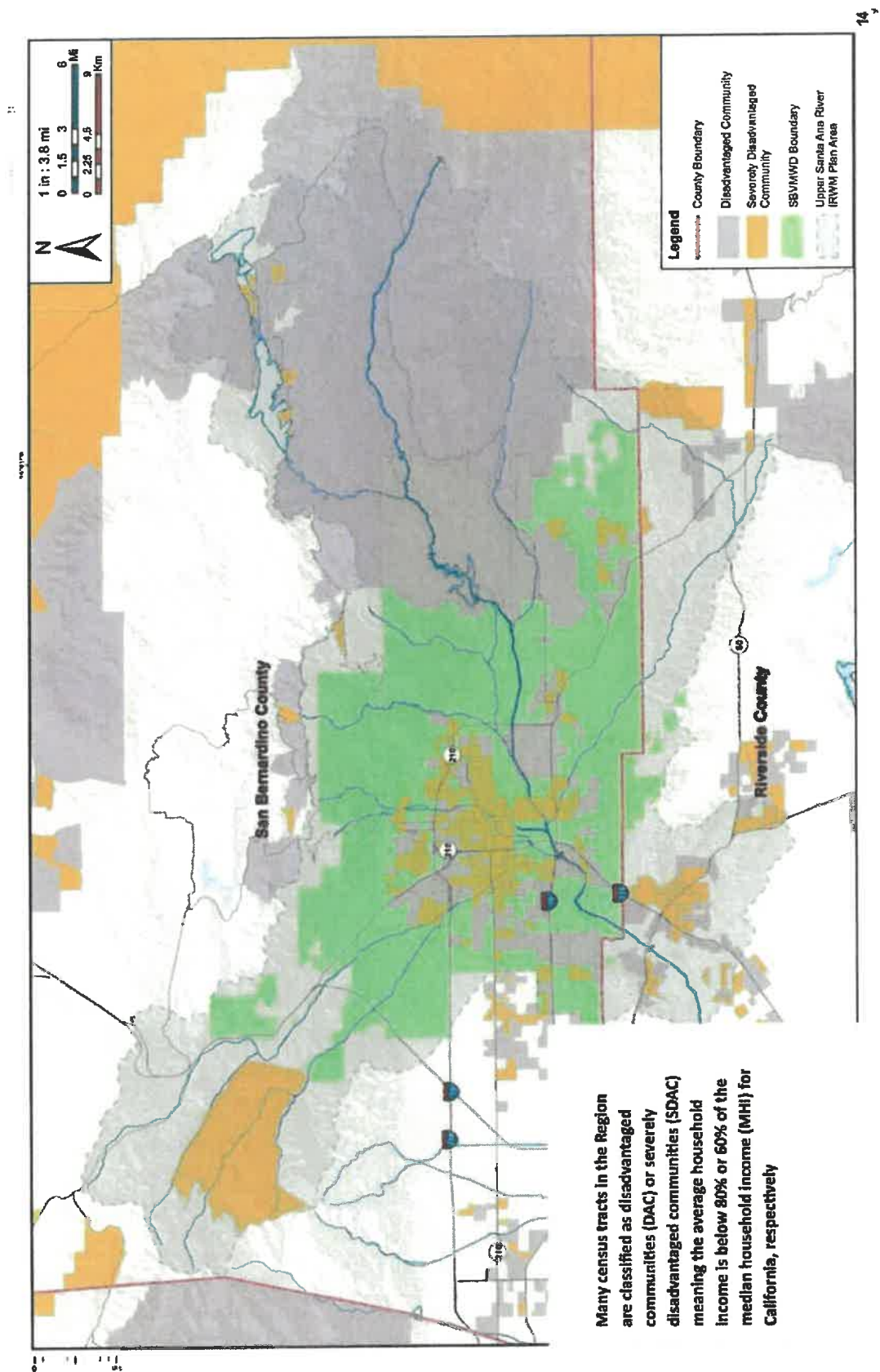
The Region Supports a diverse population, economy and environment.

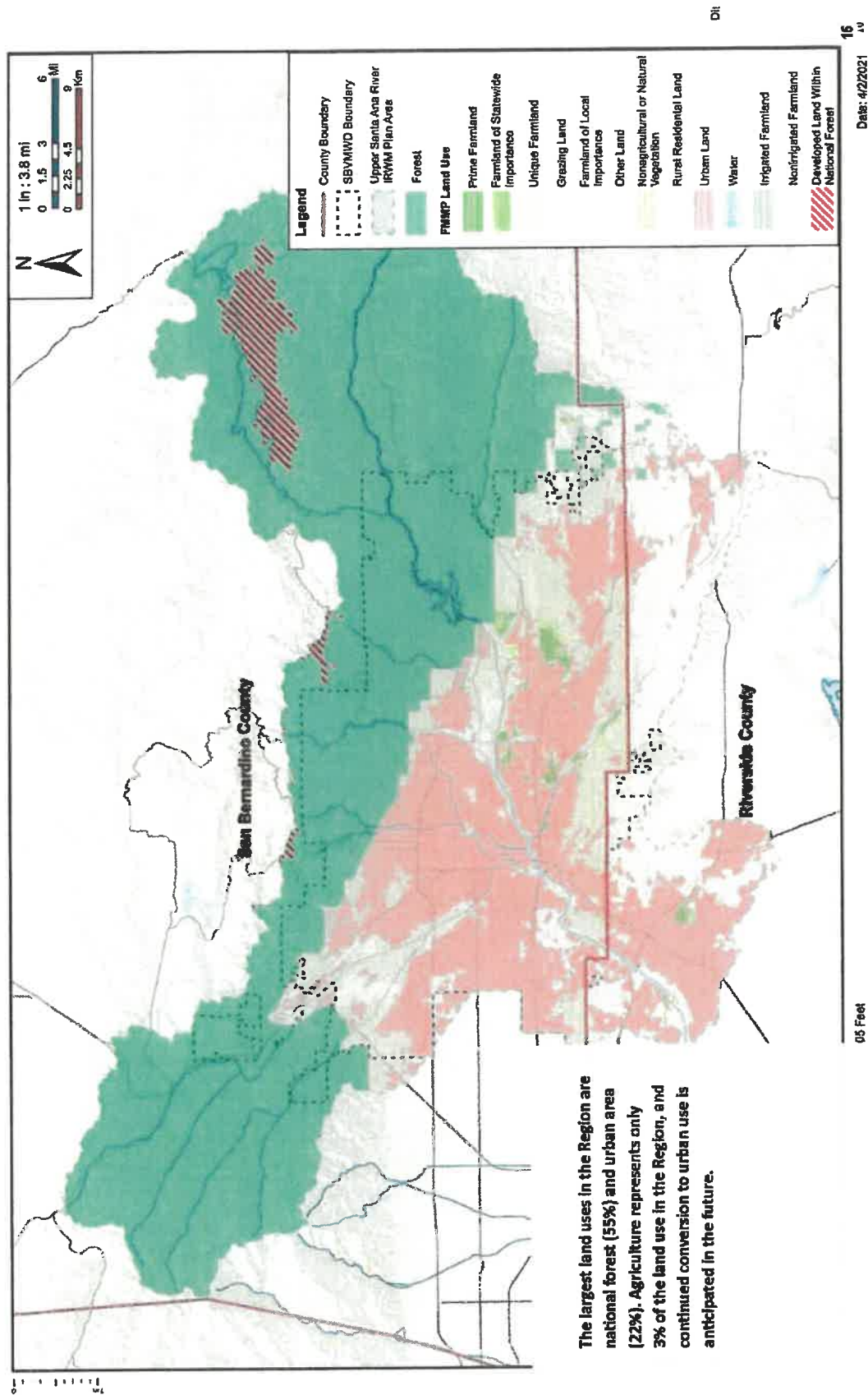
The SAR watershed is the largest stream system in Southern California and nearly all of the surface flow generated in the headwaters of the San Bernardino Mountains flows through the IRUWMP region before being discharged to the Pacific Ocean approximately 100 miles to the southwest between Newport Beach and Huntington Beach. The SAR watershed covers over 2,650 square miles of widely varying forested, rural, and urban terrain and covers the more populated urban areas of San Bernardino, Riverside, and Orange Counties, as well as a lesser portion of Los Angeles County.

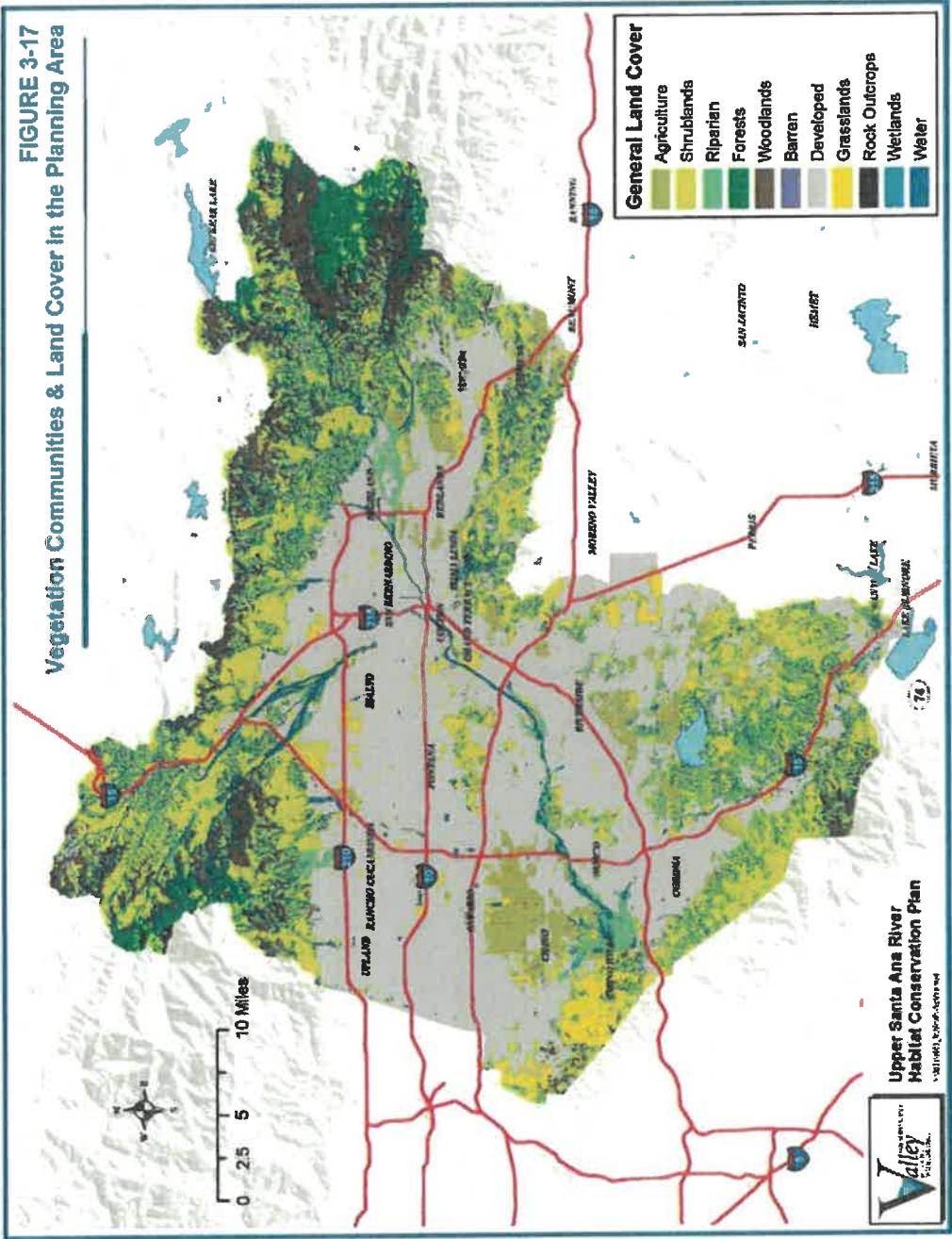
The Upper SAR watershed covers 852 square miles, approximately 32% of the total SAR watershed, and is primarily located in San Bernardino and Riverside Counties. The Region includes the Big Bear Valley as well as the cities and communities of San Bernardino, Yucaipa, Redlands, Highland, Rialto, Mentone, Colton, Grand Terrace, Loma Linda, Beaumont, and Riverside. Total population in the Region is estimated at just over 1 million people in 2020 and is projected to grow to over 1.25 million people by 2045.

The Upper SAR watershed covers 852 square miles, approximately 32% of the total SAR watershed, and is primarily located in San Bernardino and Riverside Counties.



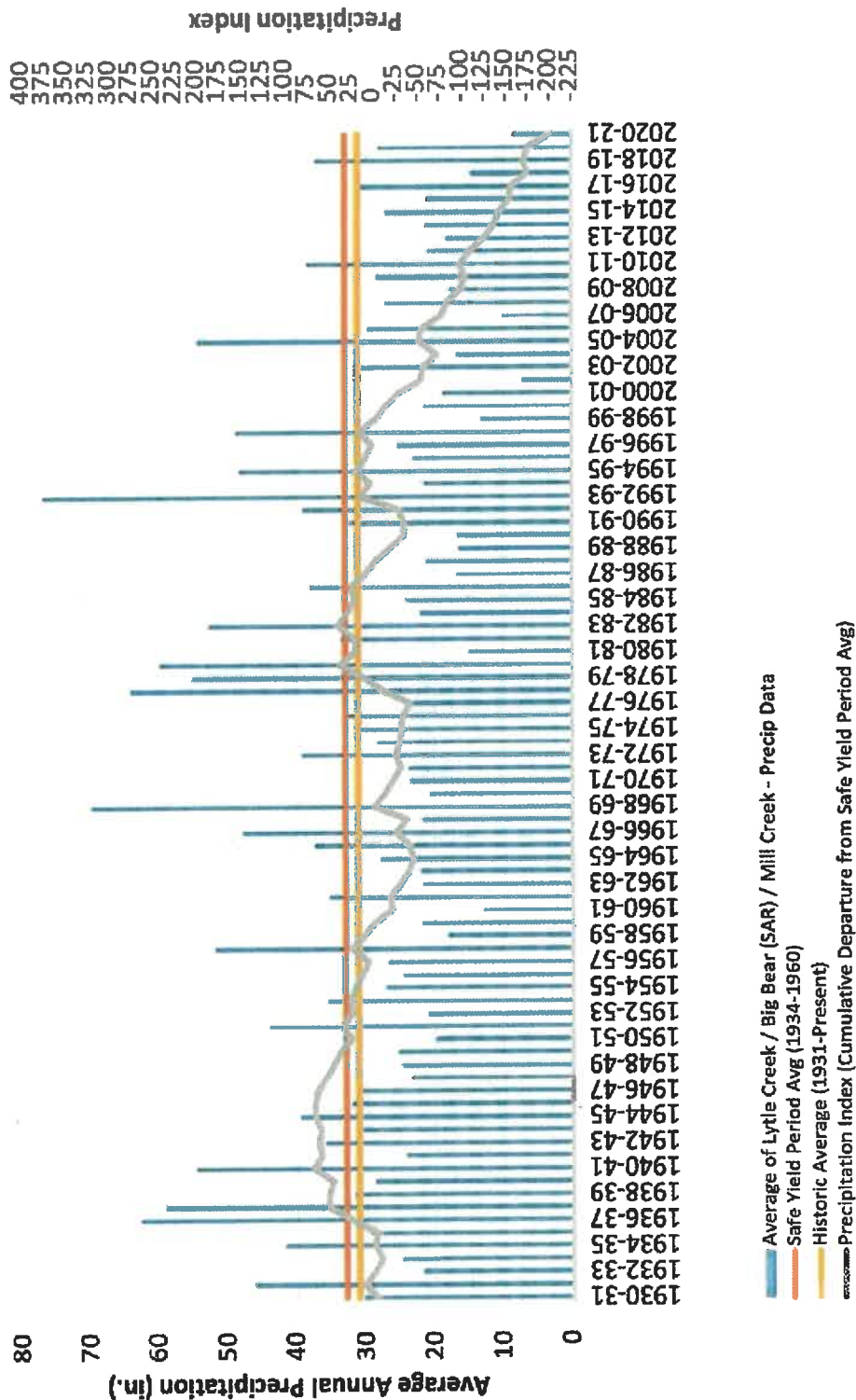






The Region contains unique and valuable ecological and environmental resources including riparian habitats along the SAR, forests, shrublands and grasslands. Many of these resources are managed through a variety of local, state and federal plans and jurisdictions, such as the Wash Plan HCP and the River HCP.

Climate in the Region is characterized by relatively hot, dry summers and cool winters with intermittent precipitation. The historical record indicates that periods of above or below-average precipitation can last more than 30 years, such as the recent dry period that extended from 1947 to 1977, and the ongoing dry period that began around 1998.



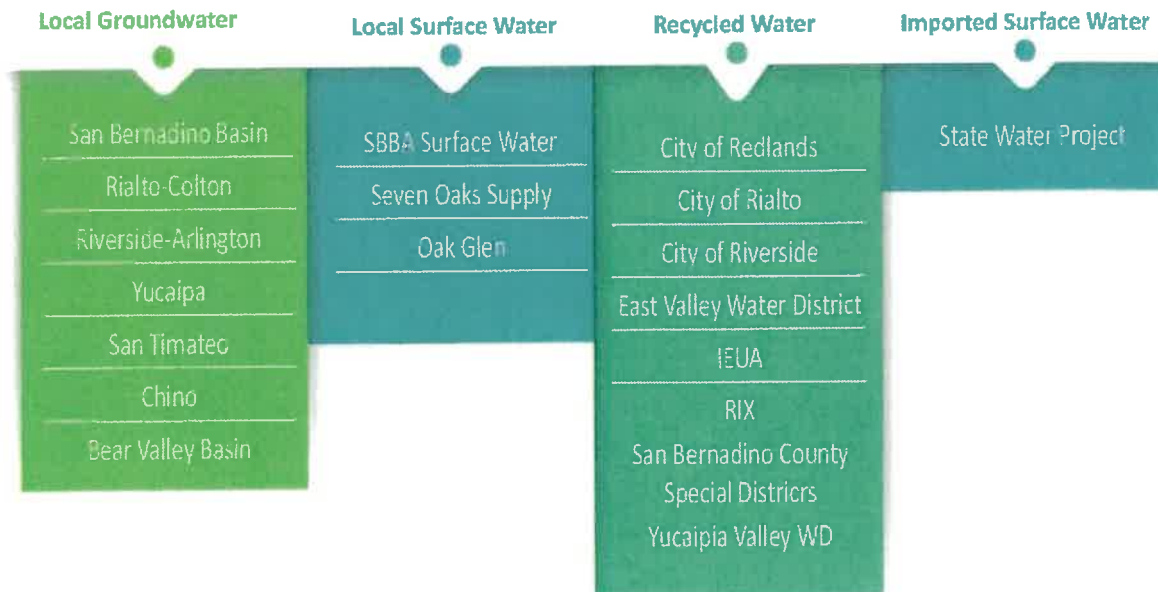
Water Sources and Uses in the Region

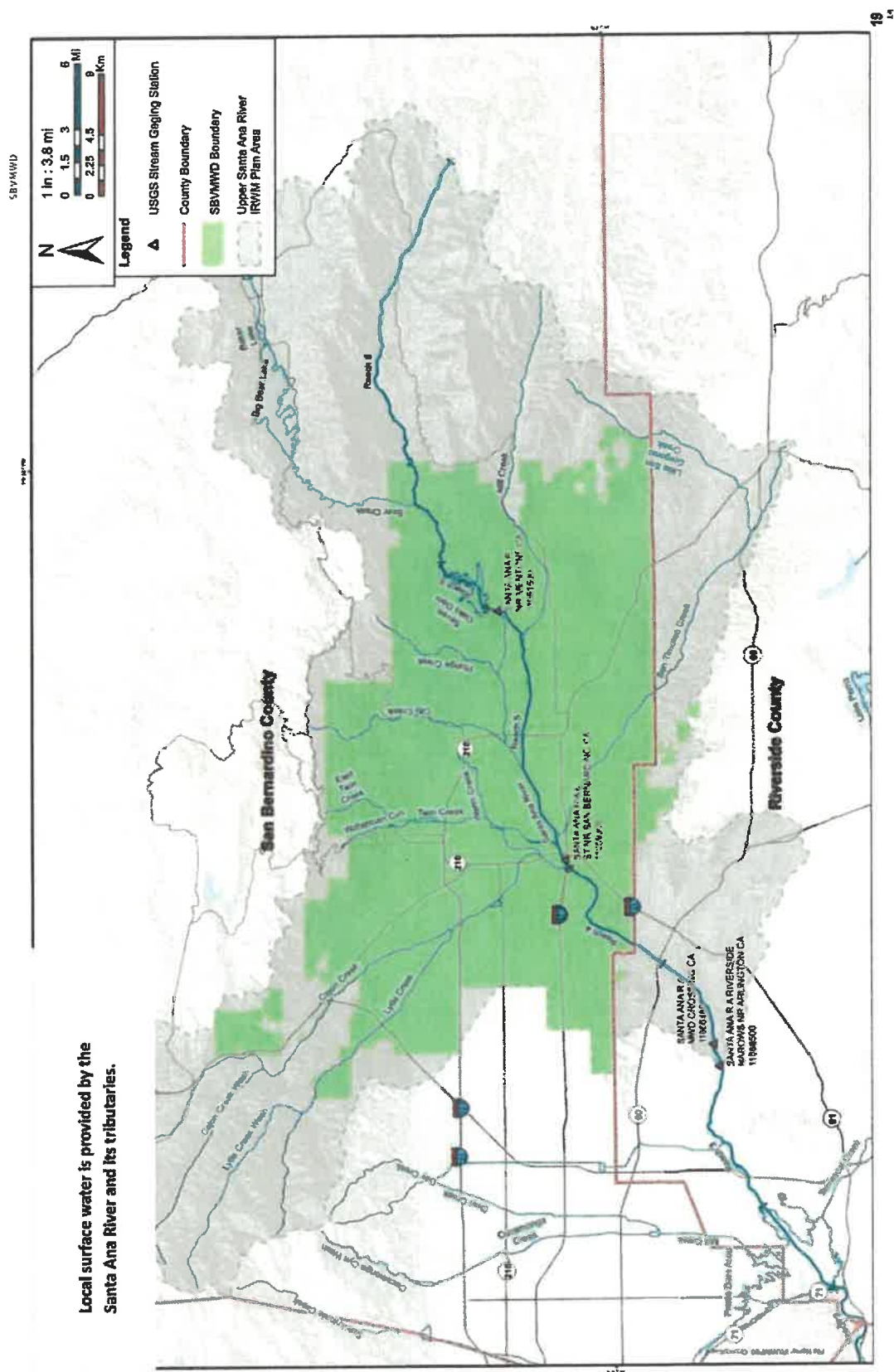
The Region's diverse and plentiful water supplies support the regional economy, environment and quality of life.

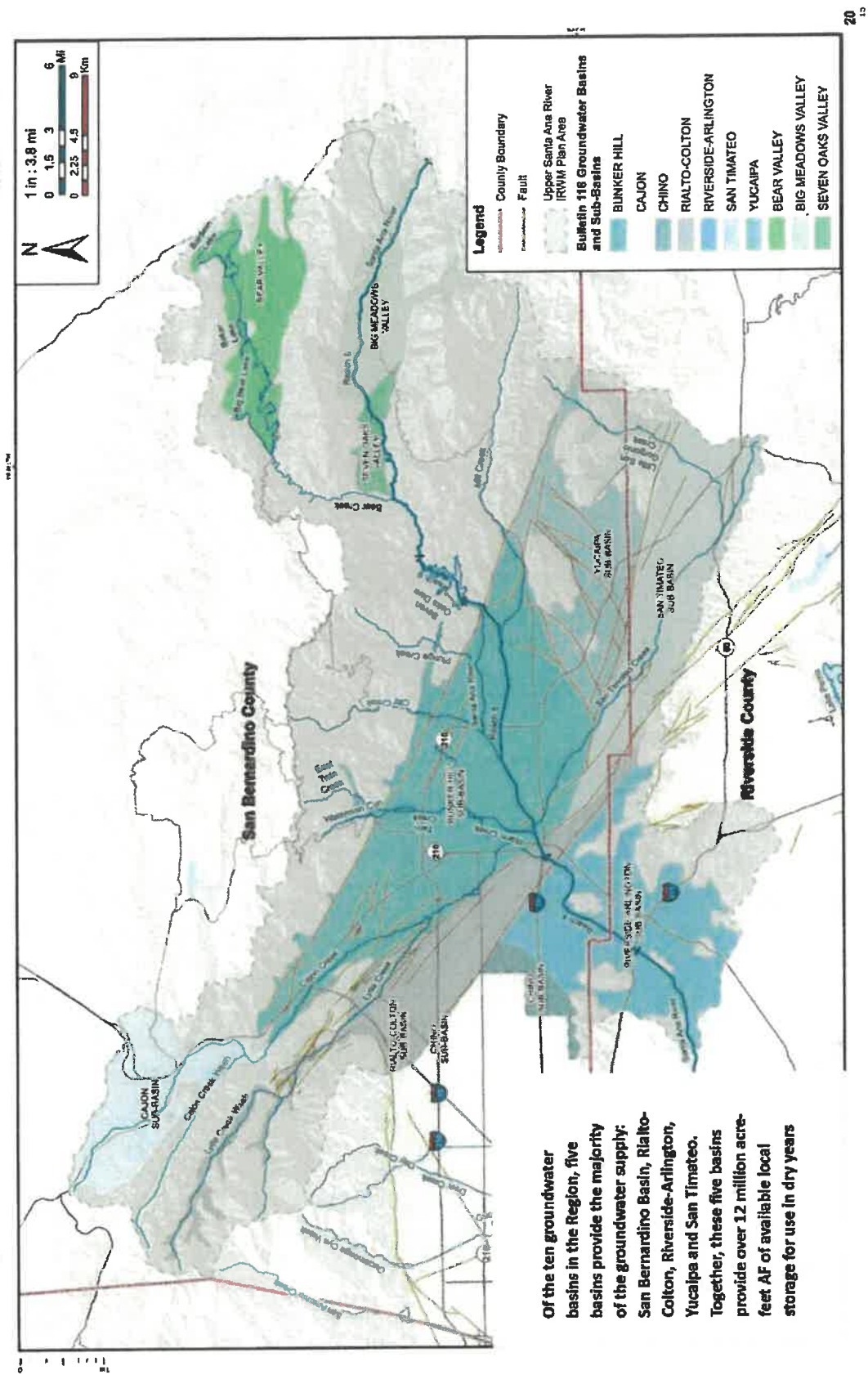
The region's water supplies include both local and imported sources. The local surface water is derived from the Santa Ana River and its tributaries and developed local supplies are either treated for domestic use or delivered for irrigation or groundwater recharge. Nearly all of the Region's groundwater is produced from seven distinct groundwater basins. Five basins provide the majority of the groundwater supply to the region: San Bernardino Basin (SBB), Rialto-Colton, Riverside-Arlington, Yucaipa and San Timateo. Together, these five basins provide over 12 million acre-feet AF of available local storage for use in dry years. Recycled water is produced at several water

resource recovery facilities in the region for irrigation, industrial use and groundwater recharge. A portion of the recycled water produced in the Region is discharged to the SAR and its tributaries to support habitat and meet downstream flow obligations. Imported water for most of the Region is provided by Valley District, who is a State Water Project (SWP) contractor. San Geronio Pass Water Agency, also a SWP contractor, and Western Municipal Water District, a member agency of Metropolitan Water District of Southern California, provide supplemental imported water to the portions of the Region within Riverside County.

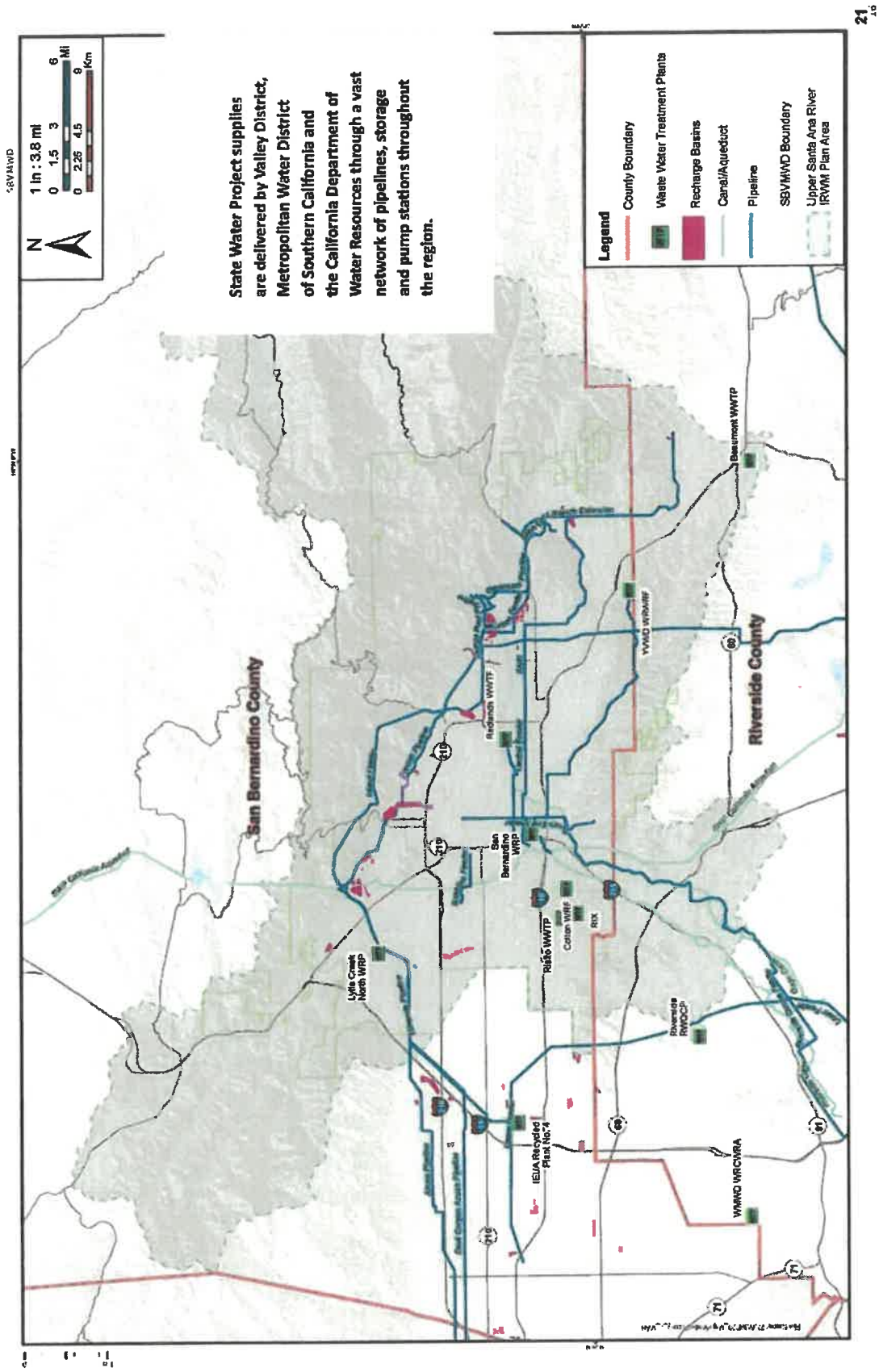
The Region's water sources include local groundwater, local surface water, imported surface water and recycled water.





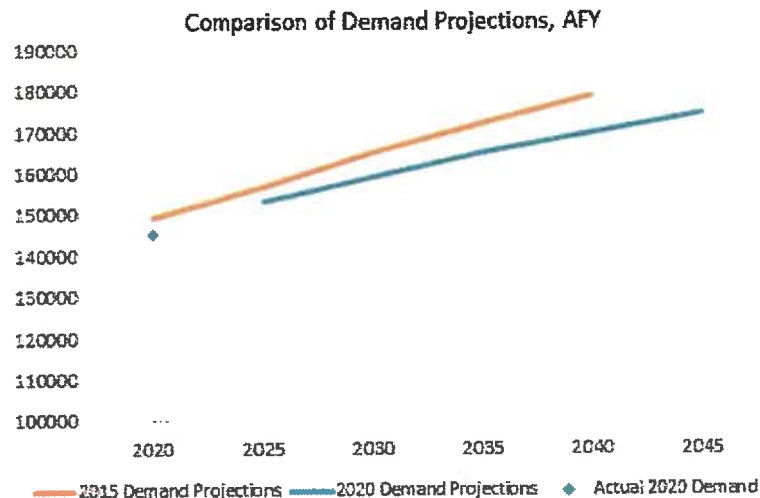
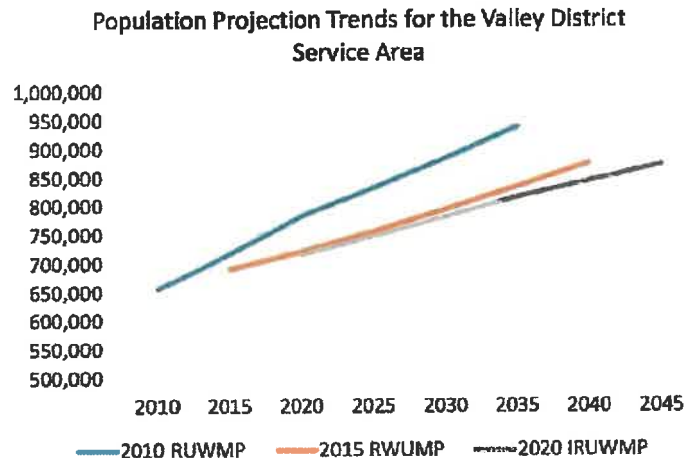


Of the ten groundwater basins in the Region, five basins provide the majority of the groundwater supply: San Bernardino Basin, Rialto-Colton, Riverside-Arlington, Yucaipa and San Timateo. Together, these five basins provide over 12 million acre-feet AF of available local storage for use in dry years



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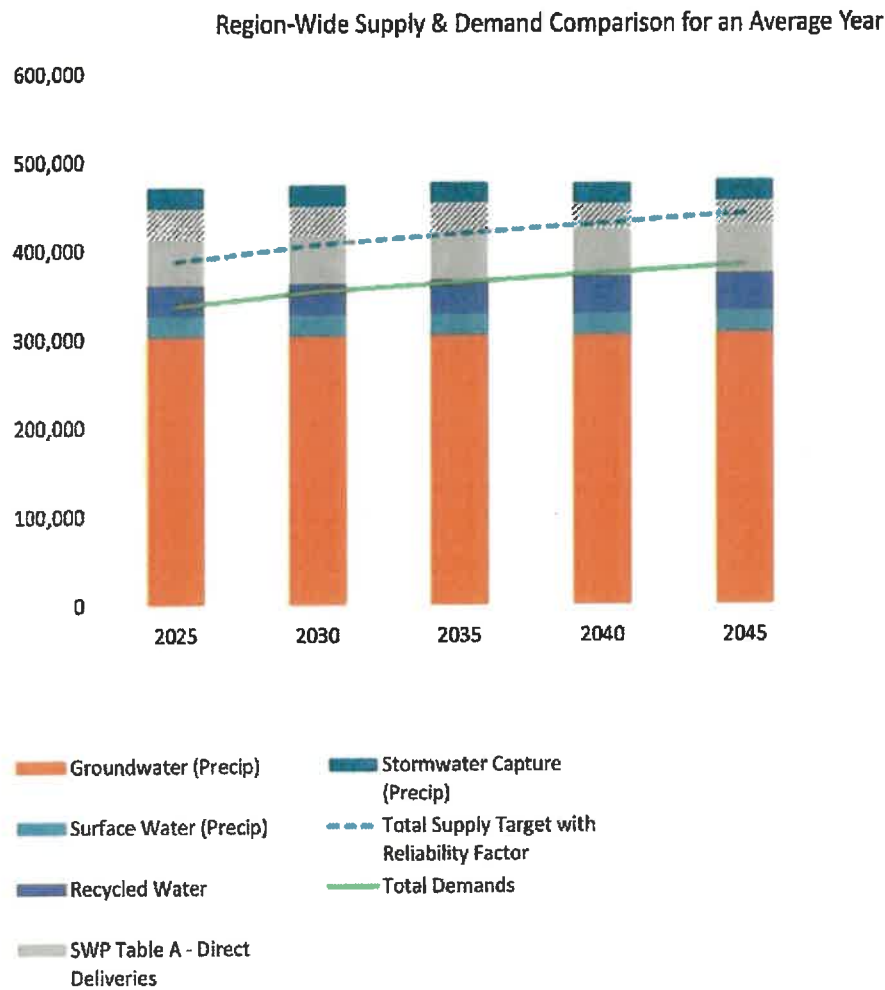
Population growth projections developed by the Southern California Association of Governments (SCAG) has have declined significantly in the last 10 years. While SCAG's latest 2020 Demographics and Growth Forecast projects slower growth than previous plans, the result is still a substantial increase in population within the Valley District service area and the Region. The population within the Valley District service area is projected to reach 870,000 by 2045 and the population of the Region as a whole is projected to reach over 1.25 million people.



Since the last planning cycle in 2015, total demand projections for the 9 agencies who participated in the 2015 RUWMP have dropped slightly due to slower population growth projections and increased water use efficiency. Total projected water demands for the all of the retail water agencies within the Region are expected to reach nearly 400,000 AFY by 2045.

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Normal year supplies meet or exceed regional demands including a 15% reliability factor that accounts for uncertainty factors in the projections, including population growth, per capita water use, climate change impacts, SWP project hydrology and local surface water hydrology.



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Using Water Wisely

The Region's water suppliers prioritize conservation and efficient use of water.

The Region has been successful at improving water use efficiency and every retail water agency in the Region has reduced demand. For the nine (9) participating agencies in the 2015 RUWMP, their collective 2020 actual demand was almost 40,000 acre-feet lower than projected and 15% lower than 2009 actual demand, despite a 7% increase in population.

Currently, every retail agency develops and implements its own water conservation plan and programs. Now with California state law "Making Water Conservation a Way of Life" (SB 606 and AB 1668), increasingly stringent indoor and outdoor water use standards are expected. Therefore, Valley District and its retail agency partners are considering a coordinated regional and local water conservation program



Investing in our retail partners, end-users/taxpayers, and other partners to increase the efficiency of water consumption and ensure regional water reliability.

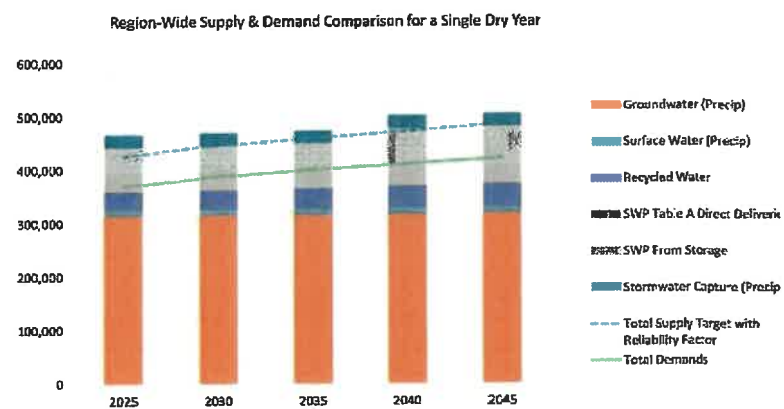
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The Region's Supplies Continue to be Reliable, Even in a 30-year Drought

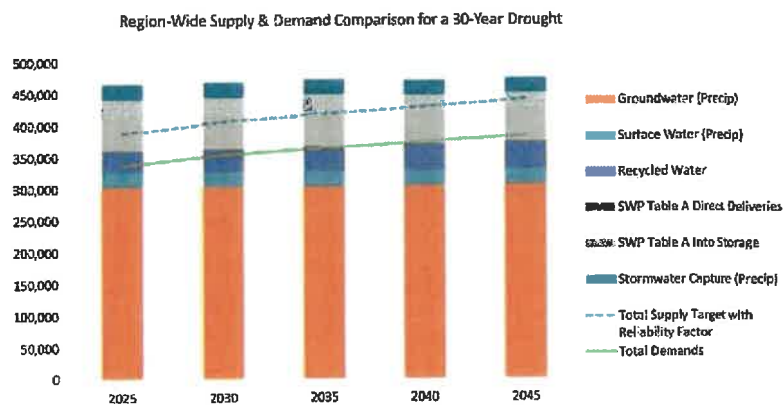
Diverse supplies and continued investments provide reliable water for the Region's future.

Although local and imported surface water supplies are highly dependent on local and statewide hydrology, the Region benefits from more than 12 million acre-feet of groundwater storage that can be used to store water when supplies are plentiful and then be pumped during extended droughts. By maximizing deliveries of State Water Project water in wet years when those supplies are available, and supplementing that with other local supplies like stormwater capture and recycled water, the Region can accrue sufficient storage to enable a high level of water supply reliability, even during an 30-year drought. Although the UWMP Guidebook does not require agencies to demonstrate the ability to withstand a 30-year drought, the Region decided, on its own, to evaluate a 30-year drought because it has experienced a drought of this length in the past and is currently in the midst of a drought that has lasted longer than 20 years and is still continuing.

Graphic showing 1-year drought supply/demand



30-year drought supply/demand



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Planning for Short-Term Water Shortages – A Regional and Local Approach

Water Shortage Contingency Plans (WSCPs) describe how the Region's water agencies are preparing for and may respond to potential water shortage.

A water shortage occurs when water supply available is insufficient to meet the normally expected customer water use at a given point in time. A shortage may occur due to several reasons, such as water supply quality changes, climate change, drought, regional power outage, and catastrophic events (e.g., earthquake). Additionally, the State may declare a statewide drought emergency and mandate that water suppliers reduce demands, as occurred in 2014. The WSCPs serve as the operating manuals that Valley District and the retail water agencies

will use to prevent catastrophic service disruptions through proactive, rather than reactive, mitigation of water shortages. Each WSCP provides a process for an annual water supply and demand assessment and structured steps designed to respond to actual conditions. Although the water agencies in the Region do not foresee implementing water shortage levels under normal conditions, this level of detailed planning and preparation provide accountability and predictability and help the Region's water agencies maintain reliable supplies and reduce the impacts of any supply shortages and/or interruptions.

Defining Goals and Objectives for Integrated Water Resources Management

The Region's water resources management goals reflect a balanced view social, environmental and economic values.

The BTAC identified several water resources-related needs and issues for the Region, including:

- Increased diversification of water supplies
- Improved groundwater management
- Protection of water quality
- Flood management with recharge benefits
- Habitat and open space preservation
- Disaster prevention
- Sustainability
- Climate change resilience

Based on these needs and issues, progress since the 2015 IRWM Plan, and input from the public and stakeholders, the BTAC updated goals and objectives for the Region through a series of collaborative stakeholder workshops. As a result of stakeholder discussions, a new Goal #5 was added – Address Climate Change Through Adaptation and Mitigation.

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IRWM Region Goals and Objectives



GOAL #1 IMPROVE WATER SUPPLY RELIABILITY

- 1a: Comply with conservation legislation requirements (AB1688 and SB606)
- 1b: Increase utilization of local supplies by 20,000 AFY
- 1c: Proactively manage groundwater basins by storing 10,000 AF water in wet years
- 1d: Improve system resiliency and the ability to respond to emergency supply interruptions by increasing back-up facilities, increasing interties, adding redundant power sources and treatment facilities
- 1e: Continue to ensure equitable access to clean drinking water for all communities



GOAL #2 BALANCE FLOOD MANAGEMENT AND INCREASE STORMWATER RECHARGE

- 2a: Implement 4 MOUs to use flood control retention/detention basins for recharge when not needed for flood control
- 2b: Implement 20 acres of integrated flood projects that also provide multiple benefits, where possible
- 2c: Continue to ensure equivalent implementation of flood projects in DAC areas and implement at least 1 flood control project in a DAC area
- 2d: Identify 4 urban stormwater capture projects to increase recharge and improve surface water quality



GOAL #3 IMPROVE WATER QUALITY

- 3a: Ensure no violations of drinking water quality standards
- 3b: Improve surface and groundwater quality by treating groundwater supply
- 3c: Manage total dissolved solids and nitrogen in groundwater



GOAL #4 IMPROVE HABITAT AND OPEN SPACE

- 4a: Preserve or improve habitat by conserving or restoring 350 acres of riparian, wetland and permanent water areas
- 4b: Identify "multi-use" opportunities to increase recreation and public access and identify 4 multi-use projects



GOAL #5 ADDRESS CLIMATE CHANGE THROUGH ADAPTATION AND MITIGATION

- 5a: Identify projects to address or management climate change impacts
- 5b: Implement 4 projects to reduce or offset energy consumption or reduce GHG emissions associated with water and wastewater systems

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Strategies, Projects and Plan Implementation – Delivering Long-term Water Security

The regional water agencies have identified an ambitious portfolio of projects to provide multiple regional benefits.

Keeping the Region's unique issues and challenges in mind, the BTAC compiled a listing water management strategies and water resources-related projects to help them reach their goals and objectives. The strategies, listed below, intentionally align with the resource management strategies (RMS) listed in the California Water Plan and reflect the unique aspects of the Region's water resources.

Strategies:

1. Continue Basin Management in Local Groundwater Basins
2. Incorporate cultural intelligence into water supply and demand management
3. Continue Headwaters Forest Management and Hazardous Fuels Reduction
4. Coordinate Land Use Planning and Management with Water Resources Management
5. Develop Desalination if needed
6. Develop Watershed Management Projects and Programs
7. Improve Drinking Water Treatment and Distribution
8. Identify Corridors for Species
9. Identify and Implement Projects that Increase Recharge
10. Identify and Implement Projects that Increase Surface Water and Groundwater Storage Inside and Outside the Region
11. Identify and Implement Water Transfer Opportunities where necessary
12. Implement Agricultural Lands Stewardship
13. Implement Agricultural Water Use Efficiency
14. Implement Pollution Prevention Measures
15. Implement System Reoperation
16. Implement Urban Water Use Efficiency
17. Improve Imported Water Supply Conveyance – Delta
18. Improve Supply Conveyance – Across the Regional/ Local
19. Incorporate Environmental Opportunities and Constraints Into the Design Process for Facilities
20. Incorporate Opportunities to Improve Habitat and Increase Recreation and Public Access During the Facilities Design Process
21. Increase Outreach and Engagement
22. Increase Recycled Water Use
23. Increase Stormwater Capture
24. Maintain and Improve Water-Dependent Recreation
25. Manage High Groundwater and Liquefaction Potential in the SBB
26. Manage Flood Risk
27. Manage Salt and Salinity
28. Manage Sediment
29. Manage Urban Runoff
30. Match Water Quality to Use
31. Monitor Consumer Confidence Reports
32. Operate Existing Facilities to Increase Recharge
33. Optimize Wet Year Storage and Dry Year Pumping (Conjunctive Management & Groundwater)
34. Participate in the SAWPA Basin Management Task Force
35. Protect Recharge Areas
36. Provide Economic Incentives
37. Remediate Groundwater Contamination Plumes
38. Restore Ecosystems
39. Support the Bay-Delta Conservation Plan /Delta Conveyance Project

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The Region has a history of working together to support the development and implementation of projects, and has continuously worked to develop regional, integrated projects. The Plan includes a listing of over 120 projects submitted by agencies throughout the Region that will help achieve the goals and objectives of this plan. The Project list is a living document, and projects can be submitted to the BTAC for review, ranking and prioritization, per the approved criteria, at any time.

The BTAC will be the primary entity responsible for implementation of the IRUWMP, and project sponsors will be responsible for implementation of projects and tracking of project benefits. Continued regional coordination and outreach to stakeholders will be key to implementing the Plan. The BTAC will continue to look for opportunities to coordinate with land use planning efforts and incorporate land use planning issues and strategies into water management decisions.

The IRUWMP represents the current state of water resources planning in the Region and continues to

recognize that water management needs, issues and strategies will continue to evolve in response to changing conditions. A continued adaptive management approach will allow the IRUWMP to stay current considering changing conditions and will rely on regular plan and project performance monitoring and review.



Looking to the Future - Data Management, Plan Performance and Adaptive Management

The BTAC has already made significant progress implementing the Plan.

The BTAC has already made significant progress implementing the various management strategies and accompanying projects and continue to monitor progress toward their goals and objectives. The Region plans to continue within its current governance structure and, wherever possible, improve by enhancing coordination, governance, outreach, funding and financing.

The IRUWMP represents the current state of water resources planning in the Region, based upon the latest available information, and recognizes that water management strategies will continue to evolve in response to changing conditions. In recognition of the fluid nature of water management in the Region, the IRUWMP continues

to incorporate an adaptive management approach that allows the Plan to stay current in light of changing conditions, such as local and regional water needs and changing regulatory requirements.

The adaptive management framework is based on an iterative process of:

- Collecting information and data regarding the conditions within the Region
- Evaluating the new data to determine plan/project performance
- Formulating a plan in response to these changing conditions

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This process will allow the Region to proactively manage its available resources, including making investments in the planning and implementation of new projects and programs. This includes preparation of periodic updates of the IRUWMP to respond to changing conditions (including climate change and the re-evaluation of any impacts and benefits) through a continued working relationship with the BTAC, and to inform project participants and stakeholders about changes to the IRUWMP.

With full implementation of the Plan, the Region can expect to realize significant benefits, including:

- Continued water supply reliability during drought periods through a diverse water supply portfolio consisting of both local and imported supplies.
- Continued management of the Region's surface water and groundwater resources, including new opportunities for conjunctive management of groundwater and surface water resources and recharge of groundwater basins.
- Continued emphasis on water quality through effective management of groundwater resources, expediting cleanup process of contaminant plumes in the Region, and improving stormwater management.
- Continued emphasis on improved flood protection.
- Plan to address climate change vulnerabilities including reduced GHG emissions and energy usage.
- Continued distribution and water quality to disadvantaged communities.
- Continued environmental stewardship.
- Enhancement of water-dependent environmental assets.
- Continued water-related education, recreation, and public access opportunities in the Region.
- Continued understanding of the Region's water resources, including focused regional monitoring to ensure groundwater is used in a sustainable manner.
- Continued coordination of water management activities of the Region through sharing of ideas and mutually beneficial management of project opportunities.
- Continued coordinated development of water management strategies and associated projects.
- Continued emphasis on improved preparation for a disaster.



Exhibit F - Facts About Yucaipa Valley Water District

January 2021



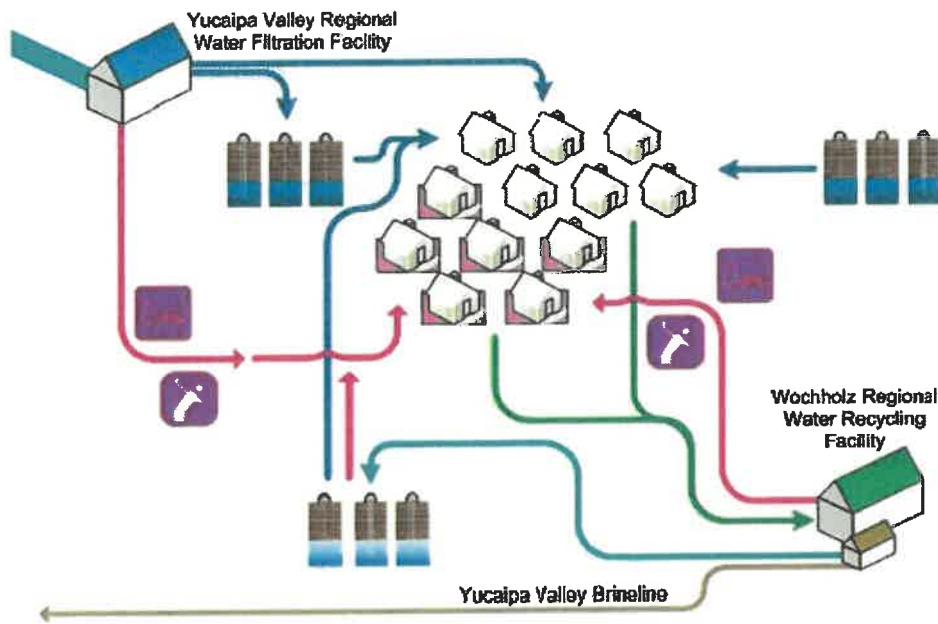
Yucaipa Valley Water District

FACTS ABOUT THE YUCAIPA VALLEY WATER DISTRICT

Service Area Size:	40 square miles (sphere of influence is 68 square miles)
Elevation Change:	3,140 foot elevation change (from 2,044 to 5,184 feet)
Number of Employees:	5 elected board members 72 full time employees
FY 2020-21 Operating Budget:	Water Division - \$16,716,488 Sewer Division - \$12,869,897 Recycled Water Division - \$1,270,360
Number of Services:	14,440 drinking water connections serving 19,355 units 14,363 sewer connections serving 21,429 units 695 recycled water connections serving 845 units
Water System:	234 miles of drinking water pipelines 2,103 fire hydrants 27 reservoirs - 34 million gallons of storage capacity 18 pressure zones 3.376 billion gallon annual drinking water demand Two water filtration facilities: - 1 mgd at Oak Glen Surface Water Filtration Facility - 12 mgd at Yucaipa Valley Regional Water Filtration Facility
Sewer System:	8.0 million gallon treatment capacity - current flow at 4.0 mgd 222 miles of sewer mainlines 4,639 sewer manholes 7 sewer lift stations 1.46 billion gallons of recycled water produced per year
Recycled Water:	32 miles of recycled water pipelines 5 reservoirs - 12 million gallons of storage 0.623 billion gallon annual recycled water demand
Brine Disposal:	2.2 million gallon desalination facility at sewer treatment plant 1.756 million gallons of Inland Empire Brine Line capacity 0.595 million gallons of treatment capacity in Orange County

January 2021

Sustainability Plan: A Strategic Plan for a Sustainable Future: The Integration and Preservation of Resources, adopted on August 20, 2008.



Typical Rates, Fees and Charges:

- **Drinking Water Commodity Charge:**

1,000 gallons to 15,000 gallons	\$1.579 per each 1,000 gallons
16,000 gallons to 60,000 gallons	\$2.131 per each 1,000 gallons
61,000 gallons to 100,000 gallons	\$2.435 per each 1,000 gallons
101,000 gallons or more	\$2.668 per each 1,000 gallons
- **Recycled Water Commodity Charge:**

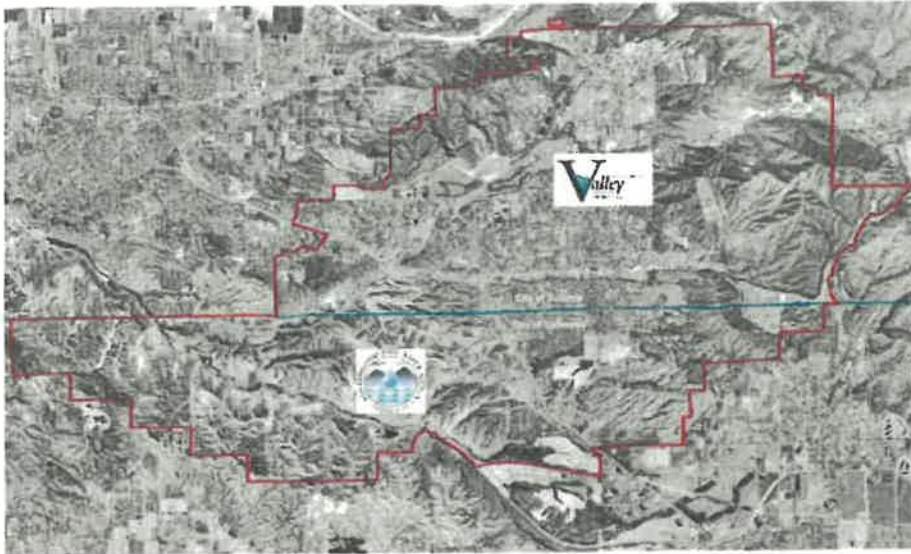
1,000 gallons or more	\$1.760 per each 1,000 gallons
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- **Water Meter Service Charge (Drinking Water or Recycled Water):**

5/8" x 3/4" Water Meter	\$16.00 per month
1" Water Meter	\$26.72 per month
1-1/2" Water Meter	\$53.28 per month
- **Sewer Collection and Treatment Charge:**

Typical Residential Charge	\$44.21 per month
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January 2021

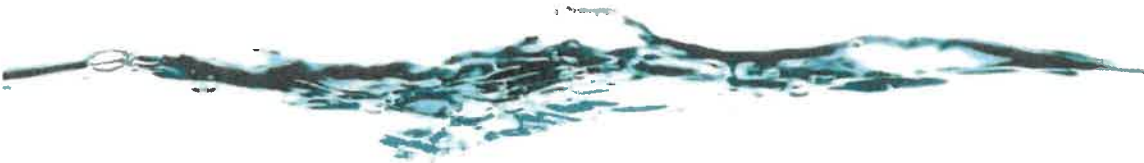
State Water Contractors: San Bernardino Valley Municipal Water District
San Gorgonio Pass Water Agency



	San Bernardino Valley Municipal Water District	San Gorgonio Pass Water Agency
Service Area Size	353 square miles	222 square miles
Table "A" Water Entitlement	102,600 acre feet	17,300 acre feet
Imported Water Rate	\$125.80 / acre foot	\$399 / acre foot
Tax Rates for FY 2019-20	\$0.1425 per \$100	\$0.1775 per \$100
Number of Board Members	Five (5)	Seven (7)
Operating Budget FY 2020-21	\$48,519,000	\$8,692,000

Imported Water Charges (Pass-through State Water Project Charge)

- San Bernardino Valley Municipal Water District - Customers in San Bernardino County or City of Yucaipa pay a pass-through amount of \$0.270 per 1,000 gallons.
- San Gorgonio Pass Water Agency - Customers in Riverside County or City of Calimesa pay a pass-through amount of \$0.660 per 1,000 gallons. A rate change of up to \$0.857 per 1,000 gallons is pending future consideration by YVWD.



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Yucalpa Valley Water District

GLOSSARY OF COMMONLY USED TERMS

Every profession has specialized terms which generally evolve to facilitate communication between individuals. The routine use of these terms tends to exclude those who are unfamiliar with the particular specialized language of the group. Sometimes jargon can create communication cause difficulties where professionals in related fields use different terms for the same phenomena.

Below are commonly used water terms and abbreviations with commonly used definitions. If there is any discrepancy in definitions, the District's Regulations Governing Water Service is the final and binding definition.

Acre Foot of Water - The volume of water (325,850 gallons, or 43,560 cubic feet) that would cover an area of one acre to a depth of 1 foot.

Activated-Sludge Process - A secondary biological wastewater treatment process where bacteria reproduce at a high rate with the introduction of excess air or oxygen and consume dissolved nutrients in the wastewater.

Annual Water Quality Report - The document is prepared annually and provides information on water quality, constituents in the water, compliance with drinking water standards and educational material on tap water. It is also referred to as a Consumer Confidence Report (CCR).

Aquifer - The natural underground area with layers of porous, water-bearing materials (sand, gravel) capable of yielding a supply of water; see Groundwater basin.

Backflow - The reversal of water's normal direction of flow. When water passes through a water meter into a home or business it should not reverse flow back into the water mainline.

Best Management Practices (BMPs) - Methods or techniques found to be the most effective and practical means in achieving an objective. Often used in the context of water conservation.

Biochemical Oxygen Demand (BOD) - The amount of oxygen used when organic matter undergoes decomposition by microorganisms. Testing for BOD is done to assess the amount of organic matter in water.

Biosolids - Biosolids are nutrient rich organic and highly treated solid materials produced by the wastewater treatment process. This high-quality product can be recycled as a soil amendment on farmland or further processed as an earth-like product for commercial and home gardens to improve and maintain fertile soil and stimulate plant growth.

Capital Improvement Program (CIP) - Projects for repair, rehabilitation, and replacement of assets. Also includes treatment improvements, additional capacity, and projects for the support facilities.

Certificate of Participation (COP) - A type of financing where an investor purchases a share of the lease revenues of a program rather than the bond being secured by those revenues.

Coliform Bacteria - A group of bacteria found in the intestines of humans and other animals, but also occasionally found elsewhere used as indicators of sewage pollution. E. coli are the most common bacteria in wastewater.

Collections System - In wastewater, it is the system of typically underground pipes that receive and convey sanitary wastewater or storm water.

Conjunctive Use - The coordinated management of surface water and groundwater supplies to maximize the yield of the overall water resource. Active conjunctive use uses artificial recharge, where surface water is intentionally percolated or injected into aquifers for later use. Passive conjunctive use is to simply rely on surface water in wet years and use groundwater in dry years.

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Consumer Confidence Report (CCR) - see Annual Water Quality Report.

Contaminants of Potential Concern (CPC) - Pharmaceuticals, hormones, and other organic wastewater contaminants.

Cross-Connection - The actual or potential connection between a potable water supply and a non-potable source, where it is possible for a contaminant to enter the drinking water supply.

Disinfection by-Products (DBPs) - The category of compounds formed when disinfectants in water systems react with natural organic matter present in the source water supplies. Different disinfectants produce different types or amounts of disinfection byproducts. Disinfection byproducts for which regulations have been established have been identified in drinking water, including trihalomethanes, haloacetic acids, bromate, and chlorite

Drought - a period of below average rainfall causing water supply shortages.

Fire Flow - The ability to have a sufficient quantity of water available to the distribution system to be delivered through fire hydrants or private fire sprinkler systems.

Gallons per Capita per Day (GPCD) - A measurement of the average number of gallons of water use by the number of people served each day in a water system. The calculation is made by dividing the total gallons of water used each day by the total number of people using the water system.

Groundwater Basin - An underground body of water or aquifer defined by physical boundaries.

Groundwater Recharge - The process of placing water in an aquifer. Can be a naturally occurring process or artificially enhanced.

Hard Water - Water having a high concentration of minerals, typically calcium and magnesium ions.

Hydrologic Cycle - The process of evaporation of water into the air and its return to earth in the form of precipitation (rain or snow). This process also includes transpiration from plants, percolation into the ground, groundwater movement, and runoff into rivers, streams, and the ocean; see Water cycle.

Levels of Service (LOS) - Goals to support environmental and public expectations for performance.

Mains, Distribution - A network of pipelines that delivers water (drinking water or recycled water) from transmission mains to residential and commercial properties, usually pipe diameters of 4" to 16".

Mains, Transmission - A system of pipelines that deliver water (drinking water or recycled water) from a source to supply the distribution mains, usually pipe diameters of greater than 16".

Meter - A device capable of measuring, in either gallons or cubic feet, a quantity of water delivered by the District to a service connection.

Overdraft - The pumping of water from a groundwater basin or aquifer in excess of the supply flowing into the basin. This pumping results in a depletion of the groundwater in the basin which has a net effect of lowering the levels of water in the aquifer.

Pipeline - Connected piping that carries water, oil, or other liquids. See Mains, Distribution and Mains, Transmission.

Point of Responsibility, Metered Service - The connection point at the outlet side of a water meter where a landowner's responsibility for all conditions, maintenance, repairs, use and replacement of water service facilities begins, and the District's responsibility ends.

Potable Water - Water that is used for human consumption and regulated by the California Department of Public Health.

Pressure Reducing Valve - A device used to reduce the pressure in a domestic water system when the water pressure exceeds desirable levels.

Pump Station - A drinking water or recycled water facility where pumps are used to push water up to a higher elevation or different location.

Reservoir - A water storage facility where water is stored to be used at a later time for peak demands or emergencies such as fire suppression. Drinking water and recycled water systems will typically use concrete or

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steel reservoirs. The State Water Project system considers lakes, such as Shasta Lake and Folsom Lake to be water storage reservoirs.

Runoff - Water that travels downward over the earth's surface due to the force of gravity. It includes water running in streams as well as over land.

Santa Ana River Interceptor (SARI) Line - A regional brine line designed to convey 30 million gallons per day (MGD) of non-reclaimable wastewater from the upper Santa Ana River basin to Orange County Sanitation District for treatment, use and/or disposal.

Secondary treatment - Biological wastewater treatment, particularly the activated-sludge process, where bacteria and other microorganisms consume dissolved nutrients in wastewater.

Service Connection - The water piping system connecting a customer's system with a District water main beginning at the outlet side of the point of responsibility, including all plumbing and equipment located on a parcel required for the District's provision of water service to that parcel.

Sludge - Untreated solid material created by the treatment of wastewater.

Smart Irrigation Controller - A device that automatically adjusts the time and frequency which water is applied to landscaping based on real-time weather such as rainfall, wind, temperature, and humidity.

South Coast Air Quality Management District (SCAQMD) - Regional regulatory agency that develops plans and regulations designed to achieve public health standards by reducing emissions from business and industry.

Special district - A form of local government created by a local community to meet a specific need. Yucaipa Valley Water District is a County Water District formed pursuant to Section 30000 of the California Water Code

Supervisory Control and Data Acquisition (SCADA) - A computerized system which provides the ability to remotely monitor and control water system facilities such as reservoirs, pumps, and other elements of water delivery.

Surface Water - Water found in lakes, streams, rivers, oceans, or reservoirs behind dams. In addition to using groundwater, Yucaipa Valley Water District receives surface water from the Oak Glen area.

Sustainable Groundwater Management Act (SGMA) - Pursuant to legislation signed by Governor Jerry Brown in 2014, the Sustainable Groundwater Management Act requires water agencies to manage groundwater extractions to not cause undesirable results from over production.

Transpiration - The process by which water vapor is released into the atmosphere by living plants.

Trickling filter - A biological secondary treatment process in which bacteria and other microorganisms, growing as slime on the surface of rocks or plastic media, consume nutrients in wastewater as it trickles over them.

Underground Service Alert (USA) - A free service (<https://www.digalert.org>) that notifies utilities such as water, telephone, cable and sewer companies of pending excavations within the area (dial 8-1-1 at least 2 working days before you dig).

Urban runoff - Water from city streets and domestic properties that carry pollutants into the storm drains, rivers, lakes, and oceans.

Valve - A device that regulates, directs, or controls the flow of water by opening, closing, or partially obstructing various passageways.

Wastewater - Any water that enters the sanitary sewer.

Water Banking - The practice of actively storing or exchanging in-lieu surface water supplies in available groundwater basin storage space for later extraction and use by the storing party or for sale or exchange to a third party. Water may be banked as an independent operation or as part of a conjunctive use program.

Water Cycle - The continuous movement water from the earth's surface to the atmosphere and back again.

Water Pressure - Water pressure is created by the weight and elevation of water and/or generated by pumps that deliver water to customers.

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Water Service Line - A water service line is used to deliver water from the Yucaipa Valley Water District's mainline distribution system.

Water table - the upper surface of the zone of saturation of groundwater in an unconfined aquifer.

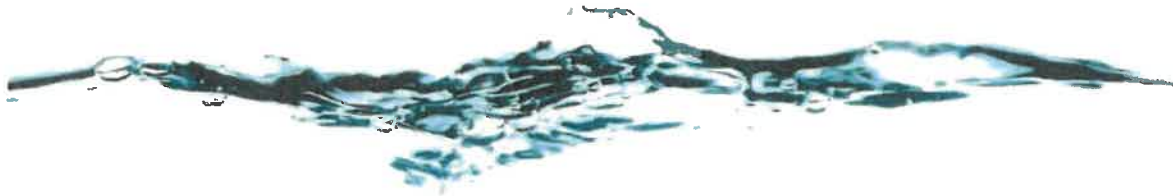
Water transfer - a transaction, in which a holder of a water right or entitlement voluntarily sells/exchanges to a willing buyer the right to use all or a portion of the water under that water right or entitlement.

Watershed - A watershed is the region or land area that contributes to the drainage or catchment area above a specific point on a stream or river.

Water-Wise House Call - a service which provides a custom evaluation of a customer's indoor and outdoor water use and landscape watering requirements.

Well - a hole drilled into the ground to tap an underground aquifer.

Wetlands - lands which are fully saturated or under water at least part of the year, like seasonal vernal pools or swamps.



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COMMONLY USED ABBREVIATIONS

AQMD	Air Quality Management District
BOD	Biochemical Oxygen Demand
CARB	California Air Resources Board
CCTV	Closed Circuit Television
CWA	Clean Water Act
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
FOG	Fats, Oils, and Grease
GPD	Gallons per day
MGD	Million gallons per day
O & M	Operations and Maintenance
OSHA	Occupational Safety and Health Administration
POTW	Publicly Owned Treatment Works
PPM	Parts per million
RWQCB	Regional Water Quality Control Board
SARI	Santa Ana River Inceptor
SAWPA	Santa Ana Watershed Project Authority
SBVMWD	San Bernardino Valley Municipal Water District
SCADA	Supervisory Control and Data Acquisition system
SGMA	Sustainable Groundwater Management Act
SSMP	Sanitary Sewer Management Plan
SSO	Sanitary Sewer Overflow
SWRCB	State Water Resources Control Board
TDS	Total Dissolved Solids
TMDL	Total Maximum Daily Load
TSS	Total Suspended Solids
WDR	Waste Discharge Requirements
YVWD	Yucaipa Valley Water District

1 RIVERSIDE LOCAL AGENCY FORMATION COMMISSION

2 RESOLUTION NO. 18-21

3 APPROVING THE REQUEST TO PROVIDE EXTRA-TERRITORIAL SERVICES -

4 YUCAIPA VALLEY WATER DISTRICT (I-10 LOGISTICS OWNER, LLC)

5 LAFCO 2021-09-5

6
7 BE IT RESOLVED AND DETERMINED by the Riverside Local Agency
8 Formation Commission ("Riverside LAFCO" or "the Commission") in
9 regular session assembled on October 28, 2021, that the request for
10 an extra-territorial service provision to allow the Yucaipa Valley
11 Water District to provide expedited water and wastewater services
12 to parcel numbers 407-220-118, 407-220-019, and 413-270-022 is
13 approved. The above-described parcels are generally located north
14 of Cherry Valley Blvd., northeast of Interstate 10 freeway, south
15 of Redlands Rd. and west of Nancy Ave. One parcel is located within
16 the City of Calimesa, and two parcels are located within the
17 unincorporated community of Cherry Valley, all in Riverside County
18 and as more particularly depicted in Exhibit "A," attached hereto
19 and made a part hereof.

20 BE IT FURTHER RESOLVED, DETERMINED AND FOUND THAT:

21 1. Commission proceedings were commenced by application by
22 the Yucaipa Valley Water District.

23 2. The request is for an extra-territorial service provision
24 to provide expedited water and wastewater services to parcel numbers
25 407-220-118, 407-220-019, and 413-270-022 by the Yucaipa Valley
26 Water District in anticipation of a future annexation. The applicant
27 has submitted an application for annexation of the subject area
28 with San Bernardino Local Agency Formation Commission ("LAFCO")

1 (LAFCO 3251-Reorganization to Include Annexation to Yucaipa Valley
2 Water District and its Improvement District NO. 1) and is pending
3 annexation approval.

4 3. The subject property is located within the sphere of
5 influence ("SOI") of the Yucaipa Valley Water District. Pursuant to
6 Government Code section 56133(c), the Commission may approve the
7 provision of services outside an agency's boundaries under certain
8 circumstances, including if the territory is within the agency's
9 SOI and if the provision of service is in anticipation of a future
10 annexation.

11 4. The distinctive short form designation of the proposal is
12 LAFCO 2021-09-5- Request for Extra-Territorial Service Provision -
13 Yucaipa Valley Water District (I-10 Logistics Owner, LLC).

14 5. The County of Riverside, as lead agency under the
15 California Environmental Quality Act ("CEQA") determined that the
16 overall San Geronio Crossings project could have significant
17 impacts on the environment and prepared and certified Environmental
18 Impact Report No. 534 ("EIR," State Clearinghouse No. 2014011009)
19 and Supplemental EIR for the San Geronio Crossing project (PP25337,
20 CZ07799, MP36564, and GPA01079). The EIR and Supplemental EIR fully
21 evaluated the entire project and complied with all applicable
22 provisions of CEQA and all appropriate State Guidelines.

23 The County has prepared a Mitigation Monitoring Reporting
24 Program and is responsible for all monitoring reports and
25 enforcement actions per CEQA. In addition to making findings
26 regarding significant impacts, the County adopted a Statement of
27 Overriding Considerations, which weighs the significant unavoidable
28 impacts against the benefits of the project and concludes that the

1 benefits of the project outweigh the remaining significant
2 unavoidable impacts.

3 6. Pursuant to CEQA, including State CEQA Guidelines section
4 15091 and 15096(h), Riverside LAFCO has more limited approval and
5 implementing authority over the project and thus serves only as a
6 responsible agency for the project pursuant to the requirements of
7 CEQA.

8 7. All the procedures of CEQA and the State CEQA Guidelines
9 have been met, and the EIR and Supplemental EIR is sufficiently
10 detailed so that all of the potentially significant effects of the
11 project on the environment and measures necessary to avoid or
12 substantially lessen such effects have been evaluated in accordance
13 with CEQA.

14 8. As responsible agency, Riverside LAFCO has verified that
15 the EIR and Supplemental EIR adequately analyze the potential
16 environmental impacts associated with the extraterritorial service,
17 which is Riverside LAFCO's limited role in the implementation of
18 the project.

19 9. All of the findings and conclusions made by the Commission
20 pursuant to this resolution are based upon the oral and written
21 evidence presented to it as a whole and not based solely on the
22 information provided in this resolution.

23 10. All required procedures of CEQA have been met and all
24 other legal prerequisites to the adoption of this resolution have
25 occurred.

26 11. In its limited role as responsible agency and based on
27 the environmental documentation prepared by the Lead Agency, and
28 pursuant to CEQA Guidelines Sections 15162, 15163 and 15164, the

1 Commission further finds the following:

2 a. There have not been any substantial changes proposed
3 to the project as analyzed in the EIR No. 534 or the Supplemental
4 EIR that require major revisions of the CEQA documents because of
5 new significant environmental effects or a substantial increase in
6 the severity of previously identified significant effects.

7 b. There have not been any substantial changes with
8 respect to the circumstances under which the proposed project is
9 undertaken that require major revisions of the CEQA documents, due
10 to the involvement of new significant environmental effects or a
11 substantial increase in the severity of previously identified
12 significant effects.

13 c. There is no new information of substantial
14 importance, which was not known and could not have been known with
15 the exercise of reasonable diligence at the time the Supplemental
16 to the EIR was certified, that shows any of the following:

17 (1) The project will have one or more significant
18 effects not discussed in the EIR or Supplemental EIR;

19 (2) Significant effects previously examined will be
20 substantially more severe than shown in the EIR or Supplemental
21 EIR;

22 (3) Mitigation measures or alternatives previously
23 found not to be feasible would in fact be feasible, and would
24 substantially reduce one or more significant effects of the project,
25 but the project proponents decline to adopt the mitigation measure
26 or alternative;

27 (4) Mitigation measures or alternatives which are
28 considerably different from those analyzed in the EIR or

1 Supplemental EIR would substantially reduce one or more significant
2 effects on the environment, but the project proponents decline to
3 adopt the mitigation measure or alternative.

4 Accordingly, no further environmental documentation is
5 required.

6 12. Find that there are no direct or indirect environmental
7 effects of the extra-territorial service extension. Therefore,
8 pursuant to CEQA Guidelines Sections 15096(g), there are no
9 mitigation measures to be adopted by Riverside LAFCO for the
10 proposed action, and none of the overriding considerations in the
11 County's statement of overriding considerations apply to the
12 actions undertaken by Riverside LAFCO. The EIR, Supplemental EIR,
13 Mitigation Monitoring and Reporting Program and Statement of
14 Overriding Considerations adopted by the County in connection with
15 the project are on file with and available for inspection at
16 Riverside LAFCO.

17 13. Concur with the lead agency's findings and make, after
18 consideration of all environmental documentation and all comments
19 on the larger project, responsible agency findings in Riverside
20 LAFCO's limited role as responsible agency.

21 14. The request to provide extra-territorial services to the
22 subject area depicted in Exhibit "A" is approved subject to the
23 following terms and conditions:

24 a. The Yucaipa Valley Water District shall defend,
25 indemnify, and hold harmless the Riverside LAFCO, its agents,
26 officers, and employees from any claim, action, or proceeding
27 against Riverside LAFCO, its agents, officers, and employees to
28 attack, set aside, void, or annul any approval of Riverside LAFCO

1 concerning this proposal.

2 b. The extra-territorial service provision by the
3 Yucaipa Valley Water District to the subject area shall expire in
4 twelve months, so that this provision can be limited to calendar
5 year 2022. This condition is to ensure that the landowner, I-10
6 Logistics Owner, LLC, will complete the pending annexation (LAFCO
7 3251) proceeding with San Bernardino LAFCO.

8 15. The Executive Officer is directed to transmit a certified
9 copy of this resolution to the proponent and to each subject local
10 agency.

11 //

12 //



Michael M. Vargas, Chair

14 //

15 //

16 I certify the above resolution was passed and adopted by the
17 Riverside Local Agency Formation Commission on October 28, 2021.

18 //

19 //



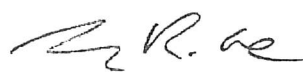
Gary Thompson, Executive Officer

21 //

22 //

23 //

FORM APPROVED LEGAL COUNSEL

 11/19/2021

24

25 The foregoing instrument is certified, under penalty of
perjury, to be a true copy of the original on file in this
office.

BY: Melissa R. Cushman

DATE

26 //

27 

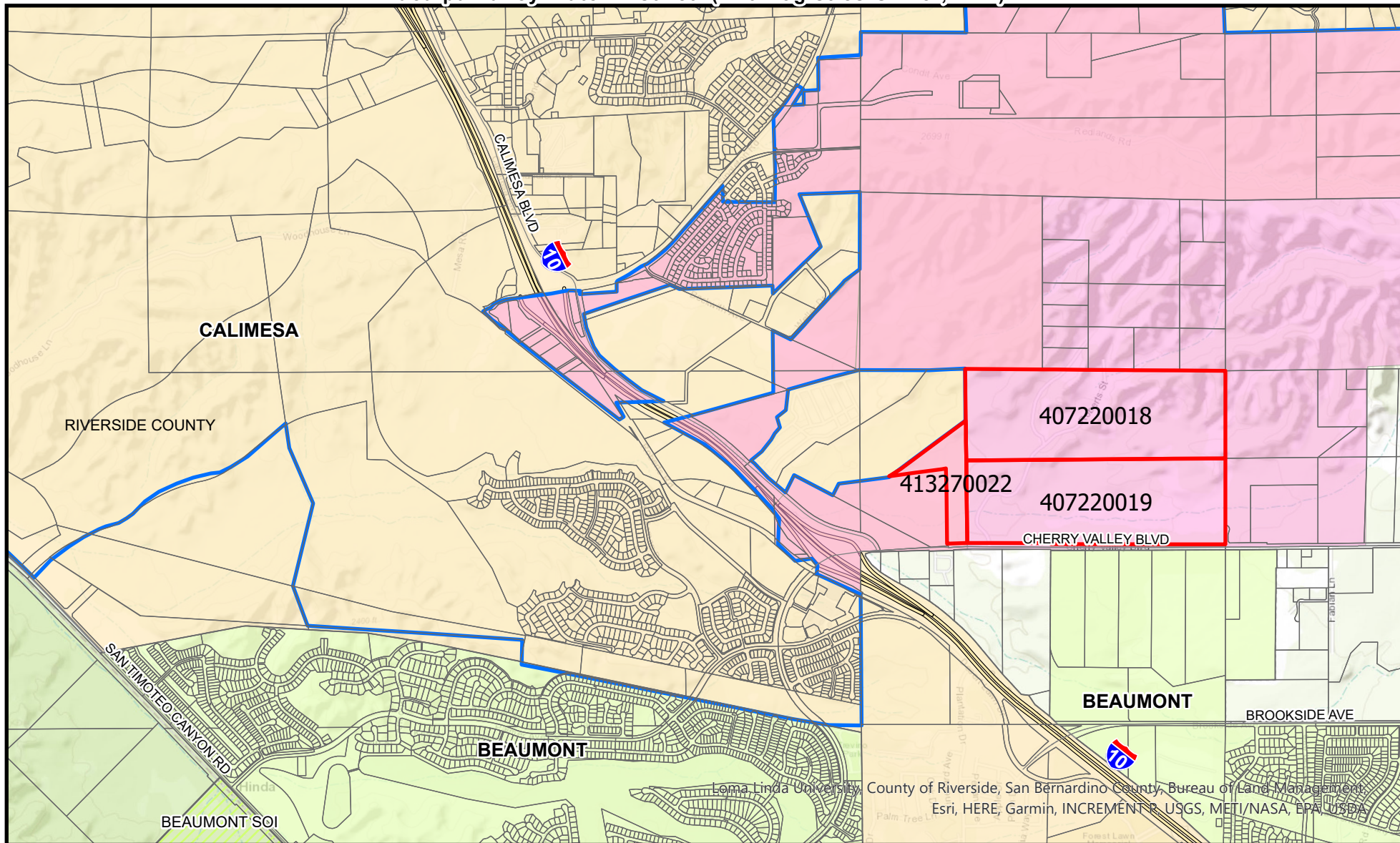
Elizabeth R. Valdez, Commission Clerk

28 Executed on December 2, 2021 at

28 //

Riverside, California

**LAFCO 2021-09-5 - Request for Extraterritorial Service Provision -
Yucaipa Valley Water District (I-10 Logistics Owner, LLC)**



Data Sources: County of Riverside; Registrar of Voters, District, LAFCO

0.4 0.2 0 0.4 Miles



Disclaimer: The information shown is intended to be used for reference and general display purposes only and is not to be used as an official map.

**Water & Sewer
provided by District**

Legend

- Yucaipa Valley Water District Boundary
- Yucaipa Valley Water District Boundary Sphere of Influence (SOI)
- LAFCO 2021-09-5 - Extraterritorial Request (YVWD)

Exhibit A

**Commission Approved on 10/28/2021: Approval of LAFCO 2021-09-5
with a condition that
completion of LAFCO 3251 (San BDO ANX) must be met within
12 months (October 28, 2022)**

Author: Crystal M. Craig

Map Updated on 11/17/21

**AGREEMENT TO PROVIDE DRINKING WATER, RECYCLED WATER,
AND SEWER SERVICE TO SAN GORGONIO CROSSING
PARCEL MAP NUMBER 36564 IN THE COUNTY OF RIVERSIDE**

This Agreement is made and effective this 3rd day of August 2021, by and between the Yucaipa Valley Water District, a public agency ("District") and I-10 Logistics Owner, LLC ("Developer"). Each is sometimes referred to herein as a "Party" and jointly as the "Parties".

Elements Project	Service Order	Task
93	14329	89456

For contractual issues, the Parties are represented by the following responsible individuals authorized to execute this Agreement:

District	Developer
Yucaipa Valley Water District 12770 Second Street Yucaipa, California 92399 Attention: Joseph Zoba, General Manager Email: jzoba@yvwd.us Telephone: (909) 797-5119 x2	I-10 Logistics Owner, LLC 2 Park Plaza, Suite 700 Irvine, California 92614 Attention: Brian Rupp, Executive Vice President Email: brupp@shopoff.com Telephone: (949) 231-5069

The Developer has represented, and hereby represents, to the District that it is the owner of the following parcel(s) which is/are the subject of this Agreement and described herein as the "Property":

Assessor Parcel Numbers	City / County
407-220-018, 407-220-019 and 413-270-022	Riverside County



RECITALS

WHEREAS, the Developer desires to develop its Property situated within the District's sphere of influence consisting of a development over an area of approximately 245 acres; and

WHEREAS, the Developer has provided plans, drawings, and/or concepts to the District to construct the proposed "Project" as shown on Exhibit A attached hereto; and

WHEREAS, the Project area includes the site planning for two recycled water storage reservoirs intended to be conveyed and deeded to the District and are to be located on the easterly portion of the Project; and

WHEREAS, the Developer desires to obtain drinking water service, recycled water service, and sewer service from the District for the Project in accordance with this Agreement and the current Rules, Regulations, and Policies of the District; and General Construction Conditions as provided in Exhibit C attached hereto; and

WHEREAS, the Developer has applied to the Local Agency Formation Commission for San Bernardino County ("LAFCO") to annex the Property to the District's service territory, which is currently pending before LAFCO; and

WHEREAS, in the interim, until such time as LAFCO has approved the annexation, the District and Developer desire for the District to provide drinking water, recycled water, and sewer services to the Property, which is in the District's sphere of influence, and the District will submit this Agreement to LAFCO for out-of-agency service authorization pursuant to Government Code, section 56133 for the period of time prior to completing the annexation of the Property; and

WHEREAS, it is the purpose of this Agreement to set forth the terms and conditions by which the District will provide service to the Project.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Developer and the District agree as follows:

- A. Project Overview.** The proposed development consists of two high-cube warehouse buildings: Building 1 would cover 814,822 square feet and Building 2 would cover 1,017,845 square feet, for a total of approximately 1,832,667 square feet of floor area. The two warehouses would include 2,151 square feet of office space.

In accordance with county landscaping standards, the project would utilize recycled water for the proposed landscaping along the project frontage, interior parkways, within Cherry Valley Boulevard, and a 5.94 acre riparian habitat area.

The Project will result in four separate parcels: one for each of the industrial buildings including open space areas to be dedicated to a conservancy; one parcel deeded to an adjoining property owner; and one recycled water reservoir parcel provided in fee title (and associated ingress/egress and pipeline/utility easements) to Yucaipa Valley Water District as illustrated in Exhibit B.

The Project will receive drinking water service, recycled water service, and sewer service from the District upon payment of the District's monthly rates, fees, and charges for such services.

B. Special Conditions. In addition to the General Construction Conditions attached hereto as Exhibit C, the following conditions, being contained herein, are hereby required by the District for the Developer to receive service for the Project.

1. **Project Specific Drinking Water Conditions:** The Project will receive drinking water service from the Yucaipa Valley Water District. The Developer shall design and construct, at its sole cost and expense, on-site and/or off-site drinking water infrastructure ("Facilities") as required by the District, and pursuant to the District's approved plans and requirements as follows.

- a. Approximately 6,340 linear feet of 24-inch ductile iron water conveyance pipeline shall be constructed from existing District drinking water facilities in Calimesa Boulevard southeast to Cherry Valley Boulevard and east on Cherry Valley Boulevard to "A" Street. Approximately 1,500 linear feet of 12-inch ductile iron drinking water conveyance pipeline shall be constructed connecting to the 24-inch ductile iron pipeline then north on "A" Street to an agreed termination point.
- b. **Reservoir R-12.4 SCIP Financing.** In 2014 the Yucaipa Valley Water District assembled several property owners in the area to construct the Drinking Water Reservoir R-12.4. This 6.0 million gallon reservoir is necessary to provide drinking water and fire protection to the Project.

Based on the cost to construct Reservoir R-12.4, the financial participation for capacity in that Reservoir reserved for this Project is \$536,000 based on anticipated water service and an allocation of the 960,000 gallon fire flow requirement. The Developer shall be required to provide payment for the reserved storage capacity prior to the issuance of a Certificate of Occupancy by the County of Riverside.

2. **Project Specific Recycled Water Conditions:** The Project will receive recycled water service from the Yucaipa Valley Water District. The Developer shall design and construct, at its sole cost and expense, on-site and/or off-site recycled water infrastructure ("Facilities"), as required by the District, and pursuant to the District's approved plans and requirements, as follows:

- a. Approximately 9,170 linear feet of 24-inch ductile iron water conveyance pipeline shall be constructed from existing District recycled water facilities in Calimesa Boulevard southeast to Cherry Valley Boulevard and east on Cherry Valley Boulevard to "B" Street. Approximately 225 linear feet of 24-inch ductile iron drinking water conveyance pipeline shall be constructed connecting to the 24-inch ductile iron pipeline then north on "B" Street to an agreed termination point.

- i. **Cost Sharing of Recycled Water Pipeline** - The Developer and District agree that the total incremental material costs associated with the oversizing requirement from the Developer's responsibility of a 12" recycled water pipeline to the District's required 24" recycled water pipeline is \$1,050,000. The District will provide a payment in the amount of \$1,050,000 within fifteen (15) days following LAFCO's approval of the annexation of the Property and District acceptance of the 24" recycled water pipeline for the incremental material costs associated with the 24" recycled water pipeline.
 - b. Prior to the issuance of a Building Certificate of Occupancy by the County of Riverside, or as otherwise approved in writing by the District and Developer, the Developer shall provide fee title to an agreed parcel of land, unencumbered by easements unless approved by the District in writing, except for such easements that exist as of the date of this Agreement, sufficient for the District to design and construct two 1.0 million gallon recycled water reservoirs and a recycled water booster station. The deeded property shall also include a District approved, graded pad, graded access roadway, and executed easements (ingress/egress, construction, reconstruction, pipeline, electrical power, communication conduits, etc.). The timing and construction of the recycled water reservoirs and booster station by the District will be coordinated to not impact the construction of the Project. The Developer will receive a fee credit or payment of \$40,000 for the fee title conveyance of the graded reservoir property and related easements to the District prior to the Certificate of Occupancy issued by the County of Riverside.
 - c. Recycled water service for this project will be applied to common areas around the Project site in a manner consistent with the Yucaipa Valley Water District Rules and Regulations and Title 22 California Code of Regulations upon LAFCO's annexation to the District's service territory and in the interim upon receiving approval by the State Water Resources Control Board, Division of Drinking Water.
 - d. The Developer shall assist as required by the District for the preparation and submittal of an Engineering Report for the Project.
3. **Project Specific Sewer Conditions:** The Project will receive sewer service from the Yucaipa Valley Water District. The Developer shall design and construct, at its sole cost and expense, on-site and/or off-site sewer infrastructure ("Facilities"), as required by the District, and pursuant to District approved plans and requirements as follows:
 - a. Approximately 5,345 linear feet of 8-inch extra strength vitrified clay pipe (VCP) will be constructed from existing District sewer facilities in Calimesa Boulevard southeast to Cherry Valley Boulevard and east on Cherry Valley Boulevard to the eastern Project parcel boundary. Onsite sewer mainlines will enter the Project on the western portion of the Project to provide sewer service to both industrial buildings.

- b. The Yucaipa Valley Water District will not provide sewer service to the Project until all sewer infrastructure is completed, pressure tested, and accepted by the District.
 - c. Developer shall pay all applicable fees, and charges as required herein and in effect at the time sewer service is activated to any portion of the Project.
 - d. The Developer is responsible for the construction and permanent maintenance of all on-site sewer Facilities that are not owned and operated by the District.
 - e. The District has identified sewer mainline deficiencies downstream of the Project within the City of Calimesa. To secure the appropriate funding for the upgrade of these sewer mainline facilities, the Developer shall pay to the District a fee of \$1,500 per Equivalent Dwelling Unit for the construction of upgraded sewer mainline facilities. This fee shall be paid prior to the certificate of occupancy issued by the County of Riverside.
4. Project Specific Stormwater Conditions. The City of Calimesa and/or the County of Riverside will retain responsibility and authority for stormwater related to the Project. The Developer shall provide, at its sole cost and expense, approved plans, specifications, and construction drawings to the District for review and identification of onsite stormwater collection facilities and retention basins and the District will review such plans, specifications, and drawings to ensure that the Facilities will not interfere with existing District infrastructure and/or the stormwater facilities.
5. General Conditions. The Developer, at its sole cost and expense, shall design and construct all Facilities and related appurtenances pursuant to the District's approved plans and construction drawings to serve the Project.
- a. The District will not provide drinking water, recycled water, or sewer service to the Project until the required Facilities are completed and accepted by the District to provide service to the Project or any portion thereof.
 - b. Project phases (if applicable) will be coordinated and approved in writing by the District.
 - c. The Developer shall provide electronic design drawings of parcels and infrastructure in native AutoCAD file formats consistent with existing District enterprise systems prior to receiving occupancy.
 - d. Facilities located in easements shall be protected pursuant to District requirements.
6. Rates, Fees and Charges.
- a. The most current rates, fees and charges for the services described above shall be payable pursuant to the District's Resolution/Ordinance in effect at

the time building permits are issued or renewed for the Project. Developer understands and agrees that such rates, fees, and charges may be increased by the District from time-to-time and shall be payable when such increases become effective.

- b. As a commercial/industrial development, this Project is exempt from paying sustainability fees based on the rates, fees, and charges for seven acre-feet (7 acre-feet) of supplemental water per Water Service Unit prior to the issuance of building permits.
- c. On June 2, 2020, the Board of Directors adopted Resolution No. 2020-30, *"A Resolution of the Yucaipa Valley Water District setting Forth and Updating the Calculation for Facility Capacity Charges Related to the Purchase of Permanent Supplemental Water Resources for New Development within Riverside County"*. This Resolution will be amended from time to time to update the cost of permanent water supplies for developments in Riverside County which fee is due payable at the time a building permit is issued or renewed for the Project.
 - i. This Project does not include overlying water rights; therefore the Developer is required to pay the Supplemental Water Facility Capacity Charge as calculated by the most recent fee Resolution.
- 7. Project Related Invoices. Pursuant to Exhibit C - Design and Construction Requirements, Section O, the Developer shall deposit funds in the amount of \$25,000 ("Project Cash Account") with the District within the (10) business days following the District's approval of this Agreement. The Developer acknowledges that the District is hereby authorized, from time-to-time, to reimburse itself from those funds on deposit for Project costs incurred by the District, and that the District's development staff/consultant related services, permit issuance, and occupancy release will cease unless there is a minimum balance of \$2,500 in the Project Cash Account for the Project. The District shall provide monthly accounting of the deposits and withdrawals as well as written backup documentation substantiating the withdrawals upon request by Developer.
- 8. Ownership, Operation and Maintenance. Once constructed and accepted by the District, title to the Facilities (excluding private, on-site Facilities), including the land and/or easements as applicable on which the Facilities are located, shall be conveyed by the Developer to the District, and the District will operate and maintain the Facilities and provide service to the Developer's Property in accordance with the District's Rules, Regulations and Policies and the provisions of this Agreement.
- 9. Easements, Dedications, and Recorded Documentation: All easements, dedications, and recorded documentation required by the District shall be provided by the Developer to the District prior to the release of occupancy of any structure within the Project. Such documentation shall be subject to the District's approval.
- 10. Annexation. The Developer hereby irrevocably consents to annexation of the Property to the Yucaipa Valley Water District and agrees to take any and all reasonable and necessary actions and fully and in good faith cooperate with the

District to cause the annexation of the Property to the District. Annexation to the Yucaipa Valley Water District is required for the District to provide permanent drinking water, sewer, and recycled water services, the application for which is currently pending before LAFCO. In the interim, prior to the approval of the annexation, the District will provide drinking water, sewer services, and recycled water (upon receiving approval by the State Water Resources Control Board, Division of Drinking Water) upon LAFCO's approval of this Agreement under Government Code, section 56133. The Parties understand and agree that LAFCO's final annexation approval is a condition precedent to permanent water, recycled water, and sewer services provided by the District for the Project.

11. Annual Review of Construction Drawings. The District requires an annual review of approved construction drawings related to this Project. The District will not charge the Developer for the annual construction drawing review. However, the Developer will be required to update and resubmit construction drawings based on comments provided by the District at the sole cost and expense of the Developer prior to the start of construction.
12. Amendment. This Agreement may be amended, from time-to-time, by mutual agreement, in writing signed by both Parties. The District and the Developer further agree that to the extent this Agreement does not address all aspects of the Developer's Property and/or Project, the Parties will meet and confer and negotiate in good faith and execute a written amendment or supplement to this Agreement.
13. Assignment. This Agreement shall not be assigned, whether in whole or in part by either Party.
14. Term and Termination of Agreement. Unless extended by mutual agreement of the parties in writing, this Agreement shall terminate at 5:00 p.m., on the day before the sixth (6th) anniversary date of this Agreement; provided, however, that this Agreement shall automatically terminate as follows:
 - a. Immediately, upon abandonment by the Developer of the Developer's Property and/or the work hereunder. "Abandonment" is defined as the act of bankruptcy or Developer's failure to improve the Property in a manner consistent with the proposed development plan within twelve months of the effective date of this Agreement; and/or
 - b. Within 45 days of the date of the issuance of a Notice of Default by the District to the Developer in the event the Developer fails or refuses to perform, keep, or observe any of the terms, conditions or covenants set forth in this Agreement.
 - c. Such abandonment or default by the Developer shall relieve the District and Developer of its obligations and liabilities under this Agreement.

IN WITNESS WHEREOF, the parties have executed is Agreement to be effective on the day and year first above written.

YUCAIPA VALLEY WATER DISTRICT

Dated: 8-5-21 By: 
Chris Mann, Board President

DEVELOPER

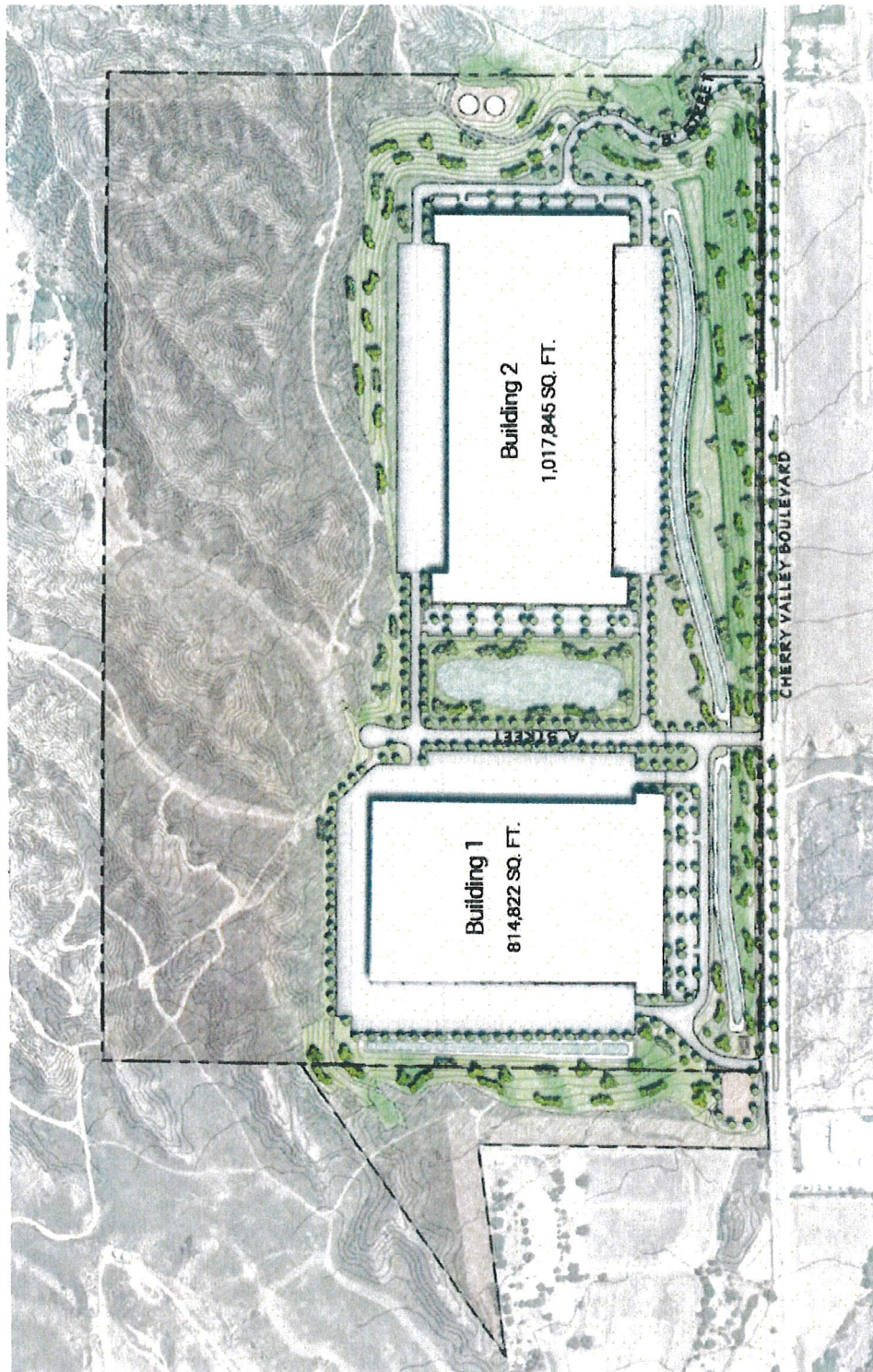
Dated: August 4, 2021 By: 

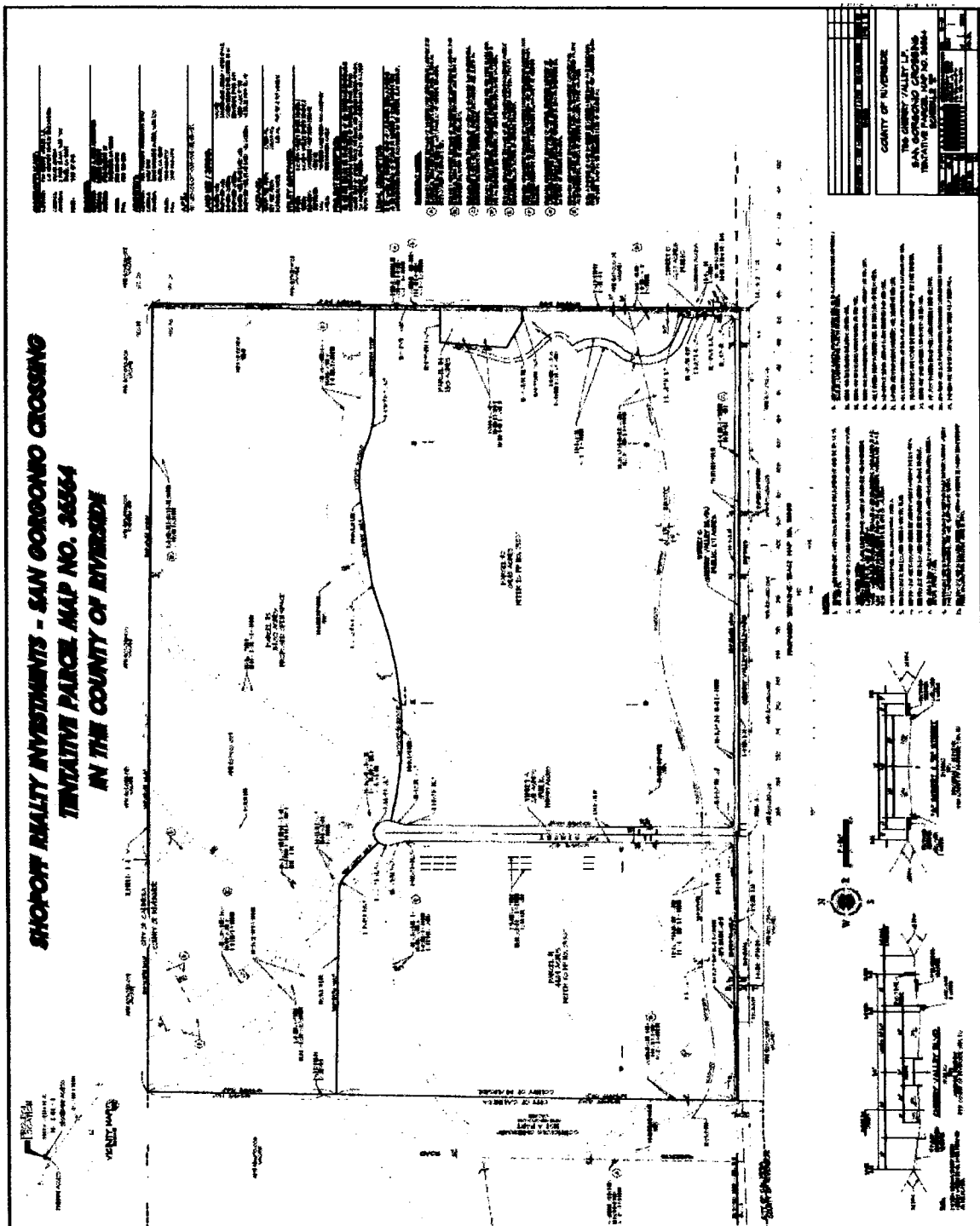
Print Name: Brian G. Rupp

Print Title: Authorized Signatory

Attachments	Status
Exhibit A - Proposed Development Concept	Included
Exhibit B - Recycled Water Reservoir Property	Included
Exhibit C - General Construction Conditions	Included
Exhibit D - Transfer of Overlying Water Rights	Not Included

Exhibit A - Proposed Development Concept





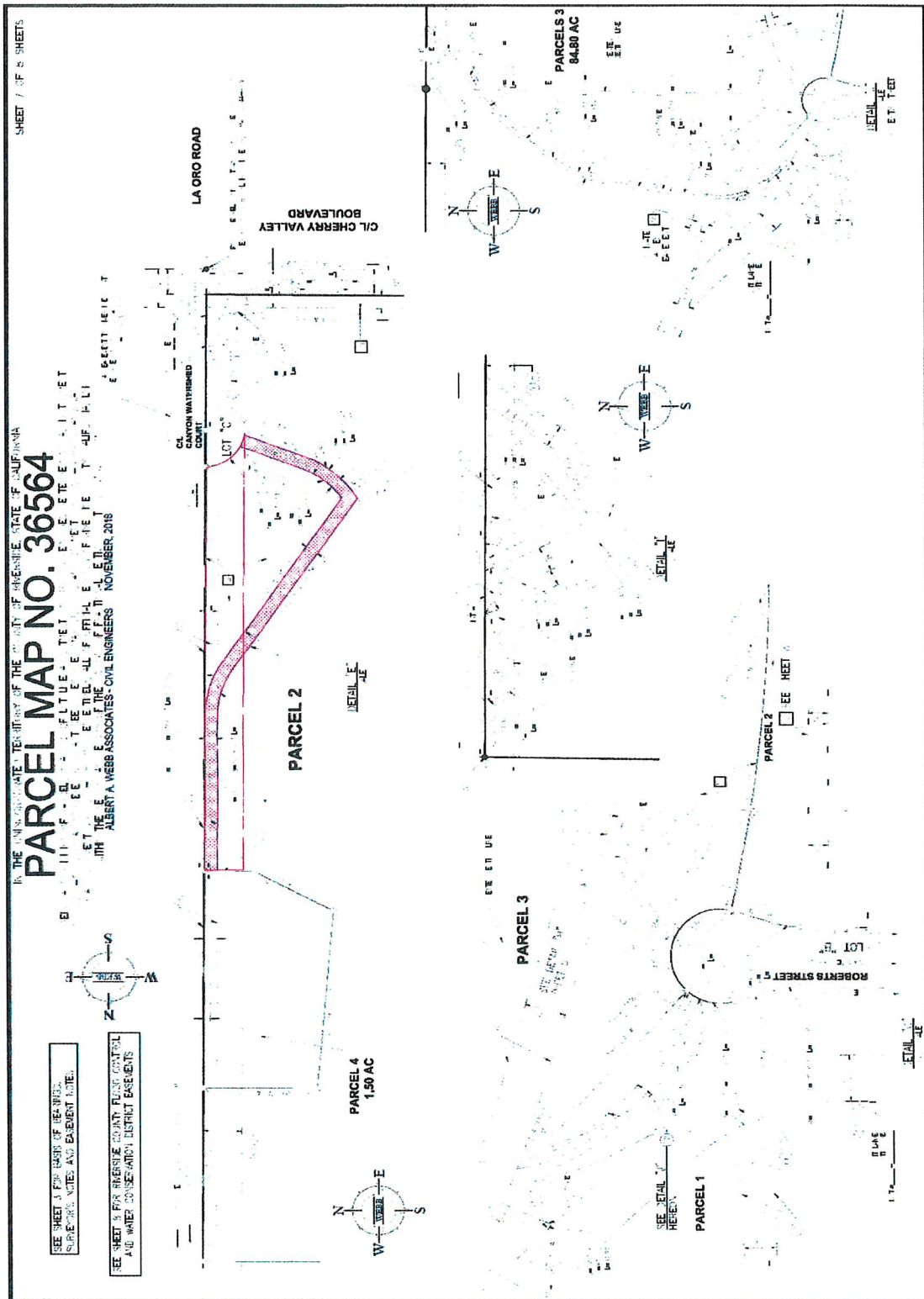


EXHIBIT "A"

**ACCESS EASEMENT
LEGAL DESCRIPTION**

THAT PORTION OF PARCELS 1 AND 2 OF LOT LINE ADJUSTMENT NO. 190013, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 18, 2019 AS INSTRUMENT NO. 2019-0365786 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS CONVEYED BY GRANT DEED RECORDED DECEMBER 31, 2020 AS DOCUMENT NO. 2020-0672143, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN FRACTIONAL SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, BEING A STRIP OF LAND, 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 85 AT PAGE 92, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA:

THENCE NORTH $89^{\circ}35'27''$ WEST ALONG THE NORTHERLY LINE OF SAID SECTION 30, A DISTANCE OF 10.00 FEET FOR THE **TRUE POINT OF BEGINNING**, SAID POINT BEING ON A LINE PARALLEL WITH AND DISTANT WESTERLY 10.00 FEET, MEASURED AT A RIGHT ANGLE, FROM THE EASTERLY LINE OF SAID SECTION 30:

THENCE SOUTH $00^{\circ}24'37''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1878.76 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET:

THENCE SOUTHWESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $34^{\circ}06'40''$, AN ARC DISTANCE OF 89.30 FEET:

THENCE SOUTH $34^{\circ}31'17''$ WEST, A DISTANCE OF 338.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 151.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH $57^{\circ}00'31''$ WEST:

THENCE SOUTHEASTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF $36^{\circ}27'27''$, AN ARC DISTANCE OF 96.08 FEET:

EXHIBIT "A"

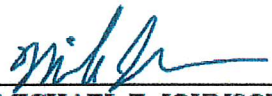
**ACCESS EASEMENT
LEGAL DESCRIPTION**

THENCE SOUTH 69°26'55" EAST, A DISTANCE OF 99.66 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 61.00 FEET, THE RADIAL LINE TO SAID POINT BEARS NORTH 71°46'13" WEST FOR THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE NORTHERLY, AT THE NORTHERLY LINE OF SAID SECTION 30 AND SOUTHEASTERLY, ON SAID CURVE, CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 61.00 FEET AT THE POINT OF TERMINUS.

CONTAINING 1.15 ACRE, MORE OR LESS.

**SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.
PREPARED UNDER MY SUPERVISION**


MICHAEL E. JOHNSON, L.S. 7673 07/02/21 DATE

PREPARED BY: AL
CHECKED BY: mf



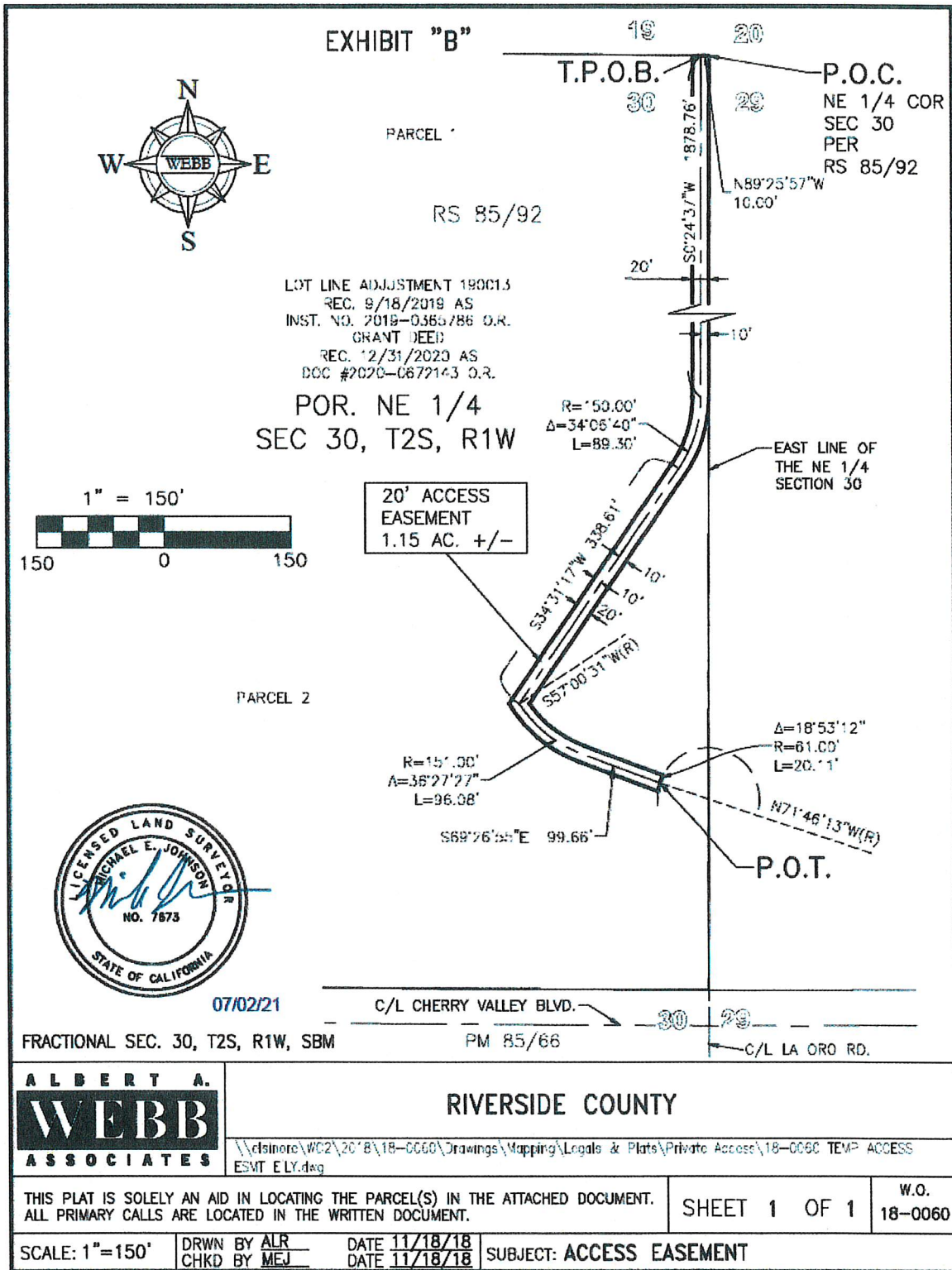


Exhibit C - General Construction Conditions

DESIGN AND CONSTRUCTION

- A. Licensed Professionals. All work, labor and services performed and provided in connection with, for example, the preparation of surveys and descriptions of real property and rights-of-way, the preparation of construction specifications, plans and drawings, and the construction of all Facilities shall be performed by or under the direction of professionals appropriately licensed by the State of California and in good standing.
- B. Plan Acceptance; Facility Acceptance. Upon its final review and approval of the plans and specifications ("Plans"), the District shall sign the construction drawings ("Approved Plans") indicating such approval ("Plan Acceptance"). Plans are subject to an annual review by the District and modifications will be required by the District to conform to revised construction standards and policies as part of the Plan Acceptance. The Developer shall update and resubmit the Plans for final approval by the District.
1. The Developer shall not permit, or suffer to permit, the construction of any Facility without having first obtained Plan Acceptance or completed modifications required by annual updates. In the event the Developer fails or refuses to obtain the District's Plan Acceptance, the District may refuse, in its sole discretion and without liability to the Developer, to issue its Facility Acceptance (as that term is defined below) as to such Facility when completed.
 2. The Developer shall not deviate from any Approved Plans and/or specifications without the District's prior written approval.
- C. Facility Inspection. All construction work shall be inspected on a timely basis by District personnel and/or by District's consultants at the sole cost of the Developer. The Developer acknowledges that the inspector(s) shall have the authority to require that any and all unacceptable materials, workmanship, construction and/or installation not in conformance with either (i) the Approved Plans, or (ii) standard practices, qualities, and standards in the industry, as reasonably determined by the District, shall be replaced, repaired, or corrected at Developer's sole cost and expense.
1. In the event the Developer's contractor proposes to work overtime and beyond normal business hours, the Developer shall obtain the District's approval at least 24 hours in advance so that inspection services may be appropriately scheduled. The Developer shall be solely responsible for paying all costs and expenses associated with such inspection services.
 2. The District shall promptly upon request of Developer cause the final inspection of a Facility which Developer indicates is completed. If the District finds such Facilities to have been completed in conformance with the Approved Plans for which a Plan Acceptance has been issued, then District shall issue to Developer its letter ("Facility Acceptance") indicating satisfactory completion of the Facility and District's acceptance thereof. Neither inspection nor issuance of the Facility Acceptance shall constitute a waiver by District of any claims it might have against

Developer for any defects in the work performed, the materials provided, or the Facility constructed arising during the one-year warranty period.

- D. Project Coordination and Designation of Developer's Representative. The Developer shall be solely responsible for coordinating the provision of all work, labor, material, and services associated with the planning, design and construction of the Facilities required for the Project.
1. The Developer shall be solely responsible for compliance with all applicable federal, state, and local safety rules and regulations, and shall conduct periodic safety conferences as required by law and common sense.
 2. Prior to proceeding with any Facility construction, the Developer shall schedule and conduct a preconstruction conference with the District. In the event the Developer fails or refuses to conduct any such conference, the District may refuse, in its sole discretion, to accept the Facilities constructed by the Developer.
 3. The District and the Developer hereby designate the individual identified on page 1 of this Agreement as the person who shall have the authority to represent the District and Developer in matters concerning this Agreement. In order to ensure maximum continuity and coordination, the District and Developer agree not to arbitrarily remove or replace the authorized representative, but in the event of a substitution, the substituting Party shall promptly advise the other Party of such substitution, in writing.
- E. District's Right to Complete Facilities. The District is hereby granted the unqualified right to complete, construct or repair all or any portion of the water and/or sewer Facilities, at Developer's sole cost and expense in the event there is a threat to the public's health, safety, or welfare.
- F. Construction of Connections to District Facilities. Unless otherwise agreed to in writing by the District, the District shall furnish all labor, materials, and equipment necessary to construct and install connections between the Developer's Facilities and the District's water, recycled water, and sewer systems. All costs and expenses associated therewith shall be paid by the Developer.
- G. Compliance with Law and District Regulations. The Developer hereby agrees that all Facilities shall be planned, designed, and constructed in accordance with all applicable laws, and the District's Rules, Regulations and Policies in effect at the time of construction. The Developer shall keep fully informed of and obey all laws, rules, and regulations, and shall indemnify the District against any liability arising from Developer's violation of any such law, rule, or regulation.
- H. Developer's Warranties. The Developer shall unconditionally guaranty, for a period of one year following the District's Facility Acceptance thereof, any and all materials and workmanship, at the Developer's sole cost and expense. The provision of temporary water service through any of the Developer's Facilities, prior to District's acceptance of same, shall not nullify nor diminish the Developer's warranty obligation, nor shall the Developer's warranty obligation be voided if the District determines, in its sole discretion, to make any emergency repairs necessary to protect the public's health, safety or welfare or to ensure

continuity of water or sewer service. The District shall notify Developer of such emergency repairs.

- I. **Testing and Disinfection.** Upon approval by the District, the Developer, at its sole cost and expense, shall undertake and satisfactorily complete a testing program, including without limitation, compaction, cleaning, video and air testing, and pressurized and disinfection testing (drinking water Facilities), for all Facilities prior to acceptance by the District.
- J. **Bond Requirements.** The Developer shall provide to the District, in a form satisfactory to the District, the following bonds:
 1. **Performance and Warranty Bond.** A performance bond issued by a corporate surety or sureties licensed and permitted to do business by and within the State of California in an amount representing not less than one hundred percent (100%) of any and all construction work to be conducted or performed under this Agreement. A warranty bond issued by a corporate surety or sureties licensed and permitted to do business by and within the State of California in an amount representing not less than fifty percent (50%) of the total cost of any and all construction performed hereunder, insuring against any and all defects in the Facilities constructed hereunder, for a period of not less than one full year after the date of acceptance thereof by the District.
 2. **Labor and Materials Payment Bond.** A labor and materials payment bond issued by a corporate surety or sureties licensed and permitted to do business by and within the State of California in an amount representing not less than one hundred percent (100%) of the total cost of any and all construction performed hereunder per California Civil Code Sections 9550 and following.
 3. **Miscellaneous Bond Requirements.** All bonds required by this section are subject to the approval as to form and content by the General Manager and District's Legal Counsel. All bonds required by this section shall be provided by a surety that is an "admitted" surety insurer authorized to transact surety insurance in California, with assets exceeding its liabilities in the amount equal to or in excess of the amount of the bonds, and each bond shall not be in excess of ten percent (10%) of the surety insurer's assets. The bond shall be duly executed and shall meet all of the requirements of Section 995.660 of the Code of Civil Procedure.
- K. **Title to Facilities and Right-of-Way.** Provided that the Developer's Facilities are designed and constructed as required hereunder and the District proposes to issue its Facility Acceptance, the Developer shall, concurrently with the District's Facility Acceptance, convey ownership title to all Facilities (and right-of-way, if applicable) to the District, free and clear of any and all liens and encumbrances except those that are expressly agreed to by the District. The District may require fee title or an easement, depending upon the location of the Facility through action by the Board of Directors. Upon conveyance of title, the District shall assume the responsibility of operating and maintaining the Facilities, subject to the Developer's warranty as provided herein. The Developer acknowledges and agrees that the District shall not be obligated to operate and maintain the Facilities and to provide service to and through them until all applicable conditions imposed by this

Agreement hereunder are satisfied and title to the Facilities has been conveyed and delivered to the District in recordable form.

- L. Risk of Loss. Until such time as acceptance thereof by the District, and until good and marketable title to the easements, rights-of-way and Facilities are conveyed and delivered to, and accepted by, the District in recordable form, the Developer shall be solely and completely responsible for any and all losses and/or damage of every kind or nature to the easements, rights-of-way, and Facilities. In the event Developer believes the loss and/or damages arose from or are related to acts performed by the District, this provision does not preclude Developer's insurance carrier from seeking indemnity and/or reimbursement from the District.
- M. Conditions Precedent to the Provision of Water and Sewer Service. Unless the District otherwise agrees in writing, the District shall not be obligated to provide any water and/or sewer service to the Developer's Property or any part thereof, including model homes, until Facility Acceptance by the District and Developer conveys to the District the right-of-way and Facilities associated with the requested service. Upon acceptance of the right-of-way and appurtenant Facilities, the District shall provide the service requested and assume the responsibility for operating and maintaining the affected Facilities. Service provided by the District shall be in accordance with its Rules, Regulations and Policies and shall be comparable in quality of service to that provided all similarly situated customers.

FEEES AND CREDITS

- N. Developer Fees, Charges, Costs and Expenses. The Developer shall be solely responsible for the payment to the District of all fees, charges, costs, and expenses related to this Project.
- O. Developer Cash Account Deposit. The Developer acknowledges and hereby agrees that the District is authorized, from time-to-time, to reimburse itself from the funds on deposit for Project costs incurred.
1. The Developer shall provide the initial deposit to the District, and maintain the minimum balance in the Cash Account for the Project as provided below:
 - a. An initial deposit of \$2,500 and a minimum balance of \$1,000 for a Project that involves the construction of 1 to 2 proposed structures;
 - b. An initial deposit of \$5,000 and a minimum balance of \$2,000 for a Project that involves the construction of 3 to 5 proposed structures;
 - c. An initial deposit of \$10,000 and a minimum balance of \$3,000 for a Project that involves the construction of 6 to 20 proposed structures;
 - d. An initial deposit of \$25,000 and a minimum balance of \$5,000 for all other Projects.

2. If not previously paid, the initial deposit shall be received by the District within 10 business days following the District's approval of this Agreement.
 3. The District shall provide a monthly accounting of how funds were disbursed.
 4. The Developer agrees to deposit funds with the District within 30 calendar days upon the date an invoice is issued by the District or a Notice of Default will be issued by the District.
 5. The District will not release any structure for occupancy unless the minimum balance is available to the District in the Project Cash Account.
 6. Should any unexpended funds remain in the Cash Account upon completion of the Project or termination of this Agreement, then such funds shall be reimbursed to the Developer within 60 days.
- P. Current Fees and Charges. In the event of a change in the District's schedule of fees and charges, such change shall automatically be incorporated into this Agreement as though set forth in full. Unless otherwise agreed to in writing by the District, the Developer shall pay, when due, the then-current amount of the applicable fee or charge.
- Q. Sustainability Water. The Developer shall pay for the purchase of a quantity of imported water pursuant to the Sustainability Policy adopted by the Board of Directors as a Resolution No. 11-2008 on August 20, 2008, or the latest version with a revised quantity or fee structure. The imported water rate shall be the rate in effect at the time water is secured from the San Bernardino Valley Municipal Water District. Imported water for compliance with the Yucaipa Valley Water District's Sustainability Policy may be pre-paid to lock in the Development Sustainability fee or purchased prior to the issuance of building permits and pay the fee in effect at that time.
- R. San Gorgonio Pass Water Agency Facility Capacity Charges. If the Project is within the service area of the San Gorgonio Pass Water Agency, the Developer will be required to pay the latest San Gorgonio Pass Water Agency Facility Capacity Charge as set forth by District resolution.
- S. District Financial Participation; Credits. The District may agree to participate in certain Facilities for this Project. Any participation or financial contribution to construct the water and/or sewer infrastructure associated with this Project is identified in the Special Conditions at the beginning of the Agreement.

PERMITS AND DOCUMENTATION

- T. Permits, Licenses and CEQA Documentation. The Developer shall be solely responsible for securing and paying for all permits and licenses necessary to develop its project. The Developer shall be solely responsible for complying with the California Environmental Quality Act under the auspices of the City and/or County within which the Property is situated. However, upon request, the Developer shall furnish to the District all relevant environmental documentation and information.

1. The Developer, at its sole cost and expense, shall be solely responsible for defending against any and all legal challenges, including but not limited to permits, licenses and CEQA documentation.
- U. Documents Furnished by the Developer. The Developer shall furnish to the District documentation as required by the District specified below, within the time periods specified. Each and every document submittal shall consist of a fully executed original or certified copy (in recordable form, if applicable) and two copies.

Document(s)	Due Date
Certification of Streets to Rough Grade	Prior to Construction
City/County Encroachment Permits and Conditions	Prior to Construction
Field Engineering Surveys ("Cut Sheets")	Prior to Construction
Grant of Easements and Rights-of-Way	Prior to Construction
Labor and Materials Bond	Prior to Construction
Liability Insurance Certificate(s)	Prior to Construction
Performance Bond	Prior to Construction
Soil Compaction Tests	Prior to Acceptance
Warranty Bond	Prior to Acceptance
List of Approved Street Addresses and Assessor Parcel Numbers	Prior to Setting Meter
Notice of High/Low Water Pressure	Prior to Setting Meter
Notice of Water Pumping Facility	Prior to Construction
Mechanic's Lien Releases	Upon Request of District

NOTE: The DEVELOPER hereby acknowledges and agrees that the foregoing list is not intended to be exclusive; therefore, the DISTRICT reserves the right to request, from time-to-time, additional documents or documentation.

INSURANCE AND INDEMNIFICATION

- V. Indemnification and Hold Harmless. The Developer and the District agree that the District should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, defense costs, court costs or any other costs arising out of or in any way related to the performance by Developer of this Agreement. Accordingly, the Parties intend this indemnity provision to be interpreted and construed to provide the fullest protection possible under the law to the District, except for liability attributable to the District's intentional and/or negligent acts. Developer acknowledges that the District would not enter into this Agreement in the absence of this commitment from the Developer to indemnify and protect the District as set forth here.

Therefore, the Developer shall defend, indemnify and hold harmless the District, its employees, agents and officials, from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, actual attorneys' fees incurred by the District, court costs, interest, defense costs including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation incurred in relation to, as a consequence of or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part in the performance by Developer of this Agreement. All obligations under this provision are to be paid by the Developer as incurred

by the District. Notwithstanding the foregoing, the Developer shall have no obligation to defend, indemnify or hold harmless the District, its employees, agents, or officials from any liability arising, in whole or in part, from the District's intentional and/or negligent acts.

W. Insurance. The Developer agrees to provide insurance in accordance with the requirements set forth here throughout the term of this Agreement. If the Developer uses existing coverage to comply with these requirements and that coverage does not meet the requirements set forth herein, the Developer agrees to amend, supplement, or endorse the existing coverage to do so. The following coverages will be provided by the Developer and maintained on behalf of the District and in accordance with the requirements set forth herein.

1. Commercial General Liability Insurance (Primary) shall be provided on ISO-CGL Form No. CG 00 01 10 93. Policy limits shall be no less than \$1,000,000 per occurrence for all coverages and \$2,000,000 general aggregate. The District and its officials, employees and agents shall be added as additional named insureds using ISO Form CG 20 10 10 93. Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the District or any employee or agent of the District. Coverage shall not be limited to the vicarious liability or supervisory role of any additional insured. Coverage shall contain no contractors' limitation endorsement. There shall be no endorsement or modification limiting the scope of coverage for liability arising from explosion, collapse, or underground property damage.
2. Umbrella Liability Insurance (over Primary) shall apply to bodily injury/property damage, personal injury/advertising injury, at a minimum, and shall include a "drop down" provision providing primary coverage above a maximum \$25,000 self-insured retention for liability not covered by primary policies but covered by the umbrella policy. Coverage shall be following form to any underlying coverage. Coverage shall be provided on a "pay on behalf" basis, with defense costs payable in addition to policy limits. There shall be no cross-liability exclusion and no contractor's limitation endorsement. Policy limits shall be not less than \$1,000,000 per occurrence and \$1,000,000 in the aggregate, above any limits required in the underlying Primary policies. The policy shall have starting and ending dates concurrent with the underlying coverages. The Umbrella Liability Insurance shall also name the District and its officials, employees, and agents as additional named insureds consistent with the Primary insurance coverage above.
3. Workers' Compensation/Employer's Liability shall provide workers' compensation statutory benefits as required by law. Employer's liability limits shall be no less than \$1,000,000 per accident or disease. Employer's liability coverage shall be scheduled under any umbrella policy described above. Unless otherwise agreed, this policy shall be endorsed to waive any right of subrogation as respects the District, its employees, or agents.
4. The Developer and the District further agree as follows:
 - a. All insurance coverage provided pursuant to this Agreement shall not prohibit the Developer, and the Developer's employees or agents, from

waiving the right of subrogation prior to a loss. The Developer waives its right of subrogation against the District.

- b. Unless otherwise approved by the District in writing, the Developer's insurance shall be written by insurers admitted and authorized to do business in the State of California and with a minimum "Best's" Insurance Guide rating of "A:VII". Self-insurance will not be considered to comply with these insurance specifications.
- c. The Developer agrees to provide evidence of the insurance required herein, satisfactory to the District, consisting of certificate(s) of insurance evidencing all of the coverages required and an additional insured endorsement to the Developer's general liability and umbrella liability policies. Certificate(s) are to reflect that the insurer will provide 30 days' notice of any cancellation of coverage. The Developer agrees to require its insurer to modify such certificate(s) to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions. The Developer agrees to provide complete certified copies of policies to the District within 10 days of the District's request for such copies.
- d. In the event of any loss that is not insured due to the failure of the Developer to comply with these requirements, the Developer agrees to be responsible for any all losses, claims, suits, damages, defense obligations and liability of any kind attributed to the District, or the District's officials, employees, and agents as a result of such failure.
- e. The Developer agrees not to attempt to avoid its defense and indemnity obligations to the District and its employees, agents, and officials by using as defense the Developer's statutory immunity under workers' compensation and similar statutes.

MISCELLANEOUS PROVISIONS

- X. Status of the Parties. This Agreement is not intended to create, and nothing herein contained shall be construed to create, an association, a trust, a joint venture, a partnership, or other entity of any kind, or to constitute either party as the agent, employee, or partner of the other.
- Y. Force Majeure. If either the District or the Developer is delayed, hindered, or prevented from performing any term of this Agreement by any cause beyond either party's control including, without limitation, any strike, walkout, prohibitions imposed by law, rules or regulations, riot, war, act of God or the default of the other party, then such performance may be excused or the time of performance tolled during the period of delay.
- Z. Incorporation of Prior Agreements. This Agreement contains all of the agreements of the parties with respect to any matter covered or mentioned in this Agreement, and no prior

agreement or understanding pertaining to any such matter shall be effective for any purpose.

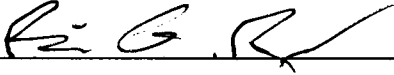
- AA. Waiver. No waiver by either Party of any provisions of this Agreement shall be deemed to be a waiver of any other provision hereof or of any subsequent breach by either Party of the same or any other provisions.
- BB. Severance. If any provision of this Agreement is determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision of this Agreement provided that the purpose of this Agreement is not frustrated.
- CC. Disclaimer. Utilizing fees and Facilities provided to the District by the Developer, the District will supply sewer collection and treatment services to the Developer's Property and Project, however, the District shall not be obligated to utilize public funds to subsidize the Project.
- DD. Water Supply Availability. The District does not guarantee water supply availability and shall not be required to authorize the issuance of grading, building, or occupancy permits during the period of time that the State of California and/or the Board of Directors have declared a water supply reduction of 20% or greater for a specific portion or all of the District's service area.
- EE. Preparation of This Agreement. This Agreement shall not be construed against the Party preparing it but shall be construed as if both Parties prepared it.
- FF. Alternative Dispute Resolution. Any dispute as to the construction, interpretation or implementation of this Agreement, or any rights or obligations hereunder, shall be submitted to mediation. Unless the Parties enter into a written stipulation to the contrary, prior to the filing of any complaint to initiate legal action, all disputes shall first be submitted to non-binding mediation, conducted by the Judicial Arbitration and Mediation Services, Inc./Endispute, or its successor, or any other neutral, impartial mediation service that the Parties mutually agree upon in accordance with its rules for such mediation. Mediation fees shall be shared equally by the DEVELOPER and the DISTRICT.

END OF SECTION

LANDOWNER CONSENT FORM

Local Agency Formation Commission For San Bernardino County

I (We), 110 Logistics Owner, LLC, consent to the
annexation/ reorganization of my (our) property located at:
36312 & 36324 Cherry Valley Blvd., Beaumont, CA 92223
which is identified as Assessor's Parcel Number(s) _____
(APN's 407220019, 407220018, & 413270022)
to the Yucaipa Valley Water District
(name of agency)

Signature(s): 
Address: 2 Park Plaza, Suite 700
City, State, Zip Irvine, CA 92614
Date Signed: August 10, 2021

*If a corporation or company owns the property, please provide with
this form authorization from the entity for the signer to sign on its
behalf.*

TOM DODSON & ASSOCIATES

Mailing Address: PO Box 2307, San Bernardino, CA 92406-2307

Physical Address: 2150 N. Arrowhead Avenue, San Bernardino, CA 92405

Tel: (909) 882-3612 ♦ **Fax:** (909) 882-7015 ♦ **Email:** tda@tdaenv.com



January 6, 2022

Mr. Samuel Martinez
Executive Officer
Local Agency Formation Commission
1170 West 3rd Street, Unit 150
San Bernardino, CA 92415-0490

RECEIVED

JAN 06 2022

LAFCO
San Bernardino County

Dear Sam:

LAFCO 3251 consists of an application for annexation to the Yucaipa Valley Water District (District). The proposed annexation area was identified as 229 acres in the original environmental documents processed by Riverside County, but the County Survey of the area has determined that the actual area consists of approximately 246 acres. Since there is no change in the boundary of the area proposed for Reorganization, there is no need to prepare a subsequent environmental document to support the proposed annexation. The annexation area is located within Riverside County, just south of the joint Riverside/San Bernardino County boundary. The project site is shown in the attached Figures, 1 through 3. The property being considered for annexation is north of Cherry Valley Boulevard, southeasterly of the Yucaipa Valley Water District boundary, east of the I-10 Freeway and within the District's southeastern Sphere of Influence (SOI).

The area for annexation consist of three parcels, APNs 407-220-018, 407-220-019, and 413-270-022. One parcel, APN 413-270-022, is located within the City of Calimesa and the two other parcels, APNs 407-220-018 and 407-220-019, are located on unincorporated property in the Riverside County community of Cherry Valley. Beginning in about 2014 the County began considering applications from the property owner to develop two "high-cube" warehouse buildings that currently encompass approximately 1,823,260 square feet (sf). The project was called San Gorgonio Crossing. From the beginning the District has been the assumed potable water purveyor and wastewater management agency for the proposed project. Under the County's direction an Environmental Impact Report (EIR No. 534, SCH#2014011009) was prepared, considered and certified by the County to comply with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. The proposed development was approved by the County originally in October 2017 (the County's Notice of Determination (NOD), refer to Appendix 1, was filed on October 24, 2017). The EIR concluded that the proposed project would cause unavoidable significant adverse impacts and the County also compiled a set of facts, findings and a Statement of Overriding Consideration to support its rationale for approving the proposed project.

Subsequent to the October 2017 County approval of the San Gorgonio Crossing Project, litigation was filed challenging the certified EIR. On February 7, 2019, in the case entitled *Cherry Valley Pass Acres and Environmental Planning Group v. the County of Riverside*, the Court ordered the Respondent County of Riverside (County) as follows:

1. County shall address in its FEIR Southern California Air Quality Management District's recommendation to maximize the use of solar panels and provide an explanation as to why the mitigation measure was not adopted.

2. County shall include in the FEIR a further analysis of the project's projected transportation energy use requirements and, in particular, its overall use of efficient transportation alternatives.

The Court further ordered that (1) the remainder of the Final EIR certified on October 24, 2017, is in compliance with CEQA and remains certified, and (2) the project approvals are valid and shall remain in place. Therefore, the County prepared a Supplemental EIR and addressed the two issues summarized above. The County certified the "San Geronio Crossing Supplemental EIR No. 534 (SEIR) on May 21, 2020 and no subsequent litigation was filed after the NOD was filed on that date. Additional mitigation was required in this SEIR for implementation in conjunction with the proposed project.

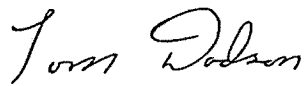
After reviewing this complex set of CEQA documentation, I recommend that the Commission rely upon the County's environmental documents as adequate for LAFCO's Responsible Agency CEQA environmental determination for LAFCO 3251. This is because the implementation of the overall project, including the connections to the Yucaipa Valley Water District water and sewer systems, will not result in any additional adverse impact on the physical environment beyond that identified in the FEIR and SEIR certified for the proposed project. Therefore, I am recommending that the Commission consider the County's adopted environmental documentation, as a CEQA Responsible Agency, as the appropriate CEQA environmental determination for LAFCO 3251.

Thus, based on a review of LAFCO 3251 and the pertinent sections of CEQA and the State CEQA Guidelines, I believe it is appropriate for the Commission's CEQA environmental determination to cite the County's EIR(s) as adequate documentation in accordance with the Commission's CEQA Responsible Agency status. The CEQA review process was initially completed in 2017 and finalized in 2020. Based on a field review of the Reorganization site and review of the environmental issues in the County's documents, I have not identified any substantial changes in circumstances have occurred since the 2017/2020 EIR certifications that would require additional environmental documentation or review. Under this situation, I recommend that the Commission take the following steps if it chooses to approve LAFCO 3251, acting as a CEQA Responsible Agency:

1. Indicate that the Commission staff and environmental consultant have independently reviewed the County's EIRs and found them adequate for the District's proposed Reorganization and ultimate extension of water and sewer service to the project site.
2. The Commission needs to indicate that it has considered the 2017 and 2020 EIRs and environmental effects, as outlined in these documents, prior to reaching a decision on the project and finds the information substantiating these EIRs adequate for approval of the LA 3251 Reorganization.
3. The Commission should indicate that it does not intend to adopt alternatives or mitigation measures for this project. Mitigation measures were required for this project and they will remain the responsibility of the County or other agencies to implement.
4. Adopt the Facts, Findings and Statement of Overriding Consideration prepared for LAFCO 3251, Appendix 2.
5. File a Notice of Determination with the San Bernardino County Clerk of the Board as a CEQA Responsible Agency.

If you have any questions regarding these recommendations, please feel free to give me a call.

Sincerely,

A handwritten signature in black ink that reads "Tom Dodson". The signature is written in a cursive, flowing style.

Tom Dodson

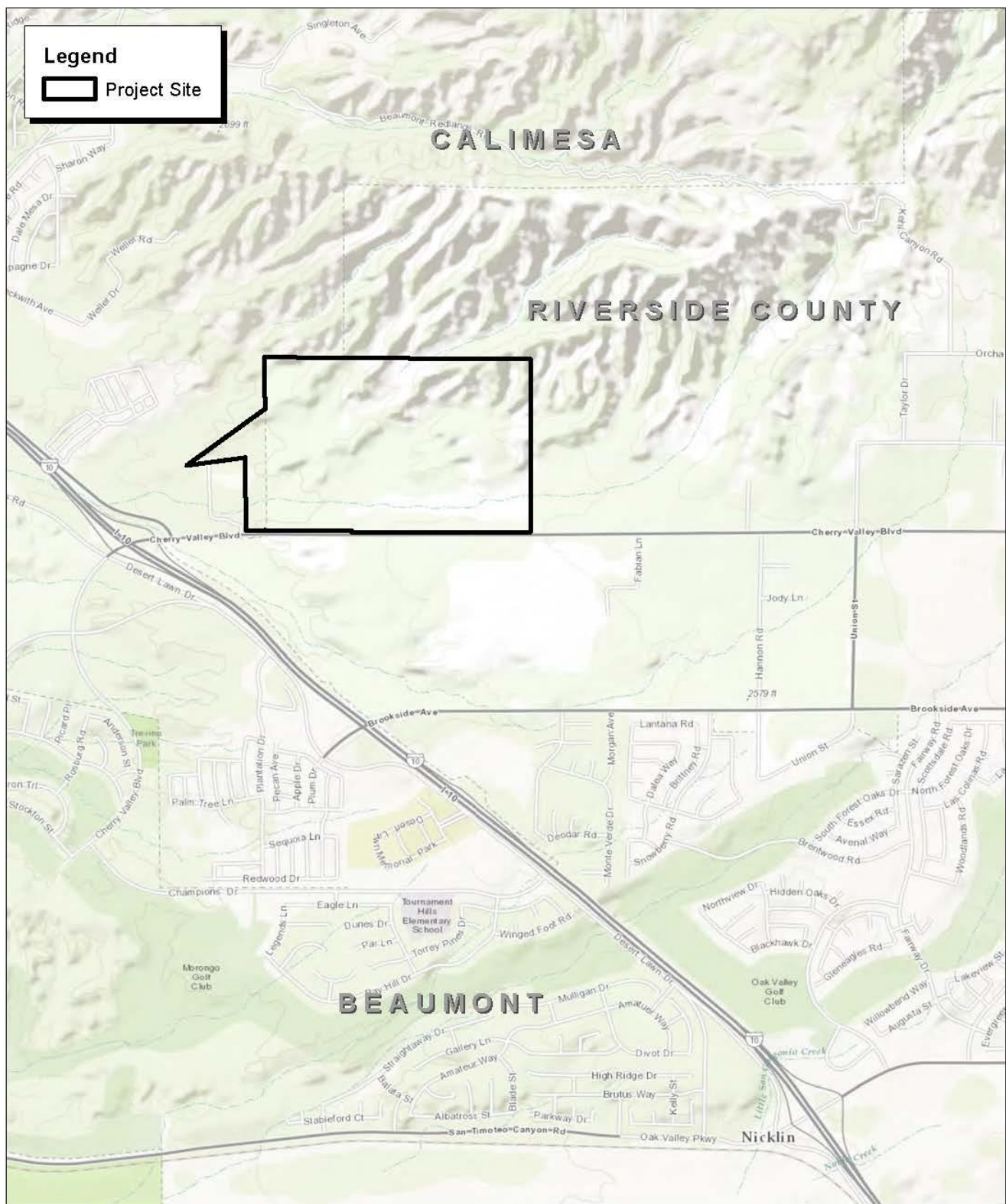
TD/cmc

Attachments

LA-1012 / LAFCO 3251 CEQA Resp Agency

FIGURES 1-3

VICINITY MAPS & SITE PLAN



Source: ESRI Street Map.



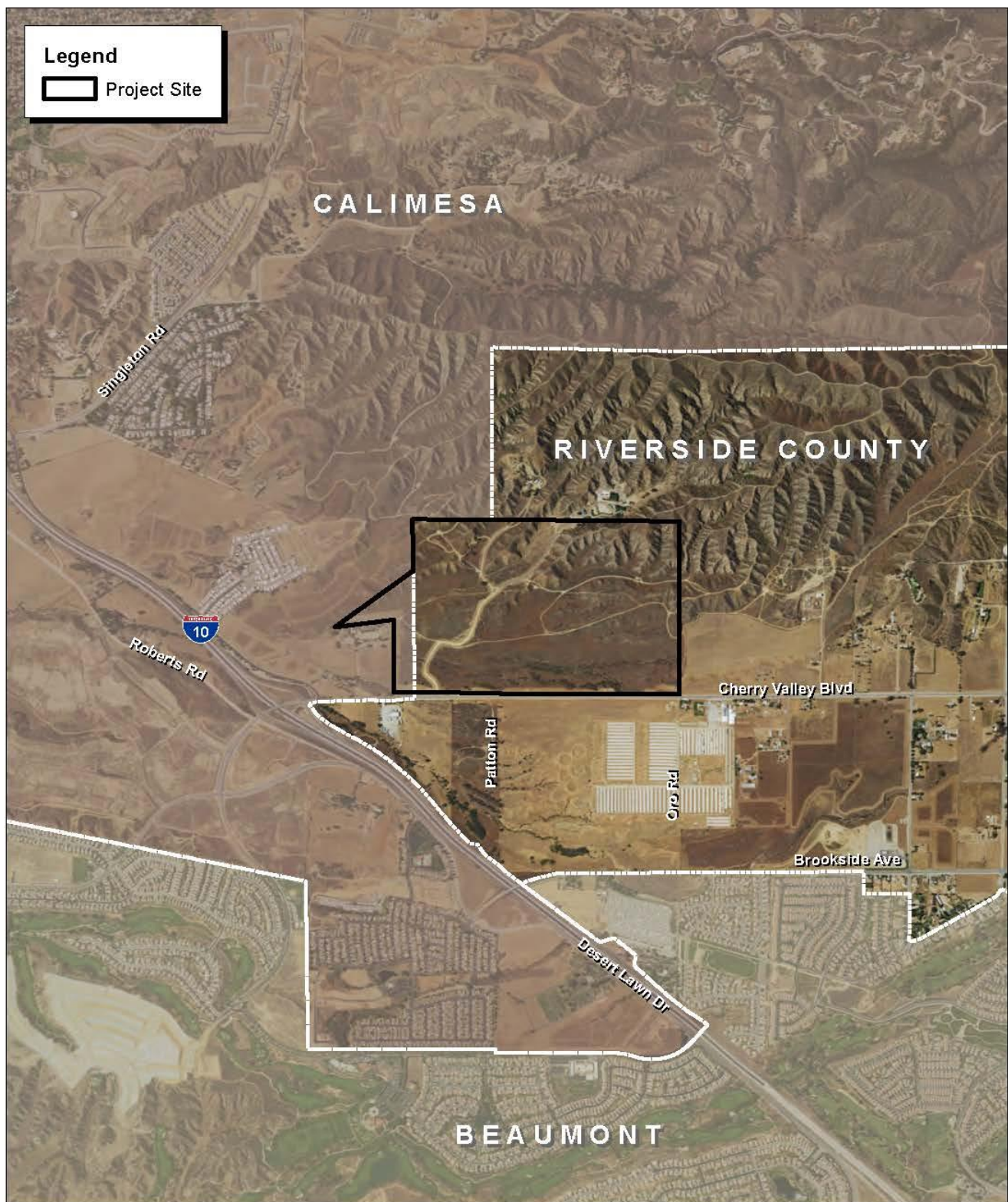
2,000 1,000 0 2,000 Feet

SOURCE: San Geronio Crossing Recirculated Draft EIR No. 534

FIGURE 1

Tom Dodson & Associates
Environmental Consultants

Local Vicinity Map



Source: ESRI Aerial Imagery.



FirstCarbon
SOLUTIONS



2,000 1,000 0 2,000
Feet

SOURCE: San Geronio Crossing Recirculated Draft EIR No. 534

FIGURE 2



SOURCE: San Geronio Crossing Recirculated Draft EIR No. 534

FIGURE 3

APPENDIX 1

NOTICES OF DETERMINATION

(October 2017 and May 2020)

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant Director of
TLMA- Community Development

TO: ☒ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044

☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
 P. O. Box 1409
 Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

San Geronio Crossings GPA01079, PM36564, CZ07799, PP25337, EIR00534 (Fast Track Authorization No. 2008-24)- EA42179
Project Title/Case Numbers

Brett Dawson
County Contact Person

(951) 955-0972
Phone Number

SCH #: 2014011009

State Clearinghouse Number (if submitted to the State Clearinghouse)

TSG Cherry Valley L.P.
Project Applicant

2 Park Plaza, Suite 700 Irvine, CA 92614
Address

The project is located north of Cherry Valley Boulevard, northeast of the I-10 Freeway and westerly of Vineland Street.

Project Location

GENERAL PLAN AMENDMENT NO. 1079, CHANGE OF ZONE NO. 7799, PLOT PLAN NO. 25337, PARCEL MAP NO. 36564, ENVIRONMENTAL IMPACT REPORT NO. 534 (FAST TRACK AUTHORIZATION NO. 2008-24) — Intent to Certify Environmental Impact Report No. 534 — 5th District — Cherry Valley Zoning District — Cherry Valley Gateway Policy Area, Cherry Valley Policy Area — The Pass Area Plan — Community Development: Very Low Density Residential (CD:VLDL) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) — 230.0 Gross Acres — Zoning: Controlled Development (W-2) and Residential Agricultural (R-A-1) REQUEST: A General Plan Amendment to change from Community Development: Very Low Density Residential (CD:VLDL) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 — 0.60 Floor Area Ratio) Community Development: Public Facility (CD:PF) and Open Space: Open Space Recreation (OS:OS-R) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The Change of Zone is a change from Controlled Development Areas (W-2) to Industrial Park (I-P) with a portion remaining W-2. A Plot Plan for a distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, located on 229 acres, of which approximately 140.23 acres would be included within the developed portion of the project, and 84.8 acres would remain as natural open space. The Parcel Map proposes to subdivide 229 gross acres into four parcels. APNs 407-220-004, 407-220-007, 402-220-008, 407-220-009, 407-220-016, & 407-220-017. APNs 407-270-012, 407-270-013 are not part of the project, but are part of improvements related to the project.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 24, 2017, and has made the following determinations regarding that project:

1. The project WILL POTENTIALLY have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature _____ Project Planner _____
Title _____

Project Planner

Title

Date _____

Date Received for Filing and Posting at OPR: _____

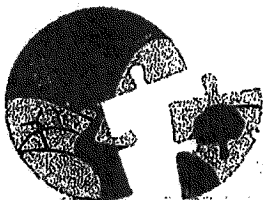
FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

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Page 1 of 1

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach

Assistant Director of
TLMA- Community Development

NOTICE OF DETERMINATION

TO: ☒ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor

P. O. Box 1409

Riverside, CA 92502-1409

☐ 38666 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

San Geronio Crossings Certify Supplemental Environmental Impact Report No. 534S01

Project Title/Case Numbers

Brett Dawson

County Contact Person

(951) 955-0872

Phone Number

SCH# 2014011009

State Clearinghouse Number (if submitted to the State Clearinghouse)

TSG Cherry Valley L.P.

Project Applicant

2 Park Plaza, Suite 700 Irvine CA 92614

Address

The project is located north of Cherry Valley Boulevard, northeast of the I-10 Freeway and westerly of Vineland Street.

Project Location

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT No. 534 (Final Supplemental EIR) for the San Geronio Crossings Project (PP25337, CZ07799, PM36564, and GPA01079). - Intent to Certify Supplemental Environmental Impact Report - Fifth Supervisorial District - Cherry Valley Policy Area, Cherry Valley Gateway Policy Area and the Pass Area Plan - Community Development: Light Industrial (GD:LI), Community development: Public Facility (GD:PF), Open Space: Recreation (OS: R) and Rural: Rural Mountainous (R:RM) - 230 Acres - Zoning: Industrial Park (I-P) and Controlled Development Areas (W-2) - The property is within the Cherry Valley Policy Area, Cherry Valley Gateway Policy Area and the Pass Area Plan. The Final Supplemental EIR is a supplement to the Final EIR for this Project, originally certified by the Riverside County Board of Supervisors on October 24, 2017. APNs: 407-220-004, 407-220-007, 407-220-008, 407-220-009, 407-220-016, & 407-220-017. APNs 407-270-012, 407-270-013 are not part of the project, but are part of improvements related to the project.

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on May 19, 2020, and has made the following determinations regarding that project:

1. The project WILL POTENTIALLY have a significant effect on the environment.
2. A Supplemental Environmental Impact Report was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Brett Dawson
Signature

Project Planner

Title

5/21/20

Date

Date Received for Filing and Posting at OPR: _____

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

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Page 1 of 1

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APPENDIX 2

FACTS, FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATION

**CANDIDATE FINDINGS OF FACT AND
STATEMENT OF OVERRIDING CONSIDERATIONS
REGARDING ENVIRONMENTAL EFFECTS FROM APPROVAL OF
THE ANNEXATION TO YUCAIPA VALLEY WATER DISTRICT
(LAFCO 3251)**

A. INTRODUCTION

The Local Agency Formation Commission for San Bernardino County (LAFCO or Commission), in approving LAFCO 3251 – Annexation to the Yucaipa Valley Water District (District), makes the findings described below and adopts the statement of overriding considerations presented at the end of these findings. The area for Annexation consists of three parcels, APNs 407-220-018, 407-220-019, and 413-270-022. One parcel, APN 413-270-022, is located within the City of Calimesa and the two other parcels, APNs 407-220-018 and 407-220-019, are located on unincorporated property in the Riverside County community of Cherry Valley. The annexation area is specifically located north of Cherry Valley Boulevard, southeasterly of the Yucaipa Valley Water District (District) boundary, east of the I-10 Freeway and within the District’s southeastern Sphere of Influence (SOI).

Beginning in about 2014 the County of Riverside (County) began considering applications from the property owner to develop two “high-cube” warehouse buildings that currently encompass approximately 1,823,260 square feet (sf). This project was called San Gorgonio Crossing. From this project’s inception, the Yucaipa Valley Water District was identified as the project’s potable water purveyor and wastewater management agency. Under the County’s direction an Environmental Impact Report (EIR No. 534, SCH#2014011009) was prepared, considered and certified by the County for the proposed project to comply with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. The proposed development was approved by the County originally in October 2017 (the County’s Notice of Determination (NOD), refer to Appendix 1, was filed on October 24, 2017). The EIR concluded that the proposed project would cause unavoidable significant adverse impacts and the County also compiled and adopted a set of facts, findings and a Statement of Overriding Consideration to support its rationale for approving the proposed project.

Subsequent to the October 2017 County approval of the San Gorgonio Crossing Project, litigation was filed challenging the certified EIR. On February 7, 2019, in the case entitled *Cherry Valley Pass Acres and Environmental Planning Group v. the County of Riverside*, the Court ordered the Respondent County of Riverside as follows:

1. County shall address in its FEIR Southern California Air Quality Management District’s recommendation to maximize the use of solar panels and provide an explanation as to why the mitigation measure was not adopted.
2. County shall include in the FEIR a further analysis of the project’s projected transportation energy use requirements and, in particular, its overall use of efficient transportation alternatives.

The Court further ordered that (1) the remainder of the Final EIR certified on October 24, 2017, is in compliance with CEQA and remains certified, and (2) the project approvals are valid and shall remain in place. Therefore, the County prepared a Supplemental EIR and addressed the two issues summarized above. The County certified the “San Gorgonio Crossing Supplemental EIR No. 534 (SEIR) on May 21, 2020 and no subsequent litigation was filed after the NOD was filed on that date. Additional mitigation was required in this SEIR for implementation in conjunction with the proposed project. Hereafter, the preceding environmental documents will be referred to as the Final EIR (FEIR) used by the Commission in its CEQA Responsible Agency role to consider LAFCO 3251.

In addition to the FEIR, this document relies upon all supporting technical studies and staff reports prepared in compliance with the CEQA for the proposed project, which encompassed the approximate 246 acres proposed for Annexation to the Yucaipa Valley Water District. The total action that may be implemented by Commission approval will be to authorize permanent water and wastewater management services being extended to the project site. The evaluation that follows summarizes the adverse environmental effects of the proposed project, including the change of organization encompassed by LAFCO 3251 and ultimate development of the property with the industrial uses consistent with the approvals by the County.

These Facts, Findings and this Statement are based upon the entire record before LAFCO, including the above referenced environmental documents, staff reports, and other information presented to the Commission and prepared for the proposed project. These environmental documents were prepared by the County of Riverside and the LAFCO for San Bernardino County Staff. The County was the Lead Agency under CEQA for the FEIR and the Commission is acting as a CEQA Responsible Agency for the District’s change of organization considered in this document. LAFCO is identified as a responsible agency for the proposed Annexation (LAFCO 3251) as defined above. The Commission will consider the proposed Annexation while taking this action as a CEQA Responsible Agency.

B. PROJECT SUMMARY

The project evaluated in the environmental document that encompasses the project area proposed for Annexation, LAFCO 3251, is summarized below.

B.1 Project Location

The proposed San Gorgonio Crossing Project is located in Township 2 South, Range 1 West, Section 30 of the San Bernardino Base and Meridian (SBBM). The project site encompasses 246 acres (based on the County Surveyor’s calculations) along the north side of Cherry Valley Boulevard and east of the Interstate 10 Freeway (I-10), between the cities of Calimesa and Beaumont, Riverside County. This site consists of three parcels, Assessor Parcel Numbers (APNs) 407-220-18, 407-220-019, and 413-270-022). The District will provide water and wastewater management services and will extend water delivery (both potable and recycled) and sewer

collection pipelines to the project site by extending all pipelines along Calimesa Boulevard, south to Cherry Valley Boulevard, and then east on Cherry Valley Boulevard to the project site.

B.2 Project Summary

The project entitlements considered and approved by the County of Riverside include a General Plan Amendment (No. 1079); a Change of Zone (No. 7799); Tentative Parcel Map No. 36564; and Plot Plan No 25337. A General Plan Amendment is proposed as part of the project entitlements to change the Land Use designation from RM and VLDR to RM, Open Space Recreation (OS-R), Public Facility (PF) and Light Industrial (LI). The area of the project site designated as RM would remain designated as RM, and would not be developed as part of this project. Similarly, the new OS-R area would not be developed as part of this project. The area re-designated as PF may contain the two proposed water tanks in the future for use by the District, who would obtain all necessary approvals and undertake the installation, operation and maintenance of the tanks as separate actions from this project.

Change of Zone No. 7799 changes the current zoning on the Project site from Controlled Development (W-2) to Industrial Park (IP), to be consistent with the General Plan Amendment for the approximately 115.2 acres to be designated LI. The northern portion of the Project would remain as open space and would remain zoned W-2, and the current zoning for that portion of the Project within the City of Calimesa would remain zoned RL. With approval of General Plan Amendment No. 1079, Change of Zone No. 7799 would not result in any inconsistency with the General Plan.

Tentative Parcel Map No. 36564 would create four parcels: Parcel 1 (44.39 acres for development) and Parcel 2 (89.34 acres for development); Parcel 3 (84.80 acres Open Space); and Parcel 4 (1.50 acres for potential future Yucaipa Valley Water District water storage tanks). Tentative Parcel Map No. 36564 would also create associated easements and dedications for public streets and right-of-way. Tentative Parcel Map No. 36564 is not located within a boundary of an existing Specific Plan. Tentative Parcel Map No. 36564 is associated with General Plan Amendment No. 1079, which would change the subject site's General Plan Land Use Designation from Rural Mountainous (RM) and Very Low Density Residential (VLDR) to RM, Open Space Recreation (OS-R), Public Facility (PF) and Light Industrial (LI). General Plan Amendment No. 1079 does not involve any change to the existing Community Development Foundation Component. Therefore, Tentative Parcel Map No. 36564 is consistent with the property's General Plan land use designation, as amended by proposed General Plan Amendment No. 1079.

Furthermore, the proposed Tentative Parcel Map No. 36564, together with the provisions for its design and improvement, is consistent with the County's General Plan. The General Plan's Vision Statement encourages a balanced mixture of land uses, including commercial, office, industrial, agricultural, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments. (General Plan at LU-5). The Project is appropriately located within the Community Development Foundation Component of the General Plan, and will preserve 84.8 acres of the Project site as Open Space. The Project is also consistent with the General Plan Vision Statement in that it will

improve the relationship between jobs and housing opportunities in order to allow residents to both work and live in the county; will promote commercial and industrial development to grow and/or relocate to the county; will develop employment generating land uses where most appropriate (i.e., with convenient access to multi-modal transportation options such as the I-10 Freeway, on underutilized and/or vacant parcels in close proximity to workers), thereby reducing vehicle miles traveled.

Furthermore, pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of way; fire roads and firebreaks; lot size and configuration; traffic access grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. The design and layout of Tentative Parcel Map No. 36564 are consistent with the design standards established by the Subdivision Map Act and the Subdivision Regulations of the Riverside County Code. Several public agencies have reviewed the originally submitted map. Those comments have been included as conditions of approval. Therefore, as conditioned, the design and improvement of the proposed subdivision are consistent with the intent and purpose of the General Plan.

The site for Tentative Parcel Map No. 36564 is physically suitable for the proposed type and density of development because it consists of lightly rolling terrain, and is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan (MSHCP). Further, the site is sufficient in size, length, and width and meets the minimum development standards of the Industrial Park zoning district. Also, the Project site's location in close proximity to the I-10 Freeway will provide direct and convenient access for trucks serving the proposed warehouse use, which will serve to reduce vehicle miles traveled and minimize trucks from traveling on local streets. In addition, the Project will incorporate extensive buffers and open space that will preserve the rural character of and ensure compatibility with the surrounding area, as more particularly described herein under CEQA Land Use Finding G.2 (impacts determined to be less than significant in consideration of existing regulations and Project Design Features, with no need for mitigation). Finally, the site is not identified as having hazardous waste or past contamination. The site is not within a Flood Zone. The site is not in a Methane Zone or a landslide or liquefaction area, a tsunami-inundation zone, flood-prone area, or a High Wind Erosion Susceptibility Area.

The design of Tentative Parcel Map No. 36564 will not cause serious public health problems. EIR No. 534 was prepared for the Project, which includes General Plan Amendment No. 1079, Change of Zone No. 7799, Tentative Parcel Map No. 36564 and Plot Plan 25337. EIR No. 534 analyzed the Project's potential significant effects on the environment and made the required findings in compliance with the State CEQA Guidelines and Riverside County Rules to Implement CEQA. Based on the findings and conclusions in EIR No. 534, SEIR No 534 and the Project's conditions of approval, the design of Tentative Parcel Map No. 36564 is not likely to cause serious public health problems.

The design of Tentative Parcel Map No. 36564 and the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. EIR No. 534 and SEIR No. 534 analyzed the Project's potential significant effects on the environment and made the required findings in compliance with the State CEQA Guidelines and Riverside County Rules to Implement CEQA. Based on the findings and conclusions in these two EIRs and the Project's conditions of approval, the design of Tentative Parcel Map No. 36564 is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of Tentative Parcel Map No. 36564 will not conflict with any easements, acquired by the public at large, for access through or use of, property within the proposed development. Existing residences to the north of the Project site will have continued access via public street "A". The proposed buildings will contain multiple loading bay doors that will provide passive ventilation of fresh air. In addition, the Project is required to meet Title 24, of the California Building Code which incorporates passive heating and cooling standards. The Project has also committed to attaining LEED Silver Certification or implementing necessary measures to meet the equivalent of such certification. The Project will provide solar voltaic panels to supply a minimum of 100 percent of the electrical power needs of the Project based on additional mitigation established in the SEIR No. 534. This, as well as other Project design features, conditions and mitigation measures, will ensure that the project provides for future passive and/or natural heating and/or cooling opportunities.

Environmental Impact Report No. 534 (the County EIR reference number) provides an environmental analysis of the potential impacts of the project, which includes the following component, Plot Plan No. 25337. The San Geronio Crossing Project site totals approximately 229 acres. The project includes an additional 16 acres located within the City of Calimesa that would be used for project infrastructure purposes. Approximately 140.23 acres would be included within the developed portion of the project, and 84.8 acres would remain as natural open space (approximately 36 percent of the project site). The project consists of two high-cube warehouse buildings¹ that would be designed to be eligible for Leadership in Energy and Environmental Design (LEED) Silver Certification. Building 1 would cover approximately 811,000 square feet and Building 2 would cover approximately 1,012,760 square feet, for a total of approximately 1,823,760 square feet of floor area. The two warehouses would include approximately 30,000 square feet of office space.

Custodian and Location of the Record

The documents and other materials which constitute the record of proceedings for LAFCO's approval of the LAFCO 3251 are located at the Local Agency Formation Commission's office at 1170 West Third Street, Suite 150, San Bernardino, CA 92415-0481.

Independent Judgement

These facts, findings and statement were developed for the Commission's independent decision by the Commission's environmental consultant, Tom Dodson & Associates (TDA), utilizing the County's environmental facts, findings and statement as a baseline document. The FEIR was prepared under the supervision and direction of the County. The Commission has independently

reviewed these Candidate Facts, Findings and Statement of Overriding Consideration and concurs with them.

The reliance on all of the above-referenced environmental documents reflects the Commission's independent judgment exercised in accordance with CEQA Section 21082.1(c) by reviewing and considering the findings of the FEIR which reflects the independent judgement of the Commission as a CEQA Responsible Agency.

Overview of the Remaining Sections of this Document

The County's staff reports, the FEIR, written and oral testimony at public hearings, and a set of facts, findings and statements of overriding consideration and other information in the administrative record served as the basis for the County's environmental determination. The environmental documents considered by the Commission include the Draft EIR No. 534 and technical appendices, the Mitigation Monitoring and Reporting Program, comments on the Draft EIR, responses to comments, and revisions to the Draft EIR (constituting a final EIR). It also includes the Supplemental EIR (SEIR, Draft and Final), the Supplemental Mitigation Monitoring and Reporting Program, responses to SEIR comments and the Final SEIR No. 534. The detailed analyses of potential environmental impacts and proposed mitigation measures for LAFCO 3251 are contained in the collective documents referenced above that constitute the FEIR and supporting material. The Mitigation Monitoring and Reporting Programs (MMRPs) is provided as a part of the administrative record to the FEIR.

Presented below are the environmental findings made by the Commission after its review of the documents referenced above, as well as the written and oral comments received at the public hearing before the Commission for LAFCO 3251. Factual discussion in this document summarizes the information contained in the FEIR and the administrative record upon which this Commission bases its decision to consider the FEIR and related documents summarized above as a CEQA Responsible Agency. These findings provide a summary of the information contained in the environmental documents, related technical documents, and the public hearing record that have been referenced by the Commission in making its decision to approve LAFCO 3251 to include annexation to the District.

- Section C of these Findings discusses the potential environmental effects that have no adverse impact
- Section D of these Findings discusses the potential environmental effects of the proposed project that were determined to be less than significant (insignificant).
- Section E of these Findings discusses
- The significant unavoidable environmental effects of the proposed project that cannot be feasibly mitigated to a level of insignificance are addressed in Section F of these Findings.
- Section G discusses the cumulative impacts associated with the proposed project.
- Section H discusses the growth-inducing impacts of the proposed project.
- Section I addresses irreversible and irretrievable commitment of resources.
- Section J addresses the alternatives to the proposed project discussed in the Final EIR.
- Section K of these Findings addresses the Mitigation Monitoring/Reporting Program for the proposed project.

- Section L, sets forth the required CEQA Section 15091 and 15092 Findings.
- The Statement of Overriding Considerations is contained in Section M of these Findings.

Each section provides substantial evidence for the findings set forth herein, as provided in the administrative record of the proposed project. The MMRPs for the proposed project are included in the Final EIR.

This Commission concurs with the conclusions in the FEIR that the topics and subtopics discussed in the following sections below, either are less than significant without mitigation or can be mitigated below a level of significance. For the impact topics and subtopics discussed in the following sections, the Commission acknowledges that there are remaining potential environmental impacts that cannot feasibly be mitigated below a level of significance, and that overriding considerations exist which make these potential impacts acceptable to this Commission. These overriding considerations are discussed in the following text.

C. ENVIRONMENTAL ISSUES DETERMINED TO HAVE NO ENVIRONMENTAL IMPACTS

The following environmental impacts associated with EIR No. 534 are determined to have no environmental impacts in consideration of existing regulations and Project Design Features, with no need for mitigation. The Commission concurs with these findings. Please note that the acronym RDEIR refers to the Recirculated Draft EIR in published for peer review in 2017.

A. Agricultural and Forest Resources

Impact: Zoning of Forest Land

Threshold: Project construction and implementation would not 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 Government Code section 51104(g)).

1. No Impact: The Project site and surrounding area is not zoned for forestland. Therefore, the Project would not conflict with existing zoning for forest land uses or timberland zoned Timberland Production. The Project would not conflict with any existing zoning for forest land or timberland. No mitigation is required. (RDEIR, p. 3.2- 15.)

Impact: Loss or Conversion of Forest Resources.

Threshold: The Project would not result in the loss of forest land or conversion of forest land to non-forest use.

2. No Impact: The Project will not involve the conversion of forest land because the Project site does not contain any forest land. Additionally, the use of the Project site for warehouse uses will not cause any conversion of forest land to a non-forest use in another location. The Project site will be

used for warehouse and shipping activities, neither of which will have any direct or indirect impacts on forest lands. The Project site is not used for forest use and is not zoned for forest uses. (RDEIR, p. 3.2-15.)

B. Biological Resources

Impact: Wildlife Movement/Wildlife Corridors

Threshold: Project construction and implementation would not 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.

1. No Impact: According to the MSHCP Consistency Analysis prepared for the RDEIR, the Project does not occur within a corridor or linkage as identified by the MSHCP, and as a result will not have a significant impact regarding interfering 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 wildlife nursery sites. The Project site is not located in any Criteria Cells under the MSHCP. Additionally, because the Project site was previously used for agricultural purposes, the presence of Cherry Valley Boulevard along the southern boundary of the Project site and residences located to the west, north, and east, the Project site would not likely function as an established native resident or migratory wildlife corridor. The Project does not propose the construction of any new roadways, and will utilize existing roadways in the Project area. Since these roadways are already traveled by vehicles (particularly Cherry Valley Boulevard), the Project is not likely to result in any new interference with a wildlife corridor or increased wildlife mortality due to vehicle strikes, beyond what already occurs as a result of the existing roadways in the area. Thus, the Project is anticipated to have no related impact. (RDEIR at 3.4-37; refer also to Final EIR Section 03-00, Responses to KRANTZ comments).

Impact: Conflict with Ordinances Protecting Biological Resources

Threshold: Project construction and implementation would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

1. No Impact: The Project site contains scrub oak chaparral. Scrub oak chaparral is a dense, evergreen chaparral that can grow to 20 feet tall. It is dominated by scrub oak (*Quercus berberidifolia*) at this location. Most of the scrub oak chaparral on-site is fairly open, and numerous trees exhibit stress, possibly from past drought conditions; these areas of sparse shrubs were identified as disturbed. This habitat is found on the slope adjacent to

Cherry Valley Boulevard and other slopes throughout the site. Approximately 2.9 acres of scrub oak chaparral and 9.8 acres of disturbed scrub oak chaparral occur on the site. No scrub oak chaparral is located within the off-site study area. Species occurring within the Project site include scrub oak, spiny redberry (*Rhamnus crocea*), sugar bush (*Rhus ovata*), miner's lettuce (*Claytonia perfoliata*), fiesta flower (*Pholistoma racemosum*), black sage, American bowlesia (*Bowlesia incana*), and wild cucumber (*Marah macrocarpa*). The Pass Area Plan contains the following policy regarding Oak tree preservation:

PAP 15.1: Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines and Best Management Practices adopted by Riverside County.

Because of the lack of oak woodlands on the Project site (as the site contains scrub oak chaparral), as well as the amount of disturbed scrub oak chaparral on the Project site, the Project will not conflict with The Pass Area Plan policy regarding oak tree and viable oak woodland preservation. No impact would occur. (RDEIR at 3.438).

C. **Geology and Soils**

Impact: Soils Incapable of Supporting Septic Tanks

Threshold: The Project site would not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater.

1. No Impact: Under the existing setting, the Project site is undeveloped and does not currently contain any subsurface sewage disposal systems. Thus, any grading associated with the Project would not affect subsurface sewage disposal systems on the project site. The Project will dispose of sewage through collection and treatment of wastewater at a municipal wastewater treatment plant (District). No septic tanks or alternative wastewater disposal systems are proposed. Therefore, the Project will have no impact. (RDEIR, p. 3.6-27.)

D. **Hazards and Hazardous Materials**

Impact: Hazards within 1/4 mile of a school

Threshold: Project construction and implementation would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

1. No Impacts: The nearest school, Tournament Hills Elementary School, is located approximately 1.10 miles south of the Project site. No existing or

proposed schools are located within 0.25 mile of the Project site. Therefore, implementation of the Project will not produce hazardous emissions or otherwise cause hazardous materials impacts upon school facilities located within 0.25 mile of an existing or proposed school. The Project would not emit significant levels of hazardous emissions either during construction or operations, including emissions related to air quality. No impact would occur, and no mitigation is required. (RDEIR, p. 3.8-13.)

Impact: Hazardous Materials Sites

Threshold: The project would not 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 not create a significant hazard to the public or the environment.

1. No Impact: The Project site is not listed on the State's list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (CalEPA 2012). Further, there are no onsite storage tanks and prior uses at the site would not be typical uses likely to cause hazardous onsite conditions. Thus, the Project would have no impact. (RDEIR at 3.8-13).

Impact: Airports

Threshold: The Project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and the Project would not result in a safety hazard for people residing or working in the Project area.

1. No Impact: The nearest airport from the Project is the Banning Municipal Airport, located approximately 9.6 miles southeast of the Project site. Additionally, the Redlands Municipal Airport is located approximately 9.7 miles northwest of the Project site. The Project site is not located within a compatibility zone for the Banning Municipal Airport. Furthermore, according the Riverside County TLMA Geographic Information System, the Project is not located in an airport influence area or an airport compatibility zone. The Project is a typical warehouse project that will not have any unique operations or features that would place a higher safety risk for the site than would be typical throughout the region. The Project does not include any habitable structures that would put people at risk of safety hazard related to a nearby airport. The Project will not result in an inconsistency with an Airport Master Plan.

The Project is not located in the vicinity of an airport. A review of the Banning Municipal Airport Master Plan Update shows that the Project site does not fall within the boundaries of the plan. The Project will not require review by the Riverside County Airport Land Use Commission because it is

not located in the vicinity of an airport. Additionally, the buildings proposed on the Project site would be approximately 41 feet in height, will not create any substantial glare or have operations that would cause a risk to air traffic, and would not interfere with inflight patterns for aircraft or helicopters. Thus, the Project would have no impact. (RDEIR at 3.8-14).

Impact: Private airstrips

Threshold: For a project within the vicinity of a private airstrip, or heliport, the Project would not result in a safety hazard for people residing or working in the Project area.

1. No Impact: There are no private airstrips or helipads in the vicinity of the Project site. The nearest heliport to the Project site is Riverside County Regional Medical Center Heliport, located approximately 10.5 miles southwest. As discussed, the Project is a typical warehouse project that will not have any unique operations or features that would place a higher safety risk for the site than would be typical throughout the region. Therefore, the Project will not present a safety hazard for people residing or working in the Project area related to private airstrips or helipads. (RDEIR at 3.8-15).

E. Noise

Impact: Airport Noise Impacts

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

1. No Impact: The proposed Project is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest airport from the Project is the Banning Municipal Airport, located approximately 9.6 miles southeast of the site. Additionally, the Redlands Municipal Airport is located approximately 9.7 miles northwest of the Project site. As adopted by the Riverside County Airport Land Use Commission (ALUC), the Riverside County Airport Land Use Compatibility Plan Policy Document establishes policies applicable to land use compatibility planning in the vicinity of airports throughout Riverside County. As shown in this document, the Project site is not within a compatibility zone for the Banning Municipal Airport. Furthermore, according the Riverside County TLMA Geographic Information System, the Project is not located in an airport influence area or an airport compatibility zone. Therefore, the proposed Project Would not expose people residing or working in the Project area to excessive noise levels related to airports. (RDEIR, p. 3.12-36.)

Impact: Private Airstrip Noise Impacts

Threshold: For a project within the vicinity of a private airstrip, the Project would not expose people residing or working in the Project area to excessive noise levels.

1. No Impact: There are no private airstrips or helipads in the vicinity of the Project site. The nearest heliport to the Project site is Riverside County Regional Medical Center Heliport, located approximately 10 miles southwest. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels related to private airstrips or helipads. (RDEIR, p. 3.12-37.)

F. Population and Housing

Impact: Displace Substantial Numbers of People

Threshold: Project construction and implementation will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere.

1. No Impact: There are no residences on-site, and access to adjacent homes would not be impacted by the Project. Additionally, no one lives on the Project site. Thus, development of the Project would not displace anyone, and no impact would occur. (RDEIR, p. 3.13- 8.)

G. Transportation and Circulation

Impact: Air Traffic Patterns

Threshold: The Project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

1. No Impact: The Project is not expected to affect air traffic patterns either in terms of operations or passenger use, because additional trips associated with the Project will consist of vehicle trips, and will not impact air traffic. The closest airport to the Project site is the Banning Municipal Airport, which is located approximately 9.6 miles southeast of the Project site. There are no private airfields located within two miles of the Project site. Because of the Project's distance from the nearest airport, the Project would not have an impact on air traffic patterns. Additionally, the Project would not directly involve waterborne or rail traffic. Although the Project may involve the storage and/or distribution of goods that have traveled by either rail or by water at some point, it is not expected to alter such traffic as it would merely accommodate existing consumer demand for such goods, and would not create or contribute to such demand. No impact would occur. (RDEIR, p. 3.16-101.)

SECTION D of these Findings discusses the potential environmental effects of the proposed project that were determined to be less than significant (insignificant) in consideration of existing regulations and Project Design Features, with no need for mitigation. The Commission concurs with the following findings.

A. Aesthetics, Light and Glare

Impact: Scenic Vista

Threshold: Project construction and implementation would not have a substantial adverse effect on a scenic vista.

1. Project Impact(s): The Project would not obstruct any scenic vistas, as the hills and mountains north of the Project site would not be obstructed by the Project. Furthermore, the Project would conserve approximately 84.8 acres as open space, thereby preventing future development from encroaching on the scenic areas north of the Project area. The location and design of the Project buildings would not have a substantial adverse effect on any scenic vista. (RDEIR, p. 3.1-18.)

Impact: Scenic Highway

Threshold: The Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

2. Project Impact(s): The I-10 Freeway, listed by the State as eligible for designation as a state Scenic Highway, is located approximately 0.35 mile southwest of the Project site. As described in The Pass Area Plan, three highway segments are designated as Potentially Eligible County Scenic Highways; State Route 79 (SR-79), Beaumont Avenue from Beaumont city limits 4 miles north to the San Bernardino County line; and the San Timoteo Canyon Scenic Corridor between SR-60 and San Timoteo Road; and then along San Timoteo Canyon Road between Redlands Boulevard and I-10 into San Bernardino County. No roads within the Project site or in the Project vicinity are designated as a State or County Scenic Highway. The status of the I-10 Freeway as an eligible State Scenic Highway only means it is eligible to be designated when a local governing body applies to Caltrans for such an approval and adopts a Corridor Protection Plan. The "eligibility" itself provides no additional distinction or requirements that need to be analyzed under CEQA. The nearest Officially Designated State Scenic Highway is SR-243, between Idyllwild and the Banning city limits, located approximately 9 miles southeast of the Project site. For these reasons, the Project would not have a substantial effect upon a State Scenic Highway. Impacts would be less than significant. (RDEIR, p. 3.1-19.)

B. Agricultural and Forestry Resources

Impact: Convert Farmland to a Non-Agricultural Use

Threshold: Project construction and implementation would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown-on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

1. Project Impact(s): The Project site contains lands classified as Farmland of Local Importance (approximately 137 acres), even though it is not currently used for agriculture, and other land (approximately 92 acres). Therefore, the Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. According to the California Department of Conservation, the farmland map category Farmland of Local Importance is considered land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. The Project site does not meet the County of Riverside's definition of Farmland of Local Importance for the following reasons: the site has not been used for farming (including dry farming) since the 1980s, and does not contain lands planted to dryland crops; the Project site has not produced 1 million or more dollars in agricultural income for at least 36 years; the site does not contain dairy lands or associated uses; and the Project site does not contain lands identified by the County as agricultural zones or contracts, such as Proposition R Lands or lands planted to jojoba. The loss of potential farmland of local importance on-site is not significant because the site has not been used for farming for more than 30 years, and there is not a sufficient supply of irrigation water to serve such an intensive type of agricultural use on-site. Furthermore, although the site is considered Farmland of Local Importance, the Project site is currently zoned W2 (Controlled Development Area). Allowed uses for this zoning designation include: One-family dwellings, light agriculture, aviaries, apiaries, grazing of farm animals, and animal husbandry. Significant agriculture uses are not permitted within the W2 zone. The fact that the County has not designated the Project site under any of the zoning designations that would allow for larger-scale agricultural use-such as CN (Citrus Vineyard), AP (Light Agriculture with Poultry), A-D (Agriculture- Dairy), A-2 (Heavy Agriculture) or A-1 (Light Agriculture)-is indicative of the County's policy decision that the site would not be suitable for the types of use that would meet the County's definition of Farmland of Local Importance. Additionally, the Project site is designated as Very Low Density Residential (VLDR), Rural Mountainous (RL), and Residential Low (RL) by the County of Riverside General Plan, rather than Agriculture (AG) designation. Although the current zoning and land use designation allow for small-scale agricultural activities such as grazing, the site has not been used for agricultural purposes in more than

30 years. Potential future use of the site for small-scale agriculture would not provide any of the benefits currently proposed by the Project, and would likely not be a financially viable endeavor given the size of the Project site. Lastly, the site is not considered suitable for agricultural uses from a water-usage standpoint given the significant irrigation demand associated with such uses, and a zone change and General Plan Amendment would be required to allow for larger-scale agricultural uses on the site. Additionally, the greater Project area is anticipated to undergo development in the future. For example, the Sunny Cal Egg Ranch Specific Plan that includes the construction of 497 single-family homes was approved by the nearby City of Beaumont. The Holbert Ranch (TTM 3054) project would also establish 131 single-family homes adjacent to the Project site. Additionally, the City of Calimesa General Plan designates land adjacent to the Project site to the west as Commercial Retail. Thus, the Project will not cause a significant impact to agricultural resources, and no mitigation is necessary. (RDEIR, p. 3.2-12 to 3.2-13).

Impact: Williamson Act Contract.

Threshold: Project construction and implementation would not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract.

1. Project Impact(s): The Project site is vacant and is not currently being used for agricultural land uses. In addition, neither the Project site or Project vicinity is under a Williamson Act contract; the nearest property under a Williamson Act contract is located approximately 3,000 feet to the east of the Project site. The Project site is not located within a Riverside County Agricultural Preserve. Although the Project would develop non-agricultural land uses within 300 feet of agriculturally zoned property, it would have a less than significant impact because the land surrounding the Project site consists of rural residential land uses and is not used for commercial agricultural purposes (such as crop farming). Land to the east of the Project site is currently used for grazing, and land to the west, adjacent to the Project site, is currently a horse ranch. Additionally, while the Project site will be used for warehouse purposes, ongoing operations at the site would not impact surrounding agricultural uses, including any future agricultural uses that may occur within 300 feet of the Project site. Warehouse developments are typically able to coexist with nearby agricultural operations. Therefore, impacts to existing agricultural use or a Williamson Act contract would be less than significant because the Project will not conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract, or land within a Riverside County Agricultural Preserve. (RDEIR, p. 3.2-13 to 3.2-14.)

Impact: Other Changes to Farmland or Forest Land

Threshold: The Project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use.

1. Project Impact(s): The land surrounding the Project site consists of rural residential land uses and is not being used for agricultural purposes. The Project area is anticipated to undergo development in the future. For example, the Sunny Cal Egg Ranch Specific Plan was approved by the City of Beaumont. Additionally, the City of Calimesa General Plan designates land adjacent to the Project site to the west as Commercial Retail. In addition, the location and configuration of the Project will not cause other changes to existing agricultural operations. It will not impede the current use of such operations in terms of access, or limit the continued use of such properties for agriculture in any other way. Thus, development of the Project's warehouse buildings is not anticipated to have a significant impact involving other changes in the existing environment that could result in conversion of Farmland to non-agricultural use. The Project site does not contain, and will not involve the conversion of forest land. Additionally, the use of the Project site for warehouse uses will not cause any conversion of forest land to a non-forest use in another location. The Project site will be used for warehouse and shipping activities, neither of which will have any direct or indirect impacts on forest lands. The Project site is not used for forest use and is not zoned for forest uses. Therefore, the Project will have no impact on forestry resources. (RDEIR at p. 3.2-16).

C. **Air Quality**

Impact: Air Quality Standards/Violations

Threshold: The Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

1. Project Impact(s): Two criteria are used to assess the significance of this impact: (1) the localized construction and operational significance analysis; and (2) the local traffic intersection CO hot spot analysis. Localized air quality impacts are evaluated through the use of localized significance thresholds (also referred to as a LST analysis). LSTs represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable state or federal ambient air quality standards. As shown in RDEIR Table 3.3-7, unmitigated emissions during construction would not exceed the South Coast Air Quality Management District (SCAQMD) localized construction significance thresholds. Likewise, as shown in RDEIR Table 3.3-8, operational emissions would not exceed the SCAQMD operational localized significance thresholds. Additionally, the Project would utilize electric trailer movers in

place of traditional diesel-powered movers to move trailers throughout the Project site, which would further reduce the amount of emissions generated during operations. As shown in RDEIR Table 3.3-9, the estimated 1-hour and 8-hour average CO concentrations at build-out in combination with background concentrations from non-Project-related emission sources are below the state and federal standards. No CO hot spots are anticipated to occur due to Project traffic-generated emissions in combination with other anticipated development in the area. The mobile emissions of CO from the Project are not anticipated to contribute substantially to an existing or projected air quality violation of CO. Therefore, according to this criterion, air pollutant emissions during operation of the Project would result in a less than significant impact related to CO hot spots. In addition, none of the interim traffic improvements identified in RDEIR Section 3.19, Transportation would result in CO hot spots or exceed air quality significance thresholds. (RDEIR at 3.3-41 to 3.3-47).

Impact: Sensitive Receptors

Threshold: The Project would not expose sensitive receptors to substantial pollutant concentrations.

1. Project Impact(s): The closest sensitive receptors are existing residences located to the east of the Project along Cherry Valley Boulevard and proposed residential developments (e.g., Sunny Cal Specific Plan) located across Cherry Valley Boulevard, approximately 50 meters south of the Project. The localized construction analysis demonstrated that the Project would not exceed localized thresholds for CO, NO_x, PM₁₀, or PM_{2.5}. Therefore, during construction, the Project would not expose sensitive receptors to substantial pollutant concentrations of CO, NO_x, PM₁₀, or PM_{2.5}. Further, the operation of the Project would not exceed any of the SCAQMD's operational localized significance thresholds for CO, NO_x, PM₁₀, or PM_{2.5} or create a localized CO hot spot. Since the relevant localized significance thresholds would not be exceeded, then sensitive individuals would not be significantly impacted. Therefore, according to this criterion, air pollutant emissions during operation would result in a less than significant impact. With regard to toxic air contaminants (TACs), the greatest potential for TAC emissions during construction are diesel particulate emissions associated with heavy equipment operations during construction activities. The SCAQMD does not consider diesel-related cancer risks from construction equipment to be an issue because of the short-term nature of construction activities. Construction activities associated with the Project would be short term (approximately 2 years). The assessment of cancer risk is typically based on a 70-year exposure period. Because exposure to diesel exhaust would be well below the 70-year exposure period, construction of the Project is not anticipated to

result in an elevated cancer risk to exposed persons due to the short-term nature of construction. Furthermore, the operational health risk analysis captures applicable emissions from construction and amortizes it over the exposure period. Since the Project involves the construction of a warehouse approximately 25 to 50 meters from the nearest sensitive receptor, a more detailed site-specific Health Risk Assessment was prepared. The Health Risk Assessment quantifies the cancer risk from Project operational toxic air pollutant emissions, primarily from delivery truck exhaust from traffic and truck idling emissions at loading docks. The results of the Health Risk Assessment for cancer risks are provided in **RDEIR Table 3.3-17**. These results reflect emissions from on-site vehicle travel and idling, as well as traveling along Cherry Valley Boulevard to and from the Project. The methodology used to estimate the cancer risks are based on the current CEQA guidance from the SCAQMD that assumes an exposure over a 70-year lifetime. As shown in RDEIR Table 3.3-17, the operation of the Project would not exceed the SCAQMD's cancer risk significance threshold of 10 in one million at any of the locations identified in the analysis. The maximum cancer risk at any existing or planned sensitive receptor is 1.1 in one million and is across Cherry Valley Boulevard in area of the Sunny Cal Specific Plan. The highest cancer risk is estimated as 1.2 in one million near the Project's future driveway #1 at 'Cherry Valley Boulevard, where no sensitive receptors are located. The maximum chronic and acute non-cancer hazard indices from the operation of the Project are estimated to be less than 0.002 and 0.02, respectively, values less than the SCAQMD's significance threshold of 1.0. Therefore, the Project's health risks and hazards are less than significant. Likewise, since the Project's maximum cancer risk (1.1 in a million) does not exceed the 10 in one million threshold, the Project's health risk impacts are determined to be less than significant on a project level, and would not result in a considerable contribution to the existing cumulatively significant TAC impact. Likewise, a supplemental cancer risk assessment was completed to reflect recent updated Office of Environmental Health Hazard Assessment (OEHHA) guidance for estimating cancer risks. As shown in **RDEIR Table 3.3-18**, the maximum cancer risk is 6.0 in one million at any existing or forecasted sensitive receptor, less than the 10 in one million health risk significance threshold. Therefore, under the OEHHA/SCAQMD guidance, the Project's construction and operational emissions would have a less than significant health risk impact on a project-level basis and cumulative basis. (RDEIR at 3.3-54 to 3.3-59; Refer also to Final EIR Section 03-00, Responses to SCAQMD-5, -8, -9 and -11, and SIERRA-22).

Impact: Objectionable Odors Affecting a Substantial Number of People

Threshold: Project construction and implementation would not create objectionable odors affecting a substantial number of people.

1. Project Impact(s): Land uses typically associated with odors include wastewater treatment facilities, waste disposal facilities, or agricultural operations. The Project does not contain land uses typically associated with emitting objectionable odors. The Project would involve the use of diesel construction equipment and diesel trucks during construction, as well as asphalt paving and application of architectural coatings, which would be temporary and short-term in nature. Emissions from these sources would rapidly disperse in the atmosphere and not be noticeable to the nearby public. Likewise, during operations, the Project would not be anticipated to emit any objectionable odors. Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with County solid waste regulations. The Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisance odors. Therefore, odors associated with the Project construction and operations would be less than significant and no mitigation is required. (RDEIR, p. 3.3-60.)

D. Hazards and Hazardous Materials

Impact: Routine Use, Transport or Disposal of Hazardous Materials.

Threshold: Project construction and implementation would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

1. Project Impact(s):

Construction Activities

Grading and construction activities may involve the limited transport, storage, usage, or disposal of hazardous materials, such as the fueling/servicing of construction equipment. However, such activity is short-term in nature and is subject to federal, state, and local health and safety requirements. While no impacts are anticipated due to contaminated soils or from the existing rubbish and burned motor homes located on-site, if such soils or rubbish are later determined to be hazardous, all standard hazardous materials remediation and removal procedures will be adhered to. Thus, with adherence to federal, state, and local health and safety requirements, potential impacts associated with construction activities creating a significant hazard to the public or the environment during the routine transport, use, or disposal of hazardous materials would remain less than significant. (RDEIR at 3.8NII).

Operational Impacts

The Phase I Environmental Site Assessment (Phase I ESA) conducted for the Project site indicated no significant evidence of recognized

environmental conditions pertaining to the Project site, and no additional environmental investigation was recommended. Therefore, potential impacts from the routine transport, use, or disposal of hazardous materials would be less than significant. The Project site is not listed on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Project is not anticipated to create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. Although a limited amount of cleaning supplies and other potentially hazardous cleaning-related supplies may be stored on-site, they are not anticipated to be of sufficient quantity to pose a significant hazard to the public or environment. Additionally, the Project would comply with all applicable laws regarding the use, storage, and disposal of hazardous materials, including provision of spill prevention kits in accordance with CalOSHA standards. Therefore, impacts would be less than significant. (RDEIR, pp. 3.8-11 to 3.8-12.)

Impact: Upset or Accident Conditions

Threshold: The Project would not 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.

1. Project Impact(s): The Project would not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions related to the release of hazardous materials into the environment. The operations on-site would comply with all applicable federal, state, and local laws regarding warehouse land uses, and there are no uses contemplated that would involve the use of hazardous materials. The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Although a limited amount of cleaning supplies and other potentially hazardous cleaning-related supplies may be stored on-site, they are not anticipated to be of sufficient quantity to pose a significant hazard to the public or environment. Additionally, the Project would comply with all applicable laws regarding the use, storage, and disposal of such materials. Thus, the Project is anticipated to have a less than significant impact. No mitigation is required. (RDEIR, p. 3.812.)

Impact: Emergency Response or Evacuation Plan

Threshold: The Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

1. Project Impact(s): The Project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. The County of Riverside has an established Emergency Operations Plan, which this Project is not anticipated to interfere with.

During construction, traffic management plans will be in place to ensure that no impacts or delays to emergency response occur along Cherry Valley Boulevard. Once operational, the Project would not impede emergency response access on any area roadway. The Project will include adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire Department personnel. Project roadway frontage improvements will provide adequate access for emergency vehicles. Therefore, the Project would have a less than significant impact. (RDEIR, p. 3.8-15.)

Impact: Wildland Fire Hazards

Threshold: The Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wild/ands are adjacent to urbanized areas or where residences are intermixed with wildlands.

1. Project Impact(s): Fire hazard severity zones are delineated at a state level, via the State Responsibility Area (SRA), and at a local level, via the Local Responsibility Area (LRA). The area is not listed as a Very High Fire Hazard Severity Zone for Local Response Areas by Cal Fire. The Project site falls within the State Responsibility Area (SRA), which is defined in Section 4102 of the Public Resources Code as "areas of the State in which the financial responsibility of preventing and suppressing fires has been determined by the board pursuant to Public Resources Code Section 4125, to be primarily the responsibility of the State." CAL FIRE determines fire hazard areas based on the severity of fire hazard expected to prevail there. These areas, or "zones," are based on factors such as fuel, slope, and weather. There are three zones, based on increasing fire hazard: medium high, and very high. The Project site is located within a "High Fire Area" as depicted in the Riverside County Transportation Land Management Agency Geographic Information System. Therefore, the Project may have potential risks related to wildland fire hazards. The Project will be designed to provide required fire flow (flow rate and pressure) for the Project site. Development of the Project could reduce the potential for a fire because the site would be developed with buildings and would not remain in its current state. Additionally, the proposed buildings and site improvements could act as a fire break. Impacts would therefore be less than significant. (RDEIR at 3.8-16).

E. Hydrology and Water Quality

Impact: Housing Within a 100-Year Flood Hazard Area

Threshold: Project construction and implementation would not place housing within a 100- year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

1. Project Impact(s): No housing is proposed as part of the Project. The Project would construct warehouse buildings that are not within a 100-year flood hazard area and will not impede flows as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map (RDEIR Exhibit 3.9-1). As shown in The Pass Area Plan's Figure 11, Flood Hazards, some portions of the Pass Area, including large areas of Cabazon, are flood-prone. However, the Project site is not located in an area of The Pass that is within either a 100-Year or 500-Year Flood Zone (The Pass Area Plan). Thus, impacts would be less than significant. (RDEIR, p. 3.9-41 to 3.9-42.)

Impact: Altered Drainage Patterns - Course of Stream or River/Increase Rate or Amount of Erosion

Threshold: Project construction and implementation would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in erosion or siltation on- or off-site.

1. Project Impact(s): Development of the Project will increase runoff from the site by increasing the amount of impervious surfaces and decreasing the pervious surfaces that could allow infiltration of precipitation. Impervious and paved areas for the site include Project streets, curbs, sidewalks and gutters, concrete ribbon, terrace and down drains, parking areas, driveways and the impervious roofs of each building and the top of the two potential future water tanks. However, the Project includes pervious areas throughout the site, including stormwater detention basins, landscaped areas, and the conserved riparian zone that will be maintained along the Project frontage. These areas shall include native/drought tolerant plant species. All private landscaping shall be maintained by the owner. Landscaping located in the public areas will be owned and maintained by the County of Riverside through Cherry Valley #27 County Service Area. As included in the Off-site Hydrology Report for Tentative Parcel Map 36564 (RDEIR Appendix G) prepared for the Project, there are two drainage areas in the existing condition: Drainage Area "A" and "B" (RDEIR Exhibit 3.9-2). Drainage Area "A" comprises approximately 903.3 acres, with peak stormwater discharge rates of approximately 739.7 cubic feet per second (cfs) and 1171.4 cfs, for 10-year and 100-year storms, respectively. Drainage Area "B" comprises approximately 258.1 acres, with peak discharge rates of 359.4 cfs and 563.2 cfs, for 10-year and 100-year storms, respectively. The Project would not result in a substantial increase in water erosion or siltation either on-site or off-site. The drainage system includes a number of features that will prevent erosion and protect water quality, as identified on RDEIR page 3.9-24. Additionally, off-site drainage improvements are required to capture and direct flows. The east side drainage improvements would include a rock protection berm (RDEIR Exhibit 3.9-3). This berm would capture the off-site runoff and drain into a

concrete wingwall structure. This inlet structure will be connected to a concrete culvert and will discharge into the trap channel on site. This water will eventually drain from the outlet structure on the Calimesa side (western side) of the Project. Improvements within the City of Calimesa consist of drainage channels and appurtenances, including a concrete trap channel, a concrete box culvert, two concrete outlet structures, and riprap rock energy dissipaters. The Applicant has also agreed to construct and maintain a rock-lined berm to protect the adjacent property owners (see RDEIR Exhibit 3.9-3). Under the proposed post Project conditions, Drainage Area "A" would comprise approximately 917.2 acres, with peak stormwater discharge rates of approximately 729.0 cfs and 1,165.1 cfs, for 10-year and 100-year storms, respectively. Drainage Area "B" would comprise approximately 244.2 acres, with peak discharge rates of 344.5 cfs and 537.4 cfs, for 10-year and 100-year storms, respectively. To minimize the increase of the runoff due to the site development, two onsite extended detention basins (one for each sub-watershed) are proposed for water quality treatment and hydro-modification. Although the mitigation for 100-year storm events is not required, the proposed development (with its storm drain and detention facilities) will not cause adverse impacts to the downstream properties at either exit point. A watercourse flows westerly through the southerly portion of the site that is delineated by the Department of Water Resources and is governed by County Ordinance No. 458. The proposed site will replace this natural channel with an improved channel that will convey the off-site runoff and treated on-site flows to the west toward the basin west of Roberts Street. The northerly off-site flows will be conveyed to the west by a channel and will not enter the site. All flows will continue to reach San Timoteo Creek, and impacts would be less than significant. Furthermore, the intent of Ordinance No. 458 is to (1) ensure that any new construction and/or substantial improvement within a mapped floodplain is done in a manner that reduces damage to the public and property; and (2) discourage any new development within floodways. The Project would not damage the public or property. Additionally, the Project would not substantially alter the existing flows through this channel. However, because the watercourse would be channelized as part of the Project, the County's Environmental Programs Department (EPD) will review and approve the planned channelization of the area. Project compliance with Ordinance No. 458 would reduce any impacts to drainage patterns to less than significant. Thus, no mitigation is required. Building 1 with associated parking, loading docks, drive aisles, and landscaped areas will drain to Extended Detention Basin A. Building 2 with associated parking, loading docks, drive aisles and landscaped areas will drain to Extended Detention Basin B. The runoff will be conveyed to each basin by surface flow and an onsite storm drain system. Each basin will outlet to a storm drainpipe, which discharges to the on-site channel along the southern property boundary and conveys off-site

flows through the site. The proposed detention basins will reduce the 2-year, 10-year, and 100-year, 24-hour duration stormwater runoffs to less than existing conditions for applicable storm events. As provided in the Preliminary Water Quality Management Plan, the proposed detention basins have been sized to incorporate hydromodification requirements by limiting the increase in runoff during a 2-year storm event to less than or equal to existing conditions. Basin A and Basin B will include a low-flow trench and collector trenches to convey runoff to the bottom stage and outlet structure, which will be located in the middle of the basin on the east and west sides, respectively. The outlet structure has been designed to mitigate the 2-year, 24-hour and 1-year, 24-hour events with orifices, and the 100-year event will spill over the top of the outlet structure. Under existing conditions, water flow is erosive. As designed, the detention basin in conjunction with infiltration best management practices (BMPs) will limit the 2-year, 24-hour storm runoff, reducing the potential for off-site erosion. Thus, the Project would have a less than significant impact with regard to erosion. (RDEIR, p. 3.9-23 to 3.9-28,)

Impact: Groundwater Supplies

Threshold: Project construction and implementation would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

1. Project Impact(s): Implementation of the Project will increase the amount of impervious surfaces on-site. The conversion of permeable land to impervious surfaces could reduce groundwater recharge. The Project includes BMPs, such as maximizing permeable area, minimizing the use of impervious surfaces (such as decorative concrete in the landscape design and increasing the use of vegetated drainage swales in lieu of underground piping or imperviously lined swales) that promote infiltration of water from the Project site and reduce impermeable surfaces on site. Thus, the Project would not interfere substantially with groundwater recharge. The Water Supply Assessment (WSA) prepared for the Project concludes that there would be sufficient water resources (of which 51 percent is groundwater, according to the 2012 Water Source Portfolio in the WSA prepared by the Yucaipa Valley Water District (YVWD)) to support the Project in addition to existing and projected demands. As discussed further in RDEIR Section 3.17, Utilities, the 2003 California Department of Water Resources Bulletin 118-2003 identified the Yucaipa Basin as being in overdraft. Although the basin is defined in an overdraft state, water levels are at or near historic highs. Moreover, the YVWD has decreased groundwater pumping dramatically since 2007, attributable to the

supplemental supply of State Water Project water and the use of recycled water. Prior to importing State Water Project water, YVWD pumped 3,585 million gallons per year. Incorporating supplemental water has reduced pumping by 50 percent. YVWD has initiated an annual groundwater monitoring program that calculates the change in storage of the seven primary subbasins in the Yucaipa Groundwater Basin. The groundwater levels have increased in the Crafton Subbasin, Gateway Subbasin, and Wilson Creek Subbasin by 32,280 acre-feet when comparing groundwater conditions of 2005 with groundwater conditions in 2015. During the same period of time, the change in storage of the Calimesa Subbasin, Oak Glen Subbasin, Triple Falls Creek Subbasin and the Western Heights Subbasin decreased by 9,349 acre-feet. Therefore, comparing the groundwater conditions of 2005 with those of 2015, the subbasins of the Yucaipa Groundwater Basin have improved, with a net increase in groundwater storage of 22,931 acre-feet. Additionally, the Project will use a piped domestic water system, so it will not have a demonstrable effect on groundwater supplies or quality. Thus, impacts associated with ground water supply and recharge would be less than significant. (RDEIR, p. 3.9-22 to 3.9-23.)

Impact: Risk of Flooding: Levee or Dam

Threshold: Project construction and implementation would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

1. Project Impact(s): Although the Project site has been identified outside of the FEMA 0.2 percent annual chance floodplain, the California Department of Water Resources has delineated a major watercourse/floodplain as flowing westerly through the southern portion of the Project site. In response to this delineation, Riverside County is a participating community in the NFIP, which requires participating agencies to adopt floodplain management ordinances. The intent of the County's Ordinance No. 458 is to ensure that new construction and/or substantial improvements within mapped floodplains is done in a manner that reduces damage to the public and property. Any development or substantial improvement within a regulatory floodplain may require floodplain review by the County. This includes the submittal of a floodplain application permit form to Riverside County Building and Safety along with corresponding fees and attachments. Ordinance No. 458 requires the review of permit applications, including a determination of whether proposed building sites will be reasonably safe from flooding and that new structures or construction shall be designed or modified to adequately prevent floatation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads. Whenever an application for a permit involves land that lies within special flood hazard area, the Floodplain Administrator shall

determine if the permit would allow the location of any structure, new construction, or substantial improvement. Each application filed with the Floodplain Administrator must include the method by which the applicant proposes to comply with requirements of the ordinance, including proposed elevations of any structures or fills, floodproofing, erosion protection, flow through area, any proposals to modify existing flow of stormwaters and any other relevant information. All application plans must be prepared and certified by a California registered civil engineer. Within 30 days of receipt, the Riverside County Flood Control and Water Conservation District (RCFC&WCD) shall determine if any further information is required in order to process the application. Within 30 days after determining that all required information has been received, the RCFC&WCD shall issue an approval with conditions or modifications, or deny the proposed plan. Proposed developments located within special flood hazard areas shall be required to meet construction standards as outlined in Ordinance No. 458. For example, new structures, construction, and substantial improvements to existing structures are to be constructed with flood-resistant material. Service facilities and utilities are required to be designed or located to prevent water from entering or accumulating within the components during flooded conditions. Whenever a watercourse or mapped floodplain is to be altered or relocated, the flood carrying capacity of the altered or relocated portion of the watercourse or mapped floodplain must be maintained. Prior to grading and inspection for occupancy, a Letter of Map Revision issued by FEMA for areas shown as floodplain on the effective Flood Insurance Rate Map is required. Thus, compliance with Ordinance No. 458 would render any flooding impacts less than significant. Additionally, the nearest dam (Perris Dam) is approximately 10 miles southwest of the Project site. Because of the dam's location, there is no risk associated with dam failure. There are no levees located anywhere in the Project vicinity. Therefore, impacts due to flooding from failure of a dam or levee will be less than significant. (RDEIR, p. 3.9-43 to 3.9-44.)

Impact: Sources of Runoff

Threshold: Project construction and implementation would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

1. Project Impact(s): A water quality basin would be constructed to the west of Building 1. A rectangular concrete channel would be located north and south of Buildings 1 and 2. Additionally, a grouted riprap berm and a water quality infiltration trench would be located north of Building 2. Riprap is a foundation or sustaining wall of stones or chunks of concrete, which can be used to line channels. Riprap berms would also be located east of

Building 2, and a water quality basin is planned west of Building 2. Additionally, a publicly maintained trapezoidal concrete channel would be located between the building sites and Cherry Valley Boulevard. Under the proposed post Project conditions, Drainage Area "A" would comprise approximately 917.2 acres, with peak stormwater discharge rates of approximately 729.0 cfs and 1,165.1 cfs, for 10-year and 100-year storms, respectively. Drainage Area "B" would comprise approximately 244.2 acres, with peak discharge rates of 344.5 cfs and 537.4 cfs, for 10-year and 100-year storms, respectively; refer to RDEIR Exhibit 3.9-3 through Exhibit 3.9-5, and Exhibit 3.9-6. The proposed detention basins will reduce the 10-year and 100-year, 24-hour duration stormwater runoff in each area to less than existing conditions. The proposed detention basin will include a low-flow channel, with perforated underdrain, sand and gravel layers, weir for 100-year/1-hour overflows, as well as orifices. Furthermore, 2-year, 24-hour flows would be reduced to achieve Hydrological Conditions of Concern requirements, and proposed detention basin orifices would reduce these flows to no more than 10 percent beyond existing conditions. Pursuant to the Clean Water Act, the Project will comply with the National Pollutant Discharge Elimination System (NPDES) requirements and employ source control BMPs to reduce water quality impacts. Construction of the Project will comply with Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) requirements. Thus, any runoff will be treated before it is released into the existing storm drain system. This Project is designated as a Priority Project. Therefore, bio-treatment control BMPs are required to remove pollutants typically associated with urban runoff. The Design Capture Volume will be treated by two extended detention basins. In general, each building with associated parking, loading docks, drive aisles, and landscaped areas would drain to its respective extended detention basin. Both basins are located in fill material and treat very large areas, so infiltration and bio-retention were not feasible options for this Project. The Project is required to mitigate these increased flows. Runoff will be dispersed to the extended detention basins as described at RDEIR page 3.9-32. Landscaped areas on the north and south will be self-treating pervious areas that will convey the flows generated by the respective areas directly off-site. Additionally, the Project proponent shall be responsible for the detention basins as well as the private area landscaping. Landscape maintenance shall include all maintenance and replacement of dead vegetation, erosion rills, proper disposal of green wastes, etc. Irrigation systems shall be tested regularly to ensure that all systems are functioning optimally. Thus, odors will be controlled via removal of dead vegetation and proper disposal of green wastes. Vectors are not anticipated to be an issue because irrigation systems will be tested regularly to ensure optimal function, which will reduce pooling of water, thus reducing areas that have the potential to be used by mosquitoes. Onsite BMPs will be maintained during operation,

ensuring that there are no issues associated with vectors or odors. In summary, the Project will not substantially increase the rate or amount of surface runoff or result in flooding either on-site or off-site, and Project runoff will not exceed the capacity of existing or planned stormwater drainage systems. Therefore, impacts are less than significant. (RDEIR, p. 3.9-31 to 3.9-41.)

Impact: Seiche, Tsunami or Mudflow

Threshold: The Project would not expose people or structures from inundation by seiche, tsunami, or mudflow.

1. Project Impact(s): A seiche is defined as a standing wave in an enclosed or partially enclosed body of water. The nearest large body of surface water is Lake Perris, which is approximately 10 miles southwest of the Project site. Because of the Project site's distance from Lake Perris, the Project will not be subject to impacts associated with a seiche. Likewise, the Project site's distance from the Pacific Ocean will preclude any impacts associated with tsunamis. Existing drainage flows from off-site areas, including the hilly undeveloped portions of the site to the north, would be conveyed through the site and would ultimately be conveyed off-site to the west side of the Project site. Setbacks will be substantial; thus, any potential of mudflow affecting the Project would be less than significant. Project runoff flows will discharge to the west and the southwest Project boundary and sheet flow to the west, southwest approximately 2.7 miles via existing storm drain improvements to San Timoteo Creek Channel, thence northwesterly approximately 15 miles to its confluence with the Santa Ana River. Thus, development of the Project could change the amount of surface water in the San Timoteo Creek Channel and the Santa Ana River. However, the increase in amount of surface water in these water bodies is anticipated to be less than significant, as the increase in 2-year storm flow caused by the Project will be limited to less than 10percent beyond existing conditions. Thus, the Project will have a less than significant impact regarding changes in the amount of surface water in San Timoteo Creek Channel and the Santa Ana River, and will not increase or reduce the volumes of these water bodies to an extent that would cause an impact to downstream habitat. Impacts will remain less than significant. (RDEIR at 3.9-44).

Impact: Structure Placement: Flood Hazard Area.

Threshold: The Project would not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

1. Project Impact(s): The Project is not within a 100-year flood hazard area and will not be placed within an area where structures would impede flows according to the federal Flood Hazard Boundary or the Flood Insurance

Rate Map. The California Department of Water Resources has delineated a major watercourse/floodplain as flowing westerly through the southern portion of the Project site. In response to this delineation, Riverside County is a participating community in the National Flood Insurance Program (NFIP), which requires participating agencies to adopt floodplain management ordinances. The intent of the ordinance, Ordinance No. 458, is to ensure that new construction and/or substantial improvements within mapped floodplains are done in a manner that reduces damage to the public and property. Any development or substantial improvement within a regulatory floodplain may require floodplain review by the County. This includes the submittal of a floodplain application permit form to Riverside County Building and Safety along with corresponding fees and attachments. Project compliance with Ordinance No. 458 would render any impacts to structures due to a flood hazard area less than significant. (RDEIR at P. 3.9-42).

Impact: Otherwise Degrade Water Quality

Threshold: The Project would not otherwise substantially degrade water quality.

1. Project Impact(s): The Project has the potential to degrade local water quality. Development of the Project site will introduce a number of urban pollutants into the area, most notably oil, grease, rubber residue, brake shoe dust, and other vehicular fluids and materials. However, the Project applicant shall prepare a SWPPP and WQMP that conforms to the California State Water Resources Control Board (SWRCB) NPDES permit and the Regional Board's MS4 water quality management requirements. The SWPPP shall identify BMPs to prevent construction related pollutants from reaching stormwater and all products of erosion from being released outside of the Project boundaries. Mitigation Measure HYD-1 requires that a WQMP be prepared to control post-construction urban runoff from the Project. Therefore, impacts to water quality will be less than significant. (RDEIR at P. 3.9-41).

F. Land Use

Impact: Division of Established Community

Threshold: The Project would not disrupt or divide the physical arrangement of an established community.

1. Project Impact(s): The Project site is surrounded by lands under the jurisdictions of Calimesa, Beaumont, and Riverside County. Properties to the north and west are within the City of Calimesa and have land use designations that include: RR "Residential Rural," to the north of the Project site, and RLM "Residential Low/Medium/" RL "Residential Low" and CR "Commercial Regional." To the south and east within Riverside County,

the land uses include "VLDR-Very Low Density Residential (Community Development Foundation)," "VLDR-RC-Very Low Density Residential-Rural Community Foundation" (with 1 DU/AC in both Foundations), and "Rural Mountainous" (1 DU/AC), as well as some land that is designated "CR-Commercial Retail." The City of Calimesa designates a small portion of the Project area to the west as RL, which would remain RL. The County of Riverside General Plan designates the proposed Project site as Rural Mountainous (RM), Very Low Density Residential (VLDR). The County's Zoning Ordinance classifies the site as W-2. Controlled Development Area. The current land use designation and zoning classification for the Project site do not allow industrial uses on the site, so implementation of the Project would not be consistent with existing permitted land uses on site. However, as a part of the entitlement process, a General Plan Amendment from VLDR to Light Industrial (LI,) Open Space Recreation (OS-R), and Public Facility (PF), and a zone change from W-2 to Industrial Park (1-P) have been submitted to the County. The area proposed for PF would also retain its existing zoning of W-2. The land designated RM will remain RM. The General Plan Amendment and zone change requests encompass the southern portion of the site, south of the hillside areas that will include the two warehouse buildings and site improvements. The northern portion of the Project site that is currently VLDR will be re-designated Open Space-Recreation, (OS-R) north of the developable area within the Project limits. The OS-R designation would occupy approximately 70.18 acres and be retained as open space, thereby precluding future residential development. An additional 14.62 acres would be left undisturbed under the RM designation. A portion of land (Assessor's Parcel Numbers (APNs) 413-270-012 and 413270-013) will be used for an earthen trail along the western side of the Project that will lead to existing trail features in the northern portion of the Project site. This land is located in the City of Calimesa. The General Plan Land Use Map for the City of Calimesa designates this land Residential Low (RL), which allows for 2-4 dwelling units per acre. The area in which the earthen trail would be placed for the Project is vacant and undeveloped. The surrounding areas contain a variety of land uses, including residences to the north, east, and west of the Project site (although not immediately adjacent to the Project site). Access to these residences will be improved with construction of the main entrance drive into the Project between the two warehouse buildings that will extend northerly to the residences. Additionally, an easement is proposed in the northwest corner of the site that would provide additional access to residents to the north. Furthermore, the existing neighborhoods in the surrounding Project area are physically separated from each other by distance, vacant lands, topography, and major roads. Therefore, the proposed Project would not divide any established community. (RDER at 3.10-21 to 3.10-22; refer also to Final EIR Section 03-00, Response to CVAN-13).

Impact: Consistency with General Plan Land Use Designations and Policies

Threshold: Project construction and implementation would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

1. Project Impact(s): A consistency analysis was completed to determine the Project's consistency with the land use designations and policies of the County of Riverside Comprehensive General Plan, applicable City of Calimesa General Plan (with respect to the portion of the Project site that is located within the City of Calimesa), the Cherry Valley Gateway Policy Area, and the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The rule of general plan consistency is that a project must at least be compatible with the objectives and policies of the general plan. (*Naraghi Lakes Neighborhood Preservation Association v. City of Modesto* (2016) 1Cal.App.5th 9, citing *Sequoyah Hills Homeowners Assn. City of Oakland* (1993) 23 Cal.App.4th 704). To be consistent with a general plan, a project is required to be in agreement or harmony with the terms of the general plan, not in rigid conformity with every detail. (*Naraghi Lakes Neighborhood Preservation Association, supra*, 1 Cal.App.5th at p. 18, citing *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal. App.4th 656).

County General Plan /Cherry Valley Gateway Policy Area Consistency

The proposed General Plan Amendment would not require an amendment to the General Plan Community Development Foundation Component. The Project's consistency with Riverside County General Plan Land Use Policies is demonstrated in **RDER Table 3.10-3**; refer also to **Final EIR at p. 4-5 to 4-6**. The Gateway Policy Area, in which the Project site is located, is distinct from the Cherry Valley community area, located to the east of the Project site, because the hills located to the east of the Project site provide a visual and physical community separator from Cherry Valley proper. The Gateway Policy Area is also distinct in that, unlike Cherry Valley proper to the east, it is largely undeveloped, although there are several proposed and approved development projects within the Gateway Policy Area. In addition, to a large degree the Gateway Policy Area orients to the west, including direct regional access from the Cherry Valley Boulevard/I-10 Freeway interchange, as well the burgeoning cities of Calimesa and Beaumont to the west and south. Therefore, development of the Project at this location, which has direct regional access to the I-10 Freeway, would represent a logical extension of the pattern of development that is already emerging in the Gateway

Policy Area. (RDEIR at 3.10-24). Because of the evolving nature of the Gateway Policy Area, the General Plan acknowledges the potential for higher intensity uses for undeveloped parcels by stating explicitly that "[h]igher densities may be allowed through a general plan amendment . . ." This evolution can be seen in the history of higher-intensity uses located on and around the Project site, and in the various higher-intensity developments proposed for neighboring parcels. The Gateway Policy Area has historically accommodated a variety of industrial and commercial uses. Therefore, the Project is not anticipated to result in substantial alteration of the present or planned land use of the area. The Project will be compatible with the several uses and planned developments to be located on the properties immediately surrounding the Project site, including the SunnyCal Egg Ranch project to the south, the residential projects planned adjacent to the Project site to the east and southeast, the regional commercial uses planned to the west, and the rural/open space area to the north. (RDEIR at 3.10-24). The Project includes extensive measures to buffer potential impacts to and from nearby residents, including providing robust landscaping between the Project buildings and Cherry Valley Boulevard. The location, configuration and design of the Project will allow it to blend into the existing landscape, despite the large size of the proposed buildings. The two buildings would be set back approximately 375 to 575 feet from Cherry Valley Boulevard, approximately 300 feet from the east Project boundary, and approximately 400 feet from the west Project boundary, allowing for generous buffers with extensive landscaping, a berm, a meandering equestrian and pedestrian trail, and a 5-foot-wide meandering sidewalk, separated by a three-railed fence. Given the number of buffering features proposed by both the Sunny-Cal project and the proposed Project, no building or structure between the two projects is expected to be closer than 600 feet, providing substantial open space between the two projects, and thereby ensuring minimal impacts between the two projects. Building 1 would be located approximately 29.8 feet above the centerline of Cherry Valley Boulevard, and Building 2 would be located approximately 48.3 feet below the centerline of Cherry Valley Boulevard. Although the Project's buildings rise 41 feet in height, neither building would be visible from motorists or pedestrians traveling along Cherry Valley Boulevard, as their line of sight would be directed above the building. A berm, water tower, barn, and landscaping would further screen views of the buildings. Because of the berm and the fact that the proposed buildings would not break the ridgeline silhouette of the hills behind them to the north, the Project site would not be visible from the residents located north of the site. All of these factors, combined with the proposed tree planting and other landscape and screening elements, will make the Project visually unobtrusive and in accordance with the existing visual characteristics of the surrounding areas. The property located to the east of the Project,

adjacent to SunnyCal and within unincorporated Riverside County, is proposed to be developed as a 209-unit, medium density, single-family home detached residential community. This development is located approximately 552 feet east from, and 64 to 104 feet above grade of, the closest Project building (Building 2). **(RDEIR at 3.10-25)**. Further, the easterly side of Building 2 has been specifically designed so as not to include any bay doors or loading areas. As a result, this area of the Project site will not create significant impacts on the easterly residential uses in terms of truck activity, noise, odors, visual impacts, or up-lighting. Additionally, the area between Building 2 and the eastern property boundary will primarily include employee parking, employee car circulation, a generously landscaped slope and two 1-million-gallon water tanks, which are all lower-intensity uses commonly found near residential uses. Similar to the SunnyCal development, the substantial distance and extensive buffering between the proposed residential development and the Project buildings ensures that any impacts between the two uses will be minimal. Immediately west of the Project site is a large (mostly) undeveloped property zoned by the City of Calimesa as "Commercial Regional," which allows for developments with FAR up to 0.75:1. As specified by the City of Calimesa's General Plan, Commercial Regional properties allow for the development of commercial uses "that will cater to a wide market, including a full range of retail shops and services within a shopping center environment" Such a development is thoughtfully located near a major transportation thoroughfare (along the I-10 Freeway) to ensure efficient and adequate access, and to assist in attracting persons and visitors from 5 to 50 miles of the site. Located about 500 feet to the west of Building 1, this Regional Commercial development is both distant and screened from the Project to provide a buffer between the two properties. These buffering features include a three-railed equestrian fence, pedestrian/equestrian trails, flood control facilities, and a generously landscaped slope/berm topped by a 14-foot block sound wall. The various factors that could result in land use incompatibility (noise, aesthetics, etc.) have been determined to be less than significant, or less than significant with the imposition of mitigation. Specifically, compliance with various mitigation measures and regulatory requirements will further reduce the Project's impact on the surrounding uses. These measures include (i) enforcement of strict truck idling time limits; (ii) requirements that all fleet vehicles accessing the site during operation must have cleaner burning (year 2010 or newer) engines; (iii) participation in Riverside County's Rideshare Program; (iv) amenities to encourage alternative transportation options (e.g. electric vehicle charging stations, bike storage and shower/changing facilities, and preferred parking for low-emitting vehicles); and (v) strict noise reduction procedures and regulation specifically designed to reduce impacts on neighboring properties during construction. Based on the Traffic Impact

Analysis prepared for the Project, 100 percent of the truck traffic and 80 percent of passenger car traffic generated by the Project would access the site from the west along Cherry Valley Boulevard. This underscores the importance of the Project's connection and proximity to the I-10 Freeway, versus using roadways in the community of Cherry Valley to the east. Areas located directly west of the Project site are designated within the City of Calimesa General Plan as Residential Low (2-4 dwelling units per acre), Residential Low Medium Rural (4 to 7-dwelling units per acre), and Commercial Regional (FAR 0.75:1). Separate approval is required from the City of Calimesa for off-site drainage and flood improvements. Upon approval, these proposed improvements would be considered consistent with the City's land use plans. (RDEIR at 3.10-26). Areas northwest of the Project site along the I-10 Freeway include areas designated Light Industrial and Business Park, with the nearest Light Industrial-designated land located in the City of Calimesa, approximately 0.40-mile northwest of the Project site. Residential uses are proposed to the immediate south (SunnyCal Specific Plan) and north (Holbert Ranch) of the Project site within the unincorporated community of Cherry Valley. Thus, the surrounding area is experiencing development along the I-10 Freeway. Construction of the Project would be consistent with the industrial designations within the City of Calimesa and Beaumont. Construction of the Project near the I-10 Freeway would also provide a strategic destination for the movement of goods within the region. The Project design will include roadway improvements extending northerly through the site to the existing residential units. In addition, the northerly portion of the site will remain open space, providing a buffer between the existing residential units to the north and the two warehouse buildings. Moreover, the Project will develop 1,823,760 square feet of warehouse uses that will be designed to be eligible for Leadership in Energy and Environmental Design (LEED) Certification. LEED is an internationally recognized certification system that measures how well a building or community performs across all the metrics that matter most: energy savings, water efficiency, carbon dioxide emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. The Project will comply with applicable requirements of LEED, and will therefore result in reduced Project emissions, which is consistent with the County of Riverside General Plan. (RDEIR at 3.10-27). Although the Cherry Valley Gateway Policy Area is silent as to non-residential development, the Project meets the goals and policies of the Cherry Valley Gateway Policy Area in the following ways:

1. *Preserving Rural Character.* Approximately 84.8 acres of the Project site, primarily running along the northern property line (in the rural mountainous and open space zone areas), will be preserved as natural open space, protecting habitat and ridge-line equestrian

trails running through the site. The clustering of the development footprint will help preserve the rural character of the area, and will provide a substantial buffer for any future developments to the north. The Project will preserve community uses and access to an informal equestrian and pedestrian trail network running throughout the undeveloped northern section of the site; The Project will also be set back from the street and landscaped in such a manner as to be visually unobtrusive, thereby espousing the rural character of the surrounding environment consistent with the Cherry Valley Gateway Policy Area. Specifically, the two Project buildings will be located up to 48.3 feet below grade, and will rise only 41 feet in height, ensuring an unobstructed view towards the foothills located north of the Project site. Additionally, the Project's setback from the mountain ridge and the street will also protect the scenic values of the ridgeline and the landscape, providing continued natural visual relief to the nearby communities. Project buildings would be set back approximately 300 to 575 feet from Cherry Valley Boulevard; approximately 300 feet from the east Project boundary; and approximately 400 feet from the west Project boundary; allowing for generous buffers with extensive landscaping, a berm, a meandering equestrian and pedestrian trail, and a three-railed fence. Additionally, the Project's architecture is purposefully and thoughtfully designed to evoke a rural character, with earth-tone colors and ranch-inspired architectural features. Landscape architecture features will further soften the Project's impact by shielding the site with meandering ranch-inspired fencing, shrubs and trees along the site's western, southern, and eastern elevations and a decorative barn and water tower in recognition of the area's long history of agricultural and equestrian uses. The decorative barn and water tower features would not be functional, but they would screen views of the Project site and provide a focal point to viewers along local roadways, while maintaining and enhancing the rural character of the area. In addition, the barn will serve as a shade structure and trail head for the equestrian and recreation trails. Combined with the Project's overall rural theme featuring western and agricultural architectural elements, these two monuments serve as a visible focal point and welcoming gateway to the Cherry Valley community. The Project would feature on-site trails that connect with existing trails in the northern portion of the site to contribute to the development of the City of Calimesa's trail system. A trailhead would also be constructed in the southwest corner of the site near the water tower and barn, which ties into the trails. The trail along the western margin of the Project site would consist of decomposed granite to accommodate hikers and equestrians, and would connect to the existing trails in the northern portion of the Project site. As a result, the Project will help

enhance the County's Conservation and Open Space Resource System, which seeks to preserve a multi-purpose open space system for habitat protection and recreational purposes. The extensive landscaping will soften the Project's look and minimize the visual appearance of the buildings. Specifically, the Project will feature extensive native and drought-tolerant landscaping, including shrubs and trees along the project site's western, southern, and eastern elevations. The landscaping is designed with pockets, rolling terrain, and irregularity to mimic the site's natural setting. (RDEIR at 3.10-33 to 3.10-34).

2. *Community Separator.* The Cherry Valley Gateway Policy Area was established to serve as a buffer between the communities of Beaumont and Calimesa, and to plan for the development of clustered dwelling units as compared to the neighboring Cherry Valley Policy Area. The large size of the Project site furthers this goal by allowing for vast amounts of open space. The site is approximately 229 acres; 84.8 of those acres (36 percent of the site) will remain undeveloped. with approximately 70.14 of those acres to be dedicated as open space recreation. The open space area would serve as a community separator. The importance of the Project site as a community separator is especially pronounced given the recent annexation of the SunnyCal site into the City of Beaumont. In addition to preserving the natural setting and unobstructed views, the large size of the Project site preserves the area's function as a community separator between the cities of Calimesa and Beaumont. Thus, the Project site, with its large open spaces and visual buffering, serves as a transition between the hard borders of the two cities' districts terminating at the proposed regional commercial center to the west in Calimesa, and the SunnyCal development to the south in Beaumont. The location, configuration and design of the Project will allow the Project to blend into the existing landscape despite the large size of the proposed buildings, helping to advance the vision and goals of the Cherry Valley Gateway Policy Area. The natural setting and unobstructed views allow the Project site to serve as a community separator between the cities of Calimesa and Beaumont and as a scenic gateway or "approach" to the Cherry Valley community. Additionally, foothills on the northerly portion of the site and the San Bernardino Mountains serve as a natural southwest-to-northeast divide between Calimesa and Beaumont. The proposed dedication of open space would further enhance this already existing natural constraint and separator. As discussed above, the Project buildings will be set below grade and will be largely obscured by landscaping, so as not to be visible from Cherry Valley Boulevard. (RDEIR at 3.10-35).

3. *Clustering.* The Gateway Policy Area encourages clustering of structures as a means of preserving open space and maintaining the rural character of the area. The Project plans to cluster Buildings 1 and 2 as close as reasonably possible to increase the space that will serve as the Project's natural buffer. Additionally, the 84.8-acres north of the Project's buildings that will remain undeveloped will serve as a buffer between the Project and the scattered, low-density housing in the hills, while also preserving the view of neighboring developments and travelers along Cherry Valley Boulevard of the ridgeline looking north. (RDEIR at 3.10-35).
4. *Visible Entrance.* The Project's architecture, buffer, and landscaping features discussed above help to ensure Cherry Valley Boulevard continues to function as a community separator between Calimesa and Beaumont, and as a scenic gateway or "approach" to the Cherry Valley community. In summary, the Project will help advance the vision of the Cherry Valley Gateway Policy Area, preserve open space, and evoke the rural character of the area by ensuring that buildings are clustered, set back, buffered and generously landscaped. The Project will also further the goals of the Cherry Valley Gateway Policy Area by preserving the natural setting, serving as a buffer and separator between the communities of Calimesa and Beaumont and a "visible entrance" to the Cherry Valley Community, providing architecture that is rural in character and nature, and maintaining existing views of nearby undeveloped area and hillsides. As discussed, the Project would also provide a barn and water tower structure in the southwest corner of the site. Combined with the Project's overall rural theme featuring western and agricultural architectural elements, these two monuments serve as a visible focal point and visible entrance to the Cherry Valley community. The Project will help advance the vision of the Cherry Valley Gateway Policy Area by evoking the rural character and history of the area through contextually appropriate architecture and gateway features, by preserving open space, and by providing generously landscaped buffers and clustering of the buildings. Further, by maintaining the natural setting on this large site, the Project will advance the goal of the Cherry Valley Gateway Policy Area to be separator between the communities of Calimesa and Beaumont, maintaining existing views of nearby undeveloped area and hillsides. (RDEIR at 3.10-35).

The Project will also be consistent with all Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities as discussed at RDEIR pages 3.10-36 to 3.10-39.

City of Calimesa General Plan Consistency

RDEIR Table 3.10-4 contains only those policies from the City of Calimesa General Plan that are relevant to the drainage/water quality facilities that would be installed on the parcels located within the City of Calimesa. As shown within RDEIR Table 3.10-4, the Project will be consistent with all applicable City of Calimesa General Plan policies. (RDEIR at 3.10-32).

SCAG Regional Comprehensive Plan

As indicated in RDEIR Table 3.10-5, the Project will be consistent with all applicable SCAG Regional Comprehensive Plan policies related to preservation of open space, protection of biological and cultural resources, hydrology and water quality, water efficiency, energy efficiency, air quality, and siting of developments to reduce vehicle miles traveled. (RDEIR at 3.10-39 to 3.10-41).

SCAG 2016 Regional Transportation Plan/Sustainable Communities Strategy

As shown in RDEIR Table 3.10-6, the Project will be consistent with all SCAG policies related to the goals of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The Project will generate jobs and will include numerous building efficiency measures, and will facilitate efficient regional goods movement by concentrating such goods along the I-10 Freeway, a major travel corridor. The proposed Project would make various improvements to Cherry Valley Boulevard, and would make financial contributions to the regional and local transportation system through payment of DIF and TUMF fees, as well as fair share contributions to such improvements. Combined, these actions will sustain and improve the regional and local transportation system. (RDEIR at 3.10-42 to 3.10-43). Therefore, the Project will not conflict with any applicable land use plan or policy; and impacts will be less than significant. Refer also to Final EIR Section 03-00, Responses to CVAN-7, -9, -12, and SIERRA-33.

Impact: Habitat or Natural Community Conservation Plans

Threshold: The Project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

1. Project Impact(s): As discussed in RDEIR Section 3.4, Biological Resources, the Project site is located within the Pass Area Plan of the MSHCP; however, it is not located within any Criteria Cell. A July 2015 MSHCP

Consistency Analysis was conducted for the Project. Based on the results of the MSHCP Consistency Analysis, the Project will not 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 wildlife nursery sites. Therefore, the Project would not conflict with any applicable habitat conservation plan or natural community conservation plan. (RDEIR at 3.10-45).

G. Mineral Resources

Impact: Loss of Known Mineral Resource

Threshold: The Project would not 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.

1. Project Impact(s): The Project site does not contain any known mineral resources. The County of Riverside 2015 General Plan's Multipurpose Open Space Element (Figure OS-6) identifies most of western Riverside County, where there are no known mineral resources, as being within MRZ-3. Areas with this designation are described as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The County of Riverside General Plan provides no specific policies regarding property identified as "MRZ-3" and does not designate the Project site for mineral resource-related uses (for example, MRZ-2b, which comprises areas where the available geologic information indicates that there is a likelihood of significant mineral deposits). There is no indication that the Project site contains any mineral resources that would be of value to the region or residents of the State. The proposed Project site is also not located adjacent to a state-classified or designated area or existing surface mine. The land adjacent to the Project site to the north, south, east and west does not have an Open Space-Mineral Resource (OS-MIN) land use designation, which allows for mineral extraction and processing facilities. Further, in no way will either the construction or operation of the Project impact any ongoing mining operations. The Project does not propose any quarries or mines on-site. There are no existing quarries or mines on-site that were identified in any of the technical reports prepared for the Project site. Additionally, the County of Riverside does not designate the site as having mineral resources in either the General Plan land use or zoning designation for the Project site. The Project site does not have an Open Space-Mineral Resource (OS-MIN) land use designation, which would allow for mineral extraction and processing facilities. The Project would not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, impacts are considered less than significant (RDEIR at 3.11-3 to 3.11-4).

Impact: Loss of Mineral Resource Recovery Site

Threshold: The Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

1. Project Impact(s): There are no known aggregate resources within the surrounding region, nor is the Project area designated as a resource recovery site. Furthermore, there is no evidence

H. **Noise**

That the Project site or Project area contain significant resources, which is demonstrated by its MRZ-3a classification in the County of Riverside General Plan. Therefore, the Project would not result in the loss of availability of a locally important mineral resource recovery site. (RDEIR at 3.11-4).

Impact: Groundborne Vibration

Threshold: The Project would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

1. Project Impact(s): During construction, the most vibration-causing piece of equipment that will likely be used on-site is the large vibratory roller. Because of the proximity of the homes located adjacent to the site to the west and southeast of the Project site, construction activities may result in groundborne vibration that is annoying, but is not expected to result in building damage, pursuant to FTA damage criteria. The nearest residences are located approximately 110 feet from the construction area footprint. At this distance operation of even the heaviest equipment that would be operating on the Project site would result in maximum groundborne vibration levels of up to 0.023 PPV. This is well below the FTA's damage threshold criteria of 0.12 PPV for even the most fragile structures. Human perception to vibration starts at levels as low as 67 VdB. Annoyance due to vibration in residential settings starts at approximately 70 VdB. Residences are included under Land Use Category 2 (as defined by FTA) and infrequent vibration events are considered acceptable up to 80 VdB at the receiving use. Large vibratory rollers used during construction would be expected to generate 94 VdB within 25 feet of the equipment. The nearest residences are located approximately 110 feet from the construction area footprint where the heaviest construction equipment would potentially operate. At this distance, vibration levels could range up to approximately 74 VdB. These levels are below the FTA's 80 VdB threshold that is considered to be acceptable for infrequent events. Furthermore, an annoyance would only occur during site grading and preparation activities, and would therefore be intermittent and temporary in nature. Also, the VdB level would decrease as site grading operations move further away from the closest residences. The restriction on permissible hours of construction would

further ensure that perceptible vibration does not occur within the most sensitive nighttime hours. Therefore, construction activities would not result in exposure of persons to or generation of excessive groundborne vibration levels. (RDEIR at 3.12-27). Based on the data shown in RDEIR Table 3.12-2, loaded trucks are not anticipated to exceed 0.076 in/sec peak particle velocity (PPV) or 86 VdB at 25 feet. These vibration levels are below the normal perception level and well below the possible FTA damage criteria thresholds. In addition, all off-site structures are located more than 25 feet from proposed Project travel ways. Therefore, Project operation vibration levels would not exceed groundborne noise or groundborne vibration thresholds. Impacts associated with construction and operational vibration would not be considered less than significant (RDEIR at 3.12-28).

Impact: Permanent Increase in Ambient Noise Levels

Threshold: The Project would not cause a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project.

1. Project Impact(s): As shown in RDEIR Tables 3.12-9, Table 3.12-10, Table 3.12-11, and Table 3.12-12, noise modeling results show that Project-generated vehicle noise on area-wide roadways would result in a maximum increase of up to 1.6 dBA in traffic noise levels with implementation of the Project, compared to traffic noise levels existing without the Project. This increase would occur under Horizon (year 2040) plus Project traffic conditions. The County of Riverside considers a permanent increase of 5 dBA or greater to be a substantial increase. Typically, any value less than 3 dBA is considered imperceptible. Therefore, an increase of 1.6 dBA is not considered substantial, and Project-generated traffic noise would result in a less than significant impact on off-site sensitive receptors along area-wide roadways. (RDEIR at 3.12-28 to 3.12-31).

I. Population and Housing

Impact: Population Growth

Threshold: The Project would not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

1. Project Impact(s): The Project proposes the construction of two warehouse buildings, totaling approximately 1.8 million square feet of floor area. The Project would generate approximately 518 full-time direct equivalent employees, 116 indirect employees, and 115 induced employees for a total of 748 permanent, full-time employees. Construction would also generate approximately 577 short-term employees (direct,

indirect, and induced). Most of the new jobs would be filled by local residents, due to the current economic climate of the region. The Pass Area had an 11.5 percent unemployment rate in 2013. Since existing and planned residential development included in the County of Riverside General Plan would be capable of accommodating growth from the Project, no cumulative impacts are expected with respect to potential population increases that may result from the employment generated by the Project. Furthermore, the population growth from the Project's employees would be below the 2020 and 2035 SCAG projections for unincorporated Riverside County of 43,500 and 58,100, respectively. Potential impacts would not be deemed cumulatively considerable, and therefore, would be less than significant. The Project is not located in a Redevelopment Area. Accordingly, the Project would not impact any County Redevelopment project area. Additionally, planned operations from the site will not cause off-site impacts to any Redevelopment Areas. Impacts related to population growth would, therefore, be less than significant. {RDEIR, p. 3.13-5.)

Impact: Housing Displacement/Replacement Housing

Threshold: The Project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

1. Project Impact(s): Existing housing near the Project site consists of a few residences north and west of the Project site. A mobile-home park is located approximately 0.26 mile west of the site, off Calimesa Boulevard. East of the Project site is a mix of properties used for agricultural purposes and large-lot, rural single-family development. The Project would not result in the displacement of housing because no housing exists on the Project site. Additionally, the Project would not restrict access for local residents, as the Project includes the construction of a public right-of-way ("A Street") that would allow existing residents north of the site to access their homes. Thus, housing north of the site would not be impacted. During the construction phase, the Project is estimated to create approximately 577 jobs in Riverside County, including direct indirect, and induced jobs. The City of Calimesa would capture approximately 18 of these construction jobs. These jobs would be temporary in nature, and primarily filled by local residents; thus, the Project construction phase would not create a demand for any additional housing. The Fiscal and Economic Benefits Study estimated the potential range of direct, indirect, and induced (permanent) jobs that would be created by the operation of the Project during operation. Job estimates are based on Project square footage, local comparable industry employee-per-square-foot assumptions, and fiscal analysis in the 2015 Kosmont Report prepared for this Project. As shown in RDEIR Table 3.13-3, the Project would create a substantial number of direct, permanent jobs, as well as additional indirect

and induced jobs. The creation of approximately 748 new jobs (including 507 permanent on-site, full-time-equivalent (FTE) jobs, and 241 off-site indirect and induced jobs) is not anticipated to have a significant impact regarding demand for additional housing, particularly affordable housing. Furthermore, most of the new jobs would be filled by local residents, due to the current economic climate of the region. The jobs in question do not require unique or special skills that would need employees to relocate from other areas. According to the Economic Impact Report, the Pass Area had an 11.5 percent unemployment rate in 2013, down from 17.6 percent in 2010. Additionally, the Pass Area's jobs-to-housing ratio is approximately 0.598, which reflects the availability of local jobs for each occupied home in a community. The Pass Area is far below the 1:2 ratio for the Inland Empire or the 1.168 ratio for all of Southern California. The Project would provide local jobs to the surrounding area and would help improve the existing jobs-to-housing ratio. Thus, any local housing needs would be met by existing housing stock. Therefore, it is anticipated that a large portion of the permanent jobs created would be filled by persons already living in the Project area, and housing would be sufficient. Thus, a less than significant impact to housing demand is anticipated. (RDEIR, p. 3.13-7.)

J. **Public Services**

Impact: Fire Protection

Threshold: Project construction and implementation will not 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 fire protection.

1. Project Impact(s): County Fire Station 21 (the closest fire station to the Project at 2.65 miles to the northwest) currently has a response time of 7 minutes and 5 seconds. County Fire Station 22, located 2.75 miles from the Project site, has a total response time of 7 minutes and 43 seconds. All other local fire stations are located at greater distances from the site and would have longer response times. None of the engines/truck(s) required would be able to reach the site in under 6 minutes and 30 seconds, and would therefore not meet the suburban response time goal. This existing response time deficit would exist even without development of the Project. Thus, the Project would potentially contribute to existing cumulative impacts to response times within the area. The Project will be required to pay its "fair share" contribution into the County's development impact fee program. The current County development impact fee (DIF) rates for Fire Protection Facilities within the Pass Area Plan are \$1.77 per acre of industrial development. Based on the Project's planned 1,823,760

square feet, the Project would be assessed approximately \$291,743 in development impact fees, with additional Fire Mitigation Fees set at \$0.25 per square foot of non-residential development. Fire Mitigation Fees are estimated at approximately \$455,940, and would ultimately be finalized during the land development review process by RCFD Emergency Services Engineering and Planning Staff located TLMA Permit Assistance Centers. Total Project fees related to fire protection and related infrastructure would be approximately \$747,683. The Applicant would be required to submit payment of such fees prior to issuance of occupancy permits. Payment of these fees is mandatory and is therefore not included as mitigation. The Project would not require the provision of new or physically altered fire protection facilities on its own. Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company is recommended for every 2,000 new dwelling units and/or 3.5 million square feet of commercial/industrial occupancy. The Project's square footage would not meet this threshold, and therefore would not trigger the need to create new or physically altered fire protection facilities, based on County standards. Although the Project would generate an incremental increase for fire and emergency service, the Project's contribution to the existing response time deficiency would be rendered less than cumulatively considerable with the payment of development impact and mitigation fees. In addition, the Project will be developed in conformance with all applicable RCFD and building code standards to meet fire flow/pressure requirements and emergency access requirements. The two Project buildings would include internal sprinkler systems for additional fire suppression. Furthermore, the Project would indirectly contribute to the RCFD's ability to improve response times by contributing to the County's DIF and Transportation Uniform Mitigation Fee (TUMF) fee programs and by constructing interim improvements at the Cherry Valley Boulevard/I-15 Freeway interchange. Such program contributions and improvements would aid in reducing existing traffic impacts. Therefore, impacts to fire services are considered less than significant and no mitigation is required. (RDEIR at 3.14-10 to 3.14-12).

Impact: Police/Sheriff Protection

Threshold: Project construction and implementation will not result in substantial adverse physical impacts associated with the provision of new or physically altered government 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 police/sheriff protection.

1. Project Impact(s): During some of the construction period, construction fencing will be placed along the perimeter of the property, and full-time security personnel will monitor the site and its contents. The completed

Project will include permanent fencing, and all of the truck parking areas will be gated. During ongoing operations, the center and its occupants may choose to use in-house or third-party security personnel to monitor the perimeter and interior of the grounds. Security cameras, alarms and other systems may be implemented. In addition, the deployment of high security check-in and checkout procedures may be used to ensure the security of the goods kept within the center. Those procedures may include screening, metal detectors and or inspections of personnel and or visitors. The Riverside County Sheriff's Department (RCSD) provides law enforcement services. To maintain adequate funding for law enforcement facilities, the County has implemented the Development Impact Fee Program. This fee can be used to pay for one-time capital improvements, such as the purchase of land and equipment or the construction of new facilities. The Project will be required to pay the established development mitigation fee prior to issuance of a certificate of occupancy for the Project buildings. Warehouse uses typically do not generate a substantial number of law enforcement service calls, compared with residential or commercial uses. Based on the nature of the Project and the security measures described above, the Project is not anticipated to impact service ratios or response times such that additional RCSD facilities would need to be constructed. RCSD was provided with a copy of the January 6, 2014 Notice of Preparation and did not indicate any concerns with respect to increased service calls, service call response times, or the need to construct additional RCSD facilities as a result of the proposed Project. The County of Riverside requires the Project to pay Development Impact Fees that will be used to obtain additional staffing and/or equipment in order to offset any of the potential increases in enforcement service calls. The current County DIF rate for Criminal Justice Public Facilities is \$1,925 per acre of industrial development. Thus, the Project would be required to pay approximately \$315,686 to offset incremental impacts to police protection services. Payment of these fees is mandatory and is therefore not included as mitigation. The Project will not require new construction or physical alteration of existing law enforcement facilities, and impacts to Sheriff services are anticipated to be less than significant. (RDEIR at 3.14-12 to 3.14-13).

Impact: Schools

Threshold: Project construction and implementation 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 schools.

1. Project Impact(s): The Project does not propose land uses that would directly generate new student enrollment at existing schools. However, the Project could indirectly add students by creating new employment opportunities that may entice new residents to move into the area. However, it is anticipated that the vast majority of the new positions will be filled from existing residents in the area, as opposed to creating positions that require a specific skill-set that necessitates the hiring of individuals from outside the region. At present, there is capacity for additional students at Beaumont Unified School District (BUSD) facilities; however, the BUSD anticipates that this capacity will be insufficient to accommodate expected student growth over the next several years. The pace of home construction in the BUSD is expected to increase significantly, where several projects are in the preliminary and active planning stages and are awaiting approval to begin construction. No homes are proposed as part of the Project, and as detailed below, school impact fees will be paid by the Project to offset potential impacts. Further, as addressed above, it is anticipated that the vast majority of the new positions will be filled from existing residents in the area. Thus, it is not expected that a substantial quantity of new school-aged children will relocate within the BUSD boundary as a result of the Project, as a majority of future employees will already reside within the area and will not have to relocate. The Project site falls within the boundaries of the BUSD. The BUSD currently imposes fees of \$0.54 per square foot for commercial/industrial projects. Additionally, SB 50 mandates that school-related impacts are covered by lawful payment of required school impact fees. Based on the Project's planned 1,823,760 square feet, the Project would be assessed approximately \$984,830 in school impact fees (1,823,760 square feet multiplied by \$0.54 per square foot of commercial square footage). Payment of these fees is mandatory and therefore is not included as mitigation. The Project will be required to pay these fees, which shall serve to reduce any impacts to school facilities to less than significant. (RDEIR at 3.14-14).

Impact: Parks

Threshold: Project construction and implementation 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 parks.

1. Project Impact(s): There is a potential for the Project to draw new residents to the Project area because, of the new employment opportunities. Although the exact number of new residents is speculative, the increase is not expected to substantially increase demands at existing

neighborhood or regional parks, because it is not anticipated that a substantial number of new residents would be drawn to the Project area for the new jobs. Further, since most positions would be filled by employees already living within the local region, it is assumed that these employees would already be utilizing local recreational opportunities and parks. Regardless, even if all new position generated by the Project were filled with out-of-area employees, it would not be sufficient to negatively impact any parks. Employees of the Project would not be expected to utilize park facilities during the workday. Therefore, the Project would have a less than significant impact with respect to parks. (RDEIR at 3.1415).

Impact: Other Public Facilities

Threshold: Project construction and implementation 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 other public facilities, such as libraries or health services.

1. Project Impact(s): It is anticipated that the vast majority of the new jobs generated by the Project will be filled from existing residents in the area. Thus, it is not expected that a substantial quantity of people will relocate within the County Library system's service area as a result of the Project, as a majority of future employees will already reside within the area and will not have to relocate. Furthermore, employees of the Project would not be expected to utilize library services during working hours. Based on the current ratio of residents to library facilities, the Project's modest increase in new residential population will represent only a nominal shift in square foot of library space per capita in the County. Therefore, the Project is anticipated to have a less than significant impact related to library services. There are approximately 18 hospitals in the overall County area. As previously addressed, it is anticipated that the vast majority of the new positions will be filled from existing residents in the area. Thus, it is not expected that a substantial quantity of people will relocate within these hospitals' general service area as a result of the Project, as a majority of future employees will already reside within the area and will not have to relocate. Based on the current ratio of residents to hospitals, the Project's modest increase in new residential population will represent only a nominal shift in hospital facilities per capita in the County. Therefore, the Project is anticipated to have a less than significant impact with regard to health services. (RDEIR at 3.14-16).

K. **Recreation**

Impact: Physical Deterioration of Recreation Facilities

Threshold: The Project would not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated

1. Project Impact(s): The Project is located within the unincorporated community of Cherry Valley within Riverside County. The Project is located within a Community Service Area (CSA) for lighting only, and does not lie within a CSA for recreation. The Beaumont-Cherry Valley Recreation and Park District operates within the Cherry Valley/Beaumont area. The District does not have a Community Parks and Recreation Plan. Thus, the Project will have a less than significant impact regarding a CSA for recreation, or a recreation and park district with a Community Parks and Recreation Plan. As shown in The Pass Area Plan, Trails and Bikeway System, there are no County trails located on the Project site. However, the City of Calimesa has a Proposed Multi-Use Trail System that includes several trailheads and trails categorized as "Unknown" within the Project site. Once developed, the Multi-Use Trail System will offer a variety of recreational options. The trails will be designed to incorporate the existing historic trails while preserving sensitive open space using linear strips of open space, public easements, and floodplains. Various types of trails will be provided for walkers, joggers, bicyclists, and equestrians. Currently, the Project site contains some informal trails that traverse the Project site. The Project would feature on-site trails that connect with existing trails in the northern portion of the site to contribute to the development of the City of Calimesa's trail system. Employees associated with the Project are not anticipated to have a significant impact on recreational trails, because the Project is not expected to significantly increase the local population, and employees would not be expected to utilize these trails during the workday. Currently, the closest recreational resources to the Project site are the athletic fields at Beaumont High School located approximately 2 miles east. Residents in the Project area use parks, recreational facilities, and programs provided by the County of Riverside and surrounding communities, including Beaumont and Calimesa. The Riverside County Regional Park and Open-Space District does not expect a significant use impact from the Project on the area's recreational facilities. Furthermore, the Project would feature on-site trails that connect with existing trails in the northern portion of the site, to contribute to the development of the City of Calimesa's trail system. Easements for these trails would be donated/dedicated to a responsible entity to be determined prior to Project approval. A Memorandum of Understanding has been entered into for this purpose between the Project applicant and the Rivers and Land Conservancy (formerly the Riverside Land Conservancy). (See Final EIR,

Section 03-00, Response to SIERRA-46). A 10-foot-wide decomposed granite trail section would be constructed along the Project frontage on the northern side of Cherry Valley Boulevard to accommodate pedestrians and equestrians. A trailhead would also be constructed in the southwest corner of the site, near the decorative water tower and barn features. Another decomposed granite trail would be provided along the western margin of the Project site to accommodate hikers and equestrians, and would connect to the existing trails in the northern portion of the Project site. Development of trail access is not anticipated to have a significant impact on the environment, due to the limited nature of the improvements. The Project would not otherwise include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Thus, impacts would be less than significant. (RDEIR at 3.15-S to 3.15-6).

Impact: Construction or Expansion of Recreational Facilities

Threshold: The Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

1. Project Impact(s): There are ample park facilities in the vicinity of the Project site; therefore, the Project would not include any recreational facilities. Because no parks or parkland are proposed as part of the Project, it is not anticipated that the Project would result in substantial adverse physical impacts associated with the development of new park facilities. The closest park to the Project area is Noble Creek Park, which is located on Oak Valley Parkway, west of Beaumont Avenue, approximately 2.2 miles southeast of the Project site. There is also a small natural park (Edgar Canyon Nature Park), approximately 2.4 miles east of the Project site, located northeast of the intersection of Cherry Valley Boulevard and Beaumont Avenue. There is a potential for the Project to draw new residents to the Project area because of the new employment opportunities. Although the exact number of new residents is speculative, the increase is not expected to substantially increase demands on existing neighborhood or regional parks or other recreational facilities, because it is not anticipated that a substantial number of new residents would be drawn to the Project area for the new jobs. Further, since most positions would be filled by employees already living within the local region, it is assumed that these employees would already be utilizing local recreational opportunities and parks. Regardless, even if all new positions generated by the Project were filled with out-of-area employees, it would not be sufficient to negatively impact any parks. Employees of the Project would not be expected to utilize recreational facilities during the workday. Therefore, the Project would not require the construction or expansion of

recreational facilities, which might have an adverse physical effect on the environment. (RDEIR at 3.15-6 to 3.15-9).

L. Transportation and Circulation

Impact: Conflict with Congestion Management Program

Threshold: The Project would not 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.

1. Project Impact(s): According to the 2011 Riverside County Congestion Management Program (CMP), Table 2-1, CMP System of Highways and Roadways, the roads adjacent to the Project site (Cherry Valley Boulevard and Calimesa Boulevard) are not listed as part of the CMP System of Highways and Roadways. The I-10 Freeway is located approximately 0.35 of a mile west of the Project site. However, that portion of I-10 within the vicinity of the Project site is not listed as being part of the CMP System of Highways in Riverside County. Therefore, the Project would not conflict with the Riverside County CMP, and potential impacts would be less than significant. (RDEIR at 3.16-95).

Impact: Public Transit, Bikeways or Pedestrian Facilities

Threshold: The Project would not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

1. Project Impact(s): There are no existing public transit stops, bikeways, or pedestrian facilities at the Project site or in the area. The Project will not impact any local or regional bike trail, as is demonstrated by Figure C-6, Bikeways and Trails Plan, of the County of Riverside General Plan, and Figure 8 in The Pass Area Plan. The Pass Transit System provided by the City of Beaumont includes Routes 3, 4, 7, and 9, which come within 2 miles of the Project site at closest approach. As this Project and the surrounding area develop, the Riverside Transit Authority (RTA) and the Pass Transit System may reassess the potential demand for these facilities in the area, and may establish new or extended routes near the Project area. Development coordination with RTA and the Pass Transit System will determine the need for future bus turnouts. The design of the Project includes curbs and sidewalks where required, thereby encouraging alternate methods of transportation for future development. Development of the Project will comply with the development standards for the County of Riverside. These standards require sidewalks, and all access will be in compliance with Americans with Disabilities Act (ADA)

standards for accessibility. (RDEIR at 3.16-105). Therefore, potential impacts would be less than significant.

M. Utilities and Service Systems

Impact: Water or Wastewater Treatment Facilities

Threshold: Project construction and implementation will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

1. Project Impact(s): As determined in the WSA prepared for the Project, the Project's average daily drinking water demands are estimated at 42,840 gallons per day (gpd) (61 Equivalent Dwelling Units), although this calculation will be updated prior to issuing occupancy permits in order to determine the exact number of fixture units constructed. Recycled water for landscape irrigation was estimated to be 12.35 million gallons per year, based on similar landscaped areas of commercial projects. However, it is important to note that the WSA was prepared using different calculations that were based on a larger project with approximately 736,240 more square feet of buildings onsite. Thus, the WSA provided very conservative estimates relative to the currently proposed Project. The updated Air Quality and Greenhouse Gas Analysis Report contained in RDEIR Appendix B estimates water consumption for outdoor use of approximately 8.99 million gallons per year (compared to the 12.35 million gallons per year estimated by the WSA), and indoor water consumption of 11.36 million gallons a year, for a total of 20.35 million gallons per year. This represents a more realistic estimate of water usage than is contained in the WSA, because it is based on the currently proposed, smaller project size. The estimated quantity of recycled water used for irrigation purposes is expected to be even further reduced, based on the application of Riverside County Ordinance No. 859, which requires efficient use of water for landscaped areas. The WSA determined that through buildout, YVWD can provide a reliable supply to serve the community, including the proposed Project, despite growing demands. In the near term, YVWD will stabilize its demands on the groundwater basins, continue developing recycled water, and use surface waters for direct delivery and conjunctive use programs. Based on the WSA, the proposed Project and its associated fixtures will be equivalent to 61 "Equivalent Dwelling Units." Based on the current General Plan designations of Rural Mountain and Very Low Density Residential, up to 216 single-family residences could be constructed on the Project site (based on gross acreage). Therefore, the water usage from buildout of the Project site was already indirectly accounted for within the 2015 San Bernardino Valley Regional Urban Water Management Plan (RUWMP), based on current General Plan assumptions for the site, which

would likely result in greater water demand than the currently proposed Project. Water demand (and consequently sewer demand) of warehouse uses is also usually much less than residential uses, since employees in such facilities are not typically using water for household applications such as cooking, bathing, laundry, dishes, etc. A 24-inch-diameter water pipeline has been installed in Calimesa Boulevard from Singleton Road to approximately 2,700 feet south, where the 24-inch-diameter pipe turns west crossing under the I-10 Freeway. A connection is proposed at the angle point where the 24-inch-diameter water pipeline turns. An 8-inch-diameter water pipeline will have sufficient capacity to serve the equivalent of 61 dwelling units. However, the fire flow needed for the building will exceed the water pipeline capacity. Thus, the needed pipe size is 16-inch-diameter with maximum velocity of 6.38 feet per second. In addition, two water storage tanks, each with a capacity of 1 million gallons are proposed on the northeastern portion of the Project site. The Project would provide the concrete pads and access to the future water tanks to the Water District. While it is speculative if or when the YVWD would develop the water tanks, and the on-site water tanks would not serve the Project directly, it would potentially serve other properties within the YVWD service area, and therefore would be considered a public benefit. As new development is proposed, YVWD will require capital-funding contributions through impact fees, which offset development's demands for groundwater and surface water supply infrastructure. Ultimately, YVWD will be able to serve its customers' drinking water needs through groundwater or surface water, a strategy known as conjunctive use. This allows YVWD to insulate itself from periodic drought by using available surface waters in wetter years and relying more on groundwater in dryer years when surface water is scarce. Surface supply availability from the State Water Project, San Bernardino Basin Bunker Hill Pressure Zone, Seven Oaks Dam, Mill Creek, and Santa Ana River can be used interchangeably, depending upon local and statewide hydrology, to supplement a stable local groundwater yield. Additionally, the YVWD will incorporate recycled water delivery systems into new development to meet irrigation demands with recycled water. Recycled water will give YVWD a new local source of water of high reliability, thereby lessening the dependence on imported sources and increasing reliability of total supply. Overall, as noted in the 2015 RUWMP, there are sufficient water resources to meet YVWD's current and projected growth in demands, including the proposed Project and other projected development through 2040. Based on the conservative determination by the YVWD in the WSA for the larger, previously considered project, the currently proposed Project's water needs will be adequately met by existing and future supplies. The Project would be required to comply with all requirements of the YVWD, as outlined in the Preliminary Project Service Evaluation (RDEIR Appendix G). The proposed Project will be required to connect with existing water mains

currently serving the Project area; however, the Project's water needs will not result in the construction of new YVWD water treatment facilities or expansion of existing facilities. With regard to stormwater treatment, the Project includes two water quality basins that are included as part of the Site-Specific Water Quality Management Plan. The primary function of these basins is to mitigate the stormwater impacts caused by developing the Project site. The Henry N. Wochholz Regional Water Recycling Facility (WRWRF) has a current overall capacity of 8.0 million gallons per day, based on the 2015 RUWMP. Currently, an average of approximately 4 million gallons per day of wastewater is treated by the WRWRF. The estimated wastewater generation of the proposed Project is 8.91 million gallons per year. According to YVWD records, there is an existing 8-inch diameter gravity sewer main and a 6-inch-diameter sewer force main that turn easterly approximately 2,250 feet south of Singleton Road intersection. The Project would utilize this connection point if the slope were feasible for the off-site sewer main, which will be verified as development plans are finalized. There is also an existing sewer within Calimesa Boulevard near the Calimesa Country Club (Trailer Park). However, the size, slope, and condition of this existing sewer are unknown at this time. If the existing sewer within Calimesa Boulevard has capacity, the connection point may be moved southerly in front of the Trailer Park. An 8-inch-diameter gravity sewer main has sufficient capacity to serve the equivalent of 61 dwelling units. Upon completion of further feasibility studies, either the existing 8-inch-diameter connection or the existing connection near the Trailer Park within Calimesa Boulevard would be utilized, and either connection would sufficiently serve the site. As discussed, one (or both) of the sewer main connections has sufficient capacity to serve the Project, and the Project is not anticipated to generate wastewater in quantities such that a new wastewater treatment facility would need to be constructed. Therefore, the Project would have a less than significant impact. (RDEIR at 3.17-21 to 3.17-23).

Impact: New or Expanded Storm Water Drainage Facilities

Threshold: The Project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

1. Project Impact(s): The proposed Project will include on-site stormwater drainage facilities designed to convey and capture on-site surface flows, as well as those off-site flows that would traverse the Project site. As included in the Off-site Hydrology Analysis for Tentative Parcel Map 36564, two drainage areas exist on-site: Drainage areas "A" and "B." The proposed Project includes a number of drainage facilities designed to limit the storm flow resulting from Project activities, as discussed at RDEIR page 3.17-24. Off-site drainage improvements and on-site detention basins will be

incorporated as described on RDEIR pages 3.17-24 to 3.17-25. As designed, the detention basins in conjunction with infiltration BMPs will limit the 2-year, 24-hour storm runoff, reducing the potential for off-site erosion. Thus, although the proposed Project will require development of new stormwater drainage facilities on the Project site, these improvements will be located within the Project's development footprint, and, therefore, impacts associated with the construction and operation of these facilities are analyzed as part of the environmental impact analysis contained within the RDEIR. No additional off-site stormwater drainage facilities, the construction of which could cause significant environmental effects, will be required to convey and contain on-site and adjacent surface flows. (RDEIR at 3.17-25).

Impact: Water Supply

Threshold: The Project would have sufficient water supplies available to serve the Project from existing entitlements and resources, and new or expanded entitlements would not be required.

1. Project Impact(s): The WSA prepared for the Project concluded that YVWD can provide a reliable water supply to serve the community, including the Project, despite growing demands. In the near term, YVWD will stabilize its demands on the groundwater basins, continue developing recycled water, and use surface waters for direct delivery and conjunctive use programs. Based on the WSA, the Project and its associated fixtures will be equivalent to 61 "Equivalent Dwelling Units," far fewer than the number of dwelling units that could be constructed on the Project site based on current General Plan designations. Therefore, water usage for buildout of the Project site was already indirectly accounted for in the RUWMP, which concluded that YVWD will have adequate supplies for years 2016 to 2040 under multiple-dry-year conditions. Warehouse land uses typically use less water than residential land uses. The proposed Project's average daily indoor water demands are estimated at 11.36 million gallons a year, although this calculation will be updated prior to issuing occupancy permits in order to determine the exact number of fixture units constructed. Recycled (outdoor) water for landscape irrigation is estimated to be 8.99 million gallons per year for a total of 20.35 million gallons a year of water required to serve the Project. The estimated quantity of recycled water used for irrigation purposes is expected to be further reduced' based on the application of Riverside County Ordinance No. 859, which requires efficient use of water for landscaped areas. In light of the recent statewide drought conditions, the proposed Project would also be required to comply with any future mandates by the YVWD pursuant to its Water Shortage Contingency Plan, which serves to maintain essential public health and safety and minimize adverse impacts from water shortages on economic activity, environmental resources and the

region's lifestyle. The YVWD's Water Shortage Contingency Plan consists of advisory, voluntary, mandatory, and emergency curtailment stages with a variety of potential water conservation restrictions, with which the Project would be required to comply in order to avoid fines, surcharges, or rate increases. Based on the determination by the YVWD in the WSA, the proposed Project's water needs will be met by existing and future supplies. YVWD would have sufficient water supplies available to serve the Project from existing entitlements and resources, and no new or expanded entitlements will be needed. (RDEIR at 3.17-25 to 3.17-26).

Impact: Wastewater Treatment Provider

Threshold: The Project would 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.

1. Project Impact(s): Development of the proposed Project would not generate wastewater that would exceed the capacity of the YVWD in combination with the provider's existing service commitments. Implementation of the proposed warehouse Project would introduce building space and an employee population that does not currently exist on-site. This would result in the generation and discharge of additional wastewater requiring treatment by the YVWD. Currently, an average of approximately 4 million gallons per day of wastewater is treated by the WRWRF, which has a current capacity of 8.0 million gallons per day (RUWMP 2015). The anticipated additional estimated 24,410 gallons per day generated by the proposed Project can be adequately treated by the YVWD. The proposed Project's contribution to the wastewater flow would constitute less than 1 percent of the remaining current 8.0-million-gallon-per-day capacity at the WRWRF. Thus, related impacts would be less than significant. (RDEIR at 3.17-26).

Impact: Landfills

Threshold: The Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs.

1. Project Impact(s): Implementation of the Project would include the construction of approximately 1,823,760 square feet of warehouse land use. No demolition would occur on-site because there are no existing structures on-site. Using construction debris waste generation rates published by the United States Environmental Protection Agency, implementation of the Project is estimated to generate approximately 3,547 tons of construction debris. This tonnage would be spread out over the length of construction activities, and the actual volumes of construction waste disposed of at any one time are not expected to be

more than several tons of debris. Regional landfill capacity would be available to accommodate this amount of solid waste (each landfill has a remaining capacity of over 14,000,000 cubic yards). Additionally, the Project should have no substantial impact on the anticipated closure of the Lamb Canyon Landfill. Once operational, the Project is estimated to generate a total of approximately 4.7 tons of solid waste on a daily basis, and approximately 1,714 tons on an annual basis. Regional landfill capacity would be available to accommodate this amount of solid waste (each landfill has a remaining capacity of over 14,000,000 cubic yards). Thus, the Project is anticipated to have a less than significant impact regarding operational waste disposal because there is adequate regional landfill capacity to meet the disposal needs of the Project. (RDEIR at 3.17-27 to 3.17-28).

Impact: Solid Waste Regulations

Threshold: The Project will comply with federal, state, and local statutes and regulations related to solid waste.

1. Project Impact(s): AB 939 requires that local jurisdictions divert at least 50 percent of all solid waste generated by January 1, 2000. The Countywide Integrated Waste Management Plan (CIWMP) was prepared in accordance with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939). The proposed Project is not anticipated to conflict with the Riverside County policies, other mandatory policies such as AB 341, or the Countywide Integrated Waste Management Plan because it will comply with requirements regarding solid waste disposal, and the Project site will be served by a solid waste disposal provider. Thus, the proposed Project will have a less than significant impact. (RDEIR at 3.17-28).

SECTION E of these Findings discusses the potential environmental effects of the proposed project that were determined to be potentially significant, but each of these impacts will be avoided or substantially lessened to a level of less than significant through existing regulations, Project Design Features, and or mitigation measures specified in Attachment A (Mitigation Monitoring and Reporting Program) which is incorporated herein by this reference. Accordingly, the County made the following findings as to each of the following impacts pursuant to State CEQA Guidelines Section 15091(a): Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR. The Commission concurs with the following findings.

A. Aesthetics

Impact: Visual Character

Threshold: Project construction and implementation will not substantially degrade the existing visual character or quality of the site and its surroundings with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): The Project site is predominantly covered by brush and low-lying vegetation, and has been previously disturbed by grazing and active agricultural uses. Therefore, the Project would not obstruct any outcroppings or impact any landmark features, as none exist on the Project site. The Project will be constructed with high-quality building design and aesthetic features such as on-site landscaping. The Project would utilize neutral earth tones and architectural features to provide a rural design scheme that is in keeping with the existing character of the surrounding area. The elevations would generally include rural, western, and agricultural elements. For example, the Project would utilize shades of brown with natural accent colors for the majority of the building elevations. The Project buildings would also include decorative metal canopies, appropriate signage, and barn-style facades. Ultimately, the design features utilized by the proposed Project would complement the rural nature of the area. Thus, the Project would not degrade the existing visual character of the site. The Project area has a long history of agricultural and equestrian uses. Therefore, the Project will include a rural water tower and a wooden barn structure in the Project's southwest corner that are designed to evoke a rural theme and honor the history of Cherry Valley. In addition, the barn will functionally serve as a shade structure and trail head for an equestrian and recreation trail proposed as part of the Project. Combined with the Project's overall rural theme featuring western and agricultural architectural elements, these two monuments serve as a visible focal point and welcoming gateway to the Cherry Valley community. Additionally, these structures (tower and barn) would screen views of the Project site and provide a focal point to viewers along local roadways, while maintaining and enhancing the rural character of the area. The water tower would be of a scale similar to the industrial buildings, at 40 feet in height. The barn would be approximately 800 square feet and approximately 19 feet in height at the ridge. The proposed trailhead and associated parking area would enhance access to the foothills to the north of the Project site. Furthermore, the proposed riparian areas along the Project frontage would provide additional screening and natural views to the motorists and pedestrians along Cherry Valley Boulevard. The Project would be set back from Cherry Valley Boulevard up to 575 feet, further removing the site from public view. Therefore, the Project would be consistent with the existing rural aesthetic

of the area and would also provide a welcoming gateway to the Cherry Valley Community. Construction of the Project will create short-term aesthetic impacts, including construction equipment and machinery, and potential nighttime security lighting and fencing of the property during the construction phase. However, these aesthetic impacts are anticipated to be less than significant because they are limited to the short-term construction phase of the Project. Development of the Project will convert vacant land into industrial land uses, and the visual character of the Project site will change. Current views of the site consist of disturbed vacant land, with a limited number of trees and natural vegetation. The Project will remove existing vegetation and create an industrial development in an area that is predominantly developed with scattered rural residential lots. (RDEIR at 3.1-19 to 3.1-20). Visual simulations of the Project are provided in RDEIR Exhibit 3.1-3 and Exhibits 3.1-3a through 3.1-3m. As shown in these visual simulations, implementation of the Project would substantially change the existing undeveloped visual character of the site but would not degrade it. The proposed logistic warehouse buildings will generally incorporate similar architectural elements, including a neutral, complementary color palette and a variety of building materials. The buildings have also been designed to include vertical and horizontal elements and features to break up the massing of the structures and provide visual interest. In addition, substantial landscaping along the site perimeter and building fades will soften views into the site and further enhance the visual character of the Project. The Project proposes to construct berms and landscaping extending up to 18 feet along the Cherry Valley Boulevard frontage, which would screen motorist and pedestrian views of the site. An additional berm would be located along east side of the site, further screening views. In recognition of the fact that the perimeter landscaping will take time to mature to achieve the intended screening effect, Mitigation Measures AES-3 has been added to the Final EIR Section 04-00, Errata, which requires landscape plantings along the Cherry Valley Boulevard frontage to be installed prior to the issuance of Project building permits. This will allow the plantings time to mature during the construction period, rather than waiting until occupancy to install landscaping. **(Final EIR at p. 4-1 to 4-2)**. Ultimately, the buildings would not be visible to viewers along the adjacent roadway. In addition to the features outlined in the preceding paragraph, the placement and design of the Project allows the buildings to blend with the existing landscape, despite their relatively large size. As previously discussed, the two buildings would be set back approximately 375 to 575 feet from Cherry Valley Boulevard, approximately 300 feet from the east Project boundary, and approximately 400 feet from the west Project boundary, allowing for generous buffers with extensive landscaping, a berm, a meandering equestrian and pedestrian trail, and a three-rail fence. In addition, the Project includes substantial grade separation between the developments.

Specifically, Building 1 would be located approximately 29.8 feet above the centerline of Cherry Valley Boulevard, and Building 2 would be located approximately 48.3 feet below the centerline of Cherry Valley Boulevard. Neither of the Project buildings would be visible from motorists or pedestrians traveling along Cherry Valley Boulevard. As demonstrated in RDEIR Visual Simulations (RDEIR Exhibit 3.1-3 and Exhibits 3.1-3a through 3.1-3m), Project buildings would not be visible from any of the surrounding uses, with the exception of the I-10 Interchange area. However, as designed, the proposed buildings would blend in with the foothills behind the site. Although the Project's buildings rise 41 feet in height, the Project would not be visible to residents of adjacent developments or motorists traveling along Cherry Valley Boulevard, as their line of sight would be directed above the building. The aforementioned berm, water tower, barn, and landscaping would further screen views of the buildings. The Project site would not be visible from the residents located north of the site, as shown in RDEIR Exhibits 3.1-4a and 3.1-4b. As discussed, both buildings are also set back at least 375 feet from Cherry Valley Boulevard, which is the main thoroughfare from which the public would view the buildings. The southwest corner of Building 1 would be set back 377 feet from the Cherry Valley Boulevard right-of-way. Further, the proposed landscaping would reduce the prominence of the buildings and provide a more subtle transition. The prominence of the buildings is further reduced by the hills immediately to the north because views of the buildings from Cherry Valley Boulevard do not break the silhouette of the ridgeline of these hills. These factors all combine to make the Project visually unobtrusive and attractive. (RDEIR at 3.1-29). The Project would also include the construction of two concrete pads for water tanks for potential future use by the Yucaipa Valley Water District (YVWD). YVWD would be responsible for obtaining necessary approvals to construct and operate the water storage tanks. The water tanks would not be visible from any applicable vantage points, including Cherry Valley Boulevard. However, the top portion of the tanks would likely be visible from the properties west of the site. Such impacts would be generally negligible. It should also be noted that the applicant would only be responsible for installing the concrete pads. The proposed water tanks are not required to serve the Project site. Therefore, if warranted, the YVWD would be responsible for conducting necessary environmental review as CEQA lead agency, and implementing any potential mitigation relating to views of the tanks from properties to the west. Furthermore, the Project would conserve approximately 84.8 acres as open space, thereby preventing future development from encroaching on the scenic areas north of the Project area. This open space area would also generally connect with other open space areas in the region, since the Project would feature on-site trails that connect with existing trails in the northern portion of the site, to contribute to the development of the City of Calimesa's trail system. The open space area

also prevents suburban sprawl within the County of Riverside and furthers the County's goals to provide continuity in open space areas as well as contribute to the desired "community separator." Therefore, the Project would not substantially degrade the existing visual character or quality of the site and its surroundings. (RDEIR at 3.1- 30).

2. Mitigation: To minimize potential effects related to the visual character of the site, Mitigation Measure AES-3 will be required. Mitigation Measure AES-3 will require landscaping along the Project's Cherry Valley Boulevard frontage to be installed prior to the issuance of building permits, to give the plantings ample time to become established and mature during the construction period, thereby providing greater screening once the Project becomes operational. With implementation of Mitigation Measure AES-3, any potential for the Project to substantially degrade the existing visual character or quality of the site and its surroundings will be reduced to a less than significant impact level. (Final EIR at p. 4-1to 4-2).

Impact: Light and Glare

Threshold: Project construction and implementation will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): The Project area currently contains minimal lighting around its perimeter, and no lighting within its interior. Implementation of the Project would result in a new light source for the area at night, and the windows of the structures may create a glare during the day. The lighting for Buildings 1 and 2, nearby streets, and outdoor parking lots would be a potential source of glare if not properly designed, creating a new source of light and glare to residences in the Project vicinity. This overall increase in lighting is referred to as "sky glow," and would incrementally degrade existing "dark sky" conditions in the Project area. The Project does not propose any new roadways, and all Project traffic would utilize existing roadways in the area. (RDEIR at 3.1-30). These existing roadways currently facilitate nighttime traffic with associated light from vehicle headlights. Therefore, intermittent headlights from nighttime Project traffic on area roadways would not represent a significant increase beyond existing conditions. Headlights from trucks pulling into the Project site at night would not shine into nearby sensitive uses, and would be shielded by intervening Project structures and features when accessing internal loading docks. The Project is approximately 43 miles northwest of the Mt. Palomar Observatory, within Zone B. The Project site is currently regulated by Riverside County Lighting Ordinance No. 655 regarding the appropriate lighting methods to be used to reduce light and glare within 45 miles of the Mt. Palomar Observatory as areas develop. The Project will comply with

Ordinance No. 655, which includes regulations for the type of lighting, lamp source, and shielding of light emissions for outdoor light fixtures intended to minimize effects of lighting on the viability of the observatory, as demonstrated in the Project-specific Photometric Plans (RDEIR Exhibit 3.1-Sa and 3.1-Sb). County policy requires that lighting associated with new development projects be designed in a manner that prevents the direction or reflection of annoying light and glare onto nearby uses, including residential uses. Development of the Project would require new lighting fixtures to be installed on-site, including on the building exterior, in parking areas, and in the loading areas; As demonstrated in the Project-specific Photometric Plans (RDEIR Exhibit 3.1-Sa and 3.1-Sb), the Project would not cause light spillage onto adjacent properties, including the Cherry Valley Boulevard right-of-way or the residential properties to the north and west. Nonetheless, mitigation is proposed that would require the Project applicant to submit the photometric plan to the County for review and approval. With the implementation of this mitigation, the Project would minimize the amount of light it would add to the ambient environment. The implementation of Mitigation Measure AES-4 will ensure that a photometric plan that details the type of lighting fixtures and their location will be provided to the County for their review prior to building permit approval. Furthermore, the mitigation measure will ensure that sources of lighting are designed in order to prevent light spillage onto adjoining properties. Therefore, with mitigation incorporated, impacts related to light sources would be less than significant. Potential sources of glare from the Project include windows, exterior light fixtures, and solar panels. All building windows will be glazed in order to reduce heat and energy use from cooling, which would also reduce the incidence of glare. In relation to the overall size of the buildings, there are very few windows; therefore, the Project would create only minimal amounts of glare producing features. In addition, the proposed fencing and landscaping, including trees, would act as a visual barrier for much of the building features, including that of windows and light fixtures. These additional design features would help soften the visual impact of the buildings and reduce the incidence of glare within the surrounding area. The proposed solar panels would be predominately oriented south, creating a low visibility from both Cherry Valley Road and adjacent properties. Further, the roof of the buildings would be flat, providing an added decrease in the visibility of the solar panels and any potential glare they may emit. Glare from solar panels for airplane and airport operation is typically a consideration on or adjacent to airports, or near the landing approach for airplanes. Since the closest airport is the Banning Municipal Airport, which is over 10 miles southeast of the Project site, glare from solar panels would not be a consideration for airport or airplane operation. In addition, Chapter 17.296, Solar Energy Systems of the County Municipal Code requires that applications to install these types of systems must be approved by the

Director of the Department of Building and Safety, or if found to have a specific adverse effect, be subject to a plot plan approval. Therefore, the proposed solar panels would be subject to further review. Based on the above considerations, impacts related to glare would be less than significant. (RDEIR at 3.1-31 to 3.1-32).

2. Mitigation: To minimize potential effects related to light and glare, Mitigation Measure AES-4 will be required. Mitigation Measure AES-4 will require approval of a photometric plan prior to issuance of building permits, which will ensure compliance with County Ordinance No. 655 and ensure that light spillage onto adjacent properties does not occur. With implementation of Mitigation Measure AES-4, any potential for the Project to result in light or glare impacts due to new sources of lighting will be reduced to a less than significant impact level.

B. Biological Resources

Impact: Endangered or Threatened Species and Sensitive or Special Status Species Threshold: Project construction and implementation will not 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 Game or U.S. Fish and Wildlife Service, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): Sensitive or listed animal species with potential to occur within the Project site are listed in RDEIR Table 3.4-4, and impacts to vegetation communities within the Project site are listed in RDEIR Table 3.4-5. The Project would not result in impacts to NEPSSA, listed or sensitive plant species. (RDEIR at 3.4-29). No impacts to federal or state listed animal species will result from Project implementation. Three MSHCP covered sensitive animal species (orange-throated whiptail, northern harrier, and Bell's sage sparrow) were observed or detected onsite and would be directly impacted by the Project because their habitats would be adversely affected. Impacts to these species are not considered significant, as they are covered under the MSHCP. The other species with the potential to occur noted in RDEIR Table 3.4-4 either have low potential to occur on-site because of the lack of appropriate habitat, or if they have a moderate potential to occur, their presence on the site would not result in significant impacts because they are generally wide-ranging species, most are covered species under the MSHCP, and they have a low sensitivity rating. The Project will not result in any "edge effects," which are defined by the MSHCP as adverse direct and indirect effects to species, Habitats and Vegetation Communities along the natural urban/wildlands interface. May

include predation by mesopredators (including native and nonnative predators), invasion by exotic species, noise, lighting, urban runoff and other anthropogenic impacts (trampling of vegetation, trash and toxic materials dumping, etc.)." The development footprint does not abut MSHCP conserved lands, nor lands that are targeted for conservation under the MSHCP, and adherence to Section 6.1.4 of the MSHCP is therefore not required. The Project will not introduce any new species of predators or exotic species. The Project area is already developed with roadway infrastructure, as well as residential and commercial development, which result in existing vehicular noise and sources of light. Lighting and noise impacts of the Project are discussed in RDEIR Sections 3.1 and 3.12, respectively, and mitigation measures are proposed to ensure that all associated impacts are mitigated to a less than significant level. The Project will be required to comply with all regulations related to stormwater and wastewater, trash disposal, and safe handling of hazardous materials. Implementation of the Project would directly impact raptor foraging habitat. Additionally, if Burrowing Owl are observed during pre-construction surveys, Mitigation Measure BIO-1a would be required to reduce impacts in this regard to a level of less than significant. Furthermore, the eucalyptus trees on-site have potential to support nesting raptor species such as the red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*B. lineatus*), or great-horned owl (*Bubo virginicus*), and there is potential to directly or indirectly impact raptor nests during construction. These impacts are considered potentially adverse, but will be reduced to less than significant with Mitigation Measure BIO-1b. Direct impacts to an active raptor nest are not allowed under the federal MBTA, and direct take of active raptor nests would be considered significant. Therefore, surveys shall be required prior to any disturbance of the Project site by construction activities. Mitigation Measures BIO-1a and BIO-1b were refined based on written communication from CDFW dated January 18, 2017. (RDEIR at 3.4-30 to 3.4-33).

2. Mitigation: To minimize potential effects to burrowing owl and nesting birds, Mitigation Measures BIO-1a and BIO-1b will require pre-construction surveys and relocation, if necessary. Impacts to breeding birds (including noise impacts) shall be avoided through clearing of habitat outside the breeding season and conducting surveys, and, if so required, relocation of burrowing owls (if present) prior to any disturbance of the Project site by construction activities. With implementation of Mitigation Measures BIO-1a and BIO-1b, any potential for the Project to result in impacts to nesting birds and burrowing owls will be reduced to a less than significant impact level.

Impact: Riparian Habitat and Wetlands.

Threshold: The Project would not have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, and would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): The Project site encompasses 1.25 acres of unvegetated, ephemeral drainage courses that are considered riverine under MSHCP Section 6.1.2. An additional 0.04 acre of disturbed wetland occurs on-site and is considered riparian under Section 6.1.2. An additional 0.12 acre of ephemeral drainage occurs in the off-site study area. The functions of the unvegetated riverine streams and disturbed wetland on the property are primarily water conveyance, sediment transport, and energy dissipation (hydrologic regime and flood attenuation). The Project would impact approximately 1.07 acres of streambed habitat considered riverine, and 0.04 acre of disturbed wetland that is considered riparian. The Project avoids impacts to the riverine resources in the northwestern portion of the site. Impacts to 0.30 acre (23 percent) of the riverine resources have been avoided to the maximum extent practicable. Impacts to United States Army Corps of Engineers (USACE) jurisdictional areas total 0.40 acre, all of which are ephemeral drainage (**RDEIR Table 3.4-6**). No impacts to USACE jurisdictional wetlands would occur. The impacts to the non-wetland ephemeral drainages are considered potentially significant. In order to reduce impacts to the non-wetland ephemeral drainages to less than significant, mitigation is proposed that would result in preservation of the functions and values of Riparian/Riverine sources impacted by the Project. The Project has been designed to avoid impacts to 0.30 acre of Riparian/Riverine resources in the northwestern portion of the site. In addition, the Project will replace Riparian/Riverine habitat at a 2: 1 ratio for the 1.11 acres of impacts to Riparian/Riverine sources, resulting in 2.22 acres of Riparian/Riverine habitat creation/restoration. (**RDEIR at 3.4-34**). A Determination of Biologically Equivalent or Superior Preservation (DBESP) was prepared for the Project and was approved by the County May 2016. The goal of the DBESP process is to determine if an alternative project configuration would result in biologically equivalent or superior preservation. The first priority for sensitive habitats under CEQA and the MSHCP is avoidance of direct impacts however, the proposed land use requires large pads that cannot be effectively reshaped to avoid Riparian/Riverine resources. Complete avoidance of Riparian/Riverine resources would eliminate the viability of development on the site because

of the distribution of the drainages across the site. Total avoidance can be achieved only by minimal or no development, which would render the Project infeasible. The Project does avoid impacts to 0.30 acre of Riparian/Riverine resources in the northwestern portion of the site. Impacts to 0.30 acre (23 percent) of the riverine resources have been avoided to the maximum extent practicable. Mitigation Measures BIO-2a and BIO-2b would result in equivalent or superior preservation of the functions and values of Riparian/Riverine resources impacted by the Project. Minimization measures for the Project will include the use of standard BMPs to minimize the impacts during construction. Equipment will be stored in upland areas, outside drainages except as required by Project design (restoration, trash removal, etc.). Removal of trash located throughout the property will decrease the potential of pollutants entering the Riparian/Riverine areas downstream. The removal of the pollutants will increase the functions and values of the Riparian/Riverine areas proposed to be restored, thus replacing a portion of functions and values that will be lost within the Project footprint. Source control and treatment control BMPs will be implemented to minimize the potential contaminants generated during construction and operations. Source control BMPs include landscape planning, roof runoff controls, trash storage areas, use of alternative building materials, and education of future tenants. Treatment control BMPs include detention basins, vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water quality BMPs will be implemented throughout the Project to capture and treat contaminants. (RDEIR at 3.4-35). Mitigation for impacts to Riparian/Riverine resources will occur through on-site creation at a 2:1 ratio for the 1.11 acres of impacts to Riparian/Riverine resources. In total, the proposed mitigation will result in 2.22 acres of Riparian/Riverine habitat creation/restoration. The on-site creation of 2.22 acres of Riparian/Riverine habitat will occur at two locations on-site along the southern boundary (RDEIR Exhibit 3.4-5). Combined, these areas will offset losses of Riparian/Riverine functions and values by providing high-quality Riparian/Riverine habitat, as well as other functions and services such as water quality benefits, groundwater recharge, and nutrient cycling. A detailed restoration plan for the on-site mitigation sites will be prepared and submitted to the County for review and approval prior to implementation of the restoration effort. The amount of mitigation required by the regulatory agencies for impacts to 0.40 acre of USACE jurisdictional areas (RDEIR Exhibit 3.4-6) and 1.11 acres of CDFW jurisdictional area (RDEIR Exhibit 3.4-7) will be determined during the permitting process, as required by Mitigation Measure BIO-2b. The Applicant will be required to comply with all requirements set forth by the USACE and CDFW during the permitting process. (RDEIR at 3.4-36 to 3.4-37).

2. Mitigation: To avoid impacts to riparian habitat and wetlands, Mitigation Measure BIO-2a will require payment of the MSHCP LDMF of \$6,645 per acre, which will mitigate impacts to sensitive habitats. Impacts to USACE and CDFW jurisdictional habitats, along with impacts to MSHCP riverine areas, will be mitigated to below a level of significance by Mitigation Measure BIO-2b, which requires on-site creation or restoration at a 2:1 ratio (2.22 acres); and impacts to riparian habitat and federally protected wetlands will be mitigated through the Section 1602 Streambed Alteration Agreement Permit and Clean Water Act Sections 401 and 404 permitting processes, which will require mitigation and habitat replacement at levels deemed acceptable by the permitting agencies. With implementation of Mitigation Measures BIO-2a and BIO-2b, any potential for the Project's impacts to riparian habitat and wetlands will be reduced to a less than significant impact level.

Impact: Habitat Conservation Plan/Natural Conservation Community Plan.

Threshold: The Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): The San Geronio Crossing property lies outside any Criteria Cells; therefore, the Project is not required to conserve habitat on-site with respect to Criteria Cells, and is not required to be reviewed through the Habitat Acquisition and Negotiation Strategy (HANS) process or the RCA's Joint Project Review to demonstrate MSHCP compliance. MSHCP Section 6.1.2 focuses on protection of Riparian/Riverine and Vernal Pool habitat types. The Project will comply with the policies of Section 6.1.2 that protect species associated with vernal pools and Riparian/Riverine habitats. Vernal pools do not exist on the Project site; therefore, vernal pool species do not occur. The definition of Riparian/Riverine habitats is based on the potential for the habitat to support Riparian/Riverine covered species *Least Bell's vireo*, southwestern willow flycatcher, and western yellow-billed cuckoo). The ephemeral drainages/streambed on-site are not suitable for any of these species; however, the drainages have potential to support downstream Riparian/Riverine habitats, and are therefore considered Riparian/Riverine habitats under the MSHCP. Twenty-four plant species are identified in the MSHCP as potentially occurring in Riparian/Riverine and vernal pool habitats, and are described at RDEIR page 3.4-45. As discussed on RDEIR page 3.4-46, on-site conditions are not appropriate to support most of these species. Consistency with Section 6.1.2 of the MSHCP as well as mitigation measures to replace the function and values of the riverine area on-site are detailed in the DBESP analysis. The Project is within an area

designated as a NEPSSA area for two plant species: Yucaipa onion and many-stemmed dudleya. A total of 20 bulb clusters of Yucaipa onion with 91 flowering heads were observed on-site. The entire population of Yucaipa onion observed on the property is within an approximately 200-square-foot area in the northeast corner of the site, outside the proposed impact area. Other sensitive plant surveys were conducted and were negative; therefore, the Project is consistent with MSHCP Section 6.1.3. MSHCP Section 6.1.4 addresses potential indirect impacts to MSHCP preserve lands such as the Criteria Cells located 0.5 mile north of the Project site. The proposed development is designed to leave open space between the development and the northern property border; as a result, the development will occur more than 0.5 mile from MSHCP Conservation Areas and is therefore not subject to Section 6.1.4. Since the Project does border open space, it will implement the best management practices listed on RDEIR page 3.4-47 to minimize potential indirect impacts. In addition, Mitigation Measures BIO-Sa and BIO-Sb, which were refined and developed based on written communication from CDFW dated January 18, 2017, will reduce impacts to Riparian/Riverine resources to less than significant.

2. Mitigation: To ensure consistency with the MSHCP, Mitigation Measures BIO-Sa and BIO-Sb will require impacts to MSHCP riverine areas to be mitigated to below a level of significance by on-site creation or restoration at a 2:1 ratio. With implementation of Mitigation Measures BIO-5a and BIO-5b, any potential for the Project's impacts to riparian or riverine resources to result in inconsistency with the MSHCP will be reduced to a less than significant impact level.

C. Cultural Resources

Impact: Historic Resources

Threshold: Project construction and implementation would not cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): There are no historic resources located within the Project site. (RDEIR at 3.5-8). Although there are no observable historic cultural resources within the Project area, the potential exists for encountering unknown buried historic resources during Project construction. As such, Mitigation Measure CUL-I and CUL-1b are proposed to reduce impacts related to potential inadvertent discovery of historic resources to a level of less than significant. (RDEIR at 3.5-9).

2. Mitigation: Mitigation Measure CUL- 1a and CUL-1b will ensure that any previously unknown cultural resources inadvertently discovered during construction are subject to proper evaluation by a qualified archaeologist to determine appropriate mitigation as necessary. With implementation of Mitigation Measures CUL-1a and CUL-1b, any potential impacts to historic resources will be reduced to a less than significant impact level.

Impact: Archaeological Resources

Threshold: Project construction and implementation would not alter or destroy an archaeological site or cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): Research on the Project area shows that the flatter portions of the Project area were plowed in the 1920s or 1930s for dryland farming. Examination of topsoil during the field survey of the Project area suggested that plowing had not taken place for at least 20 years in any part of the Project site. The primary drainage has been heavily eroded to points about 20 feet deep in the southeast quadrant and vegetation that appears on the ridges in the period from 1940 to 1960 has declined. Exposures of Pleistocene alluvial fan soils crop out at the western edge of the property in the low ridges between the Holocene alluvium. This material has the potential for fossils. Prehistoric deposits were expected on the unplowed finger ridges and were expected on the flats due to historical plowing in the 1920s or 1930s. However, no cultural resources were observed during the survey on the finger ridges or on the flat areas. The Cultural Resource Assessment prepared for the Project indicates the Project would have no impact regarding alteration or destruction of an archaeological site because no prehistoric-era resources were found in the Project area during the field survey and the potential for impacts to such resources is considered "low." However, to ensure that the Project has a less than significant impact on archaeological sites, Mitigation Measures CUL-1a and CUL-1 b shall be implemented in the event that any resources are found on-site. (RDEIR at 3.5-10 to 3.5-11).
2. Mitigation: Mitigation Measure CUL-1a and CUL-1b will ensure that any previously unknown archaeological resources inadvertently discovered during construction are subject to proper evaluation by a qualified archaeologist to determine appropriate mitigation as necessary. With implementation of Mitigation Measures CUL-1a and CUL-1b, any potential impacts to archaeological resources will be reduced to a less than significant impact level.

Impact: Paleontological Resources

Threshold: Project construction and implementation would not alter or destroy paleontological site or unique geologic feature, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): The Project area has a determination of high paleontologic sensitivity at or slightly below the modern ground surface. Therefore, a monitoring program is recommended to mitigate impacts to potentially significant paleontological resources beginning at the modern ground surface in areas that have not been subjected to plowing in the past, such as the finger ridges within the Project area. If detailed geologic borings are available, the specific depths of the highly sensitive areas could be refined. The Project area has a high probability of containing paleontological resources potentially at the surface along the ridge margins of the Project site. Therefore, a monitoring program to mitigate impacts to paleontologic resources is warranted, as set forth in Mitigation Measures CUL-3a through CUL-3d. (RDEIR at 3.5-11).
2. Mitigation: Mitigation Measures CUL-3a to CUL-3d will ensure monitoring for paleontological resources during construction, as well as procedures to be followed in the event that any such resources are discovered. With implementation of Mitigation Measures CUL-3a to CUL-3d, any potential impacts to paleontologic resources will be reduced to a less than significant impact level.

Impact: Inadvertent Discovery of Human Remains

Threshold: The Project would not disturb any human remains, including those interred outside of formal cemeteries, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): Based on a Sacred Lands Search, no human remains are known to exist within the Project area. The Project site is not currently utilized for cemetery uses and, based on a records search, is not known to contain human remains. No archaeological resources, including human remains or burial plots, were located as part of the detailed pedestrian survey conducted for the Project site. However, there is always the possibility that subsurface construction activities associated with the Project, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains. Accordingly, this is a potentially significant impact. However, if human remains are discovered, implementation of Mitigation Measure CUL-4 would reduce this potential impact to a less than significant level. (RDEIR at 3.5-13).

2. Mitigation: Mitigation Measure CUL-4 will ensure that any human remains discovered during the construction process will be handled in accordance with state law. With implementation of Mitigation Measure CUL-4, any potential impacts to undiscovered human remains will be reduced to a less than significant impact level.

Impact: Tribal Cultural Resources

Threshold: The Project would not cause a substantial adverse change in the significance of a tribal cultural resources, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): No cultural resources, including existing religious or sacred sites, were located as part of this detailed survey, and none of the tribal representatives contacted identified the existence of such sites within the Project area. (RDEIR at 3.5-14). The Project would have no impact regarding alteration or destruction of an archaeological site because no prehistoric-era resources were found in the Project area during the field survey and the potential for impacts to such resources is considered "low." A review of the California Register of Historical Resources, local registers of historic resources, and the NAHC sacred lands file failed to identify any listed tribal cultural resources (TCRs) that may be adversely affected by the proposed Project. As such, no recorded TCRs will be adversely affected by the proposed Project. Therefore, the Project would not cause a substantial adverse change in the significance of TCR 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). In addition, Tribal consultation efforts conducted by the County of Riverside pursuant to AB-52 failed to identify significant TCRs meeting the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. As such, no significant TCRs will be adversely affected by the proposed Project. Therefore, the Project would not cause a substantial adverse change in the significance of a TCR 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. Furthermore, on November 29, 2016, the County of Riverside circulated a Draft EIR evaluating the San Geronio Crossing Project for public review. Various comments were submitted during the public review period relative to the Draft EIR, including a comment letter from the Soboba Band of Luiseno Indians dated January 18, 2017. According to their response, the Project area falls within the bounds of their Tribal Traditional Use Areas, and although the area is considered culturally sensitive by the people of Soboba, no Tribal Cultural Resources were identified in the letter. However, to ensure that the Project has a less than significant impact on archaeological sites, Mitigation

Measures CUL-1a and CUL-1b shall be implemented in the event that any TCRs are found on-site. (RDEIR at 3.5-15). Mitigation Measure CUL-1b was further revised at the request of the Soboba Band of Luiseno Indians (see Final EIR at p. 4-2).

2. Mitigation: Mitigation Measures CUL-1a and CUL-1b will ensure that any previously unknown TCRs inadvertently discovered during construction are subject to proper evaluation by a qualified archaeologist to determine appropriate mitigation as necessary. With implementation of Mitigation Measures CUL-1a and CUL-1b, any potential impacts to TCRs will be reduced to a less than significant impact level.

D. **Geology and Soils**

Impact: Seismic-Related Ground Failure and Liquefaction

Threshold: Project construction and implementation would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction or landslides, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): The site is not located within an Alquist-Priolo Earthquake Fault Zone. However, the northern portion of the site is located within a County of Riverside designated Earthquake Fault Zone, based on the Riverside County GIS Fault Zone Map. (RDEIR at 3.6-15). The North Branch of the Cherry Valley Fault runs through the Project site; however, this fault is located over 200 feet north of the development footprint of the proposed Project. The Project site plan shows Buildings 1 and 2 located south of the South Branch of the Cherry Valley Fault. However, this branch of the Cherry Valley Fault runs through the parking lot area north of Building 2. As typically recommended for structures within or near an Alquist-Priolo Earthquake Fault Zone, on-site structures for human occupancy are not placed upon the fault and are set back from the trace by at least 50 feet or more. Thus, the proposed buildings would not be constructed across a fault line. (RDEIR at 3.6-16). To ensure that proposed development is adequately set back from existing fault lines, Mitigation Measure GEO-1a shall be implemented. The Project will be designed in conformance with applicable building standards, such as the Uniform Building Code, and County of Riverside standards regarding structure design such that the Project will not expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death. (RDEIR at 3.6-17). Mitigation Measure GEO-1b, regarding reassessment of the structural setback and Restricted Use Zone (RUZ), would reduce impacts related to strong seismic ground shaking to a less than

significant level. (RDEIR at 3.6-18). Because of the absence of groundwater less than 50 feet below ground surface and the 200- to 300-foot depth of the regional groundwater table, the potential for liquefaction is considered low. Although settlement may occur on-site because of ground shaking from earthquakes, a less than significant impact after mitigation is anticipated, because settlement monuments will be placed at key locations on-site in the deep fill areas, and monitoring will occur until primary settlement has stabilized. The Project would not create cut or fill slopes greater than 2:1. Although the Project will result in slopes that are higher than 10 feet, less than significant impacts are anticipated because the Project will be designed in conformance with recommendations made in the Grading Plan Review, which include design and construction measures that will stabilize the onsite soils and reduce the Project's exposure to landslide risk. Additionally, compliance with the Grading Development Standards of the County of Riverside would be assured through County review of grading plans. The Project would be required to conform to County design standards for grading and site design, which would result in a safe design of stable slopes for the Project. Mitigation Measure GEO-1c will further reduce impacts from landslides to a less than significant level. (RDEIR at 3.6-19).

The Project site has a mild to high potential of hydroconsolidation. Therefore, impacts from hydroconsolidation are considered potentially significant. Mitigation Measures GEO-1c to GEO-1e would reduce potential impacts from soil collapse to a less than significant level, by ensuring that all recommendations related to grading, engineered fill, and cut slope are implemented prior to issuance of grading and/or building permits. The Project site is within an area with low to locally moderate susceptibility to seismically induced landslides and rockfalls. The Project would have a less than significant impact regarding rockfall hazards because the proposed warehouse buildings are sited away from the steep terrain located in the northern portion of the Project site. (RDEIR at 3.6-20).

2. Mitigation: Implementation of Mitigation Measures GEO-1a to GEO-1e would ensure that habitable structures are adequately set back from fault lines and restrictions are in place to create a restricted use zone to limit the creation of habitable facilities in inappropriate locations. As with other similar development projects within the Southern California region and the State as a whole, the Project would be designed and constructed to meet the specifications contained within the 2013 California Building Code (CBC), Chapter 16, Section 1613-Earthquake Loads. The building and safety standards set forth by the CBC have been established to address structural integrity and to prevent substantial loss and injury during a seismic event. Mitigation Measure GEO-1c will ensure that potential landslide impacts are reduced to less than significant. Mitigation Measures GEO-1d and GEO-1e

will ensure the implementation of design and construction measures that will stabilize the on-site soils and reduce the Project's exposure to hydroconsolidation and landslide risk. With implementation of Mitigation Measures GEO-1a to GEO-1e, any potential impacts related to geologic hazards will be reduced to a less than significant impact level.

Impact: Erosion or Loss of Topsoil

Threshold: Project construction and implementation would not result in substantial soil erosion or the loss of topsoil with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): As detailed in the County's General Plan, the Project area has a moderate wind erodibility rating. On-site soils are subject to erosion by wind and water. The potential for erosion is greatest during grading and construction of the site. Project development will require extensive grading operations including excavation and fill throughout the Project site in order to provide adequate support for the Project. Since erosion is greatest during construction, the Project is anticipated to have a short-term impact related to soil erosion. (RDEIR at 3.6-II). Installation of the Project's drainage features would control surface drainage and help mitigate the potential erosion and debris flows during storm events. The slopes should be planted as soon as possible upon completion of grading with drought-resistant plants to help mitigate surficial erosion. With incorporation of mitigation, potential impacts from soil erosion are anticipated to be reduced to a less than significant level. The on-site slope safety factors will conform to the County of Riverside standards and are acceptable as planned. Similarly, the factors for safety for the surficial stability conditions also meet the required minimum safety factor of 1:5. (RDEIR at 3.6-22). With regard to water erosion, the rate of runoff from the Project site would not increase by more than 10 percent above pre-development conditions, and the drainage improvements installed by the Project will ensure that the Project does not result in an increase in water erosion on-site or off-site. (RDEIR at 3.6-23 to 3.6-24). Construction activities including but not limited to grading and soil transport have the potential to result in short-term, construction-related impacts associated with wind erosion, and, thus the Project could have a potentially significant related short-term impact. A Storm Water Pollution Prevention Plan is required to be prepared for the Project that would reduce impacts from soil erosion during construction that could potentially cause an increase in blowsand or mineral erosion. During Project implementation, potential impacts from wind erosion and blowsand would be less than significant because the Project would be developed with landscaping and impervious surface (e.g., parking lots and buildings) such that soils or sand would not be exposed and subject to blowing off-site. Further, the proposed

operation of the Project as a warehouse will not involve the exposure of land that would increase this potential impact. Thus, the proposed Project would have a less than significant impact related to an increase in wind erosion or blowsand during construction or operations. (RDEIR at 3.6-25).

2. Mitigation: Mitigation Measures GEO-2a and GEO-2b will ensure the implementation of design and operational measures will stabilize the on-site soils and reduce the opportunity for erosion impact. With implementation of Mitigation Measures GEO-2a to GEO- 2b, any potential impacts related to erosion or loss of topsoil will be reduced to a less than significant impact level.

Impact: Unstable Geologic Units

Threshold: Project construction and implementation would not 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, subsidence, liquefaction or collapse, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): Impacts from subsidence are considered potentially significant, and Mitigation Measures GEO-1b and GEO-1d, and GEO-3 are required to mitigate this potential impact. The site, as with all of southern California, is within a zone of seismic activity. Strong ground motion from an earthquake generated along active faults should therefore be anticipated at this site. The Project will be built in conformance to applicable California Building Code and Uniform Building Code standards, which will reduce potential impacts from ground subsidence and unstable soils. (RDEIR at 3.6-25 to 3.6-26).
2. Mitigation: Implementation of Mitigation Measures GEO-1b, GEO-1d and GEO-3 would ensure the Project site would contain suitable soils and compaction, as well as appropriate controls related to landscaping and irrigation management, to reduce impacts from subsidence and unstable soils to less than significant.

Impact: Expansive Soil

Threshold: The Project could be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): The site sub-grade soils are granular with very low soil expansion potential and specialized construction procedures to resist expansive soil forces are not anticipated at this time. Further, the Grading

Plan Review document did not identify the Project site as susceptible to expansive soils impacts; however, to ensure that expansive soils are absent from the Project and would otherwise not affect the Project, incorporation of Mitigation Measure GEO-1b will require preparation of a design-level geotechnical study that complies with the applicable requirements of the latest adopted edition of the California Building Standards Code. A design-level geotechnical study would identify grading and soil engineering practices to ensure that expansive soil conditions are abated. As such, after implementation of mitigation, impacts related to expansive soils would be reduced to a level of less than significant. (RDEIR at 3.6-26 to 3.6-27).

2. Mitigation: Mitigation Measure GEO-1b will ensure that the Project site's soil expansion potential is thoroughly evaluated and addressed prior to operation of the Project. With implementation of Mitigation Measure GEO-1b, any potential impacts related to expansive soils will be reduced to a less than significant impact level.

E. **Greenhouse Gas Emissions**

As directed by the State CEQA Guidelines Appendix G, the EIR evaluated whether the Project would: (a) generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or (b) conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG. In order to determine this, and consistent with the considerations identified in the State CEQA Guidelines section 15064.4 and the California Supreme Court decision in *Center for Biological Diversity v. California Department of Fish and Wildlife*, the EIR evaluated the Project against the two thresholds to determine the significance of impacts from GHG. The County has further determined that each one of these thresholds is a separate and independent basis upon which to substantiate the significance of the Project's GHG impact. (RDEIR, p. 3.7-29 to 3.7-32.)

Impact: Generation of Greenhouse Gas Emissions (GHGs)

Threshold: Project construction and implementation would not generate greenhouse gas emissions ("GHGs"), either directly or indirectly, that may have a significant impact on the environment, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): The RDEIR analyzed the Project's compliance with the County of Riverside's Climate Action Plan (CAP). The CAP is a geographically specific plan adopted by the County of Riverside for reducing GHG emissions under the control or influence of the County consistent with AB 32 and subsequent state legislation and state agency action to address climate change. This threshold is also consistent with the

SCAQMD's draft interim threshold Tier 2, which consists of determining whether a project is consistent with a qualified GHG reduction plan. The Scoping Plan GHG reduction goal is to reduce statewide emissions to 1990 levels by 2020. The Riverside County CAP includes strategies that will achieve this target. The CAP target is to reduce County emissions by the amount recommended in the Scoping Plan for local government of 15percent below 2008 levels by 2020. This was roughly equivalent to the 28.4 percent overall reduction in statewide emissions from BAU in 2020. (RDEIR at 3.7-36). The County's CAP meets the requirements for a climate action plan as set forth in the State CEQA Guidelines section 15183.5(b). (RDEIR at 3.7-37 to 3.7-38). As summarized in Table 2, in Appendix A: Methodology for The Development and Application of the Screening Tables of the Riverside County GHG Plan, 1,302,569 MT CO₂e will be reduced from new development as a result of the County strategies. Within the 1,302,569 MT CO₂e of new development reductions afforded County strategies, 619,336 MT CO₂e of emissions reduced is accomplished through new Commercial and Industrial Projects, and 683,233 MT CO₂e of emissions reduced is accomplished through new residential projects. The next step in allocating point values is to determine the number of new homes and commercial buildings that are anticipated by year 2020. The County predicts that a total of approximately 195,547,000 square feet of new commercial and industrial buildings within the unincorporated County area is needed to accommodate anticipated job growth. This estimate is based on the relationship between past growth in employment to the average growth in commercial/industrial building area for Riverside County. (RDEIR at 3.7-39). Because commercial/industrial land uses are typically described in thousand square feet of building space, the point value was calculated as 0.031 MT CO₂e per 1,000 square feet of gross Commercial/Industrial building area. RDEIR Table 3.7-4 shows the requisite points afforded each measure. Pursuant to the CAP, projects that achieve at least 100 points based on the County's screening tables are determined to be consistent with the reduction quantities anticipated in the County's GHG Technical Report. As such, further project-specific GHG quantification is not required. Consistent with CEQA guidelines, such projects are determined to have a less than significant individual and cumulative impact for GHG emissions. RDEIR Table 3.7-4 displays the points (as in the March 2015 Riverside County GHG Emissions Screening Tables for Commercial Development and Public Facilities, Table 2) that are anticipated to be achieved by the Project. Since the Project will incorporate at least 100 points from the screening tables as required by Mitigation Measure GHG-1, the Project's impact related to greenhouse gas emissions would be less than significant. (RDEIR at 3.7-40 to 3.7-45).

2. Mitigation: Mitigation Measure GHG-1 will ensure that the Project is consistent with the County of Riverside's CAP; since the Project will

incorporate at least 100 points from the screening tables, the Project's impact on greenhouse gas emissions would be less than significant.

Impact: Conflict with Greenhouse Gas Plan, Policy or Regulation

Threshold: The Project would not conflict with the ARB Scoping Plan and regulations adopted for the purpose of reducing the emissions of greenhouse gases.

1. Project Impact(s): The RDEIR conducted a qualitative analysis of the project's consistency with the ARB's Scoping Plan and GHG emission reducing regulations. The Scoping Plan (and its adopted regulations) is a statewide plan, policy, or regulation adopted by a public agency to reduce GHG emissions that may be used to assess consistency with AB 32 under CEQA (State CEQA Guidelines §§ 15064.4(a)(2), (b)(3), 15064(h)(3)). The RDEIR demonstrates that the Project is consistent with AB 32 and the Scoping Plan designed to achieve the AB 32 target by 2020. Specifically, the RDEIR assessed the Project's consistency with applicable plans, policies and regulations adopted for the purpose of reducing GHG emissions for each of the Project's emission sectors: transportation (approximately 90% of Project emissions), energy consumption from electricity and natural gas (approximately 7% of Project emissions), water consumption (less than 1% of Project emissions) and waste diversion (approximately 3% of Project emissions). Under each emission sector, the RDEIR analyzed the Project's compliance with the State Scoping Plan and adopted regulations as well as with regional and local measures. Finally, the EIR evaluated the Project's design features and mitigation measures that go beyond the Scoping Plan requirements and would further minimize GHG emissions. With respect to the Transportation sector, the RDEIR determined that the project is consistent with State transportation regulations to reduce GHG emissions, including light-duty vehicle standards, low- carbon fuel standards, and heavy-duty vehicle and tractor-trailer regulations that will apply to all vehicles accessing the Project site. (RDEIR at 3.7-48 to 3.7-49). Further, the Project's mobile source GHG emissions, including with respect to the vehicle miles traveled, are covered under the Cap-and-Trade Program, which assures that such emissions will not exceed the AB 32's 2020 statewide emission limit. (RDEIR at 3.7-17 to 3.7-19, 3.7-48 to 3.7-49). Finally, the Project is also consistent with the Riverside County Climate Action Plan (CAP) and County General Plan Policies that reduce automobile use and consequently GHG emissions; these measures go above and beyond the regulatory requirements of AB 32. Specifically, the Project is consistent with *CAP Measure R2-TJ: Employment Based Trip and VMI' Reduction*, which implements General Plan Policies AQ 3.3, AQ 10.1, AQ 10.3, and AQ 10.4 through the adoption of a voluntary trip reduction program for new commercial and industrial development that promotes commuter choices, employer transportation management, guaranteed

ride home programs and commuter assistance and outreach type programs intended to reduce commuter vehicle miles traveled. *CAP Measure R2-T4: Preferential Parking* implements General Plan Policies AQ 3.3 and AQ 10.3 by encouraging proposed development projects to incorporate a comprehensive parking program to facilitate carpooling and alternate transportation. The Project will be required to participate in Riverside County's Rideshare Program pursuant to MM AQ-I h(a); it is therefore consistent with *CAP Measure R2-T4*. The Project will be required, pursuant to MM AQ-I h(a) and MM AQ-Ih(b), to install a minimum of two electric-vehicle charging stations per building, and each building shall provide preferred parking for low-emitting and fuel-efficient vehicles equivalent to 5 percent of the required number of parking spaces. *CAP Measure R2-T5: Roadway Improvements Including Signal Synchronization and Transportation Flow Management* implements General Plan Policies AQ 12.1 and AQ 12.3. The Project is consistent with this measure as it will implement any required traffic signal synchronization or construction of new traffic signals as identified in the Project's traffic impact analysis. The Project will also comply with *CAP Measures R2-E5: Commercial/Industrial Energy Efficiency Program and Commercial/Industrial Renewable Energy Program*, because it will exceed the Title 24 Standards by a minimum of 5 percent pursuant to the Riverside County CAP Checklist, and will use solar panels to provide approximately 100 percent of the Project's power needs. (RDEIR at 3.7-53 to 3.7-54). Lastly, the Project will incorporate several design features and mitigation measures that will further reduce the Project's GHG emissions from transportation (MM AQ-Ib, M:M AQ-Ig, and MM AQ-Ih). These measures further support the AB 32/Scoping Plan reduction goals. With respect to the Energy sector, the RDEIR describes that the Project is consistent with State energy efficiency standards and renewable energy requirements, including Title 24/CalGreen, California's Renewable Portfolio Standard and the Million Solar Roofs Program. The Project is also consistent with the Riverside County CAP and County General P1a.o Policies that reduce energy use beyond the regulatory requirements of AB 32. Finally, the Project will construct buildings that will also be designed to meet CalGreen Standards with Leadership in Energy and Environmental Design (LEED) to be eligible for a Silver Certification level. This includes design considerations related to the building envelope, HVAC, lighting, and power systems. A complete description of the Project's energy efficiency features and other measures to reduce GHG emissions is contained in RDEIR Table 3.7-4; refer also to Final EIR at p. 4-4. With respect to the water consumption and waste diversion sectors, the RDEIR describes that the Project is consistent with Scoping Plan Measures/State regulations and regional and local measures to reduce GHG emissions. In addition, the Project will incorporate design features and mitigation measures that will further reduce the Project's GHG emissions from these sectors, which

support the AB 32/Scoping Plan reduction goals. Finally, regarding goals for 2050 under Executive Order S-3-05, it is not possible at this time to quantify the emissions savings from future regulatory measures, as they have not yet been developed. However, the Project will comply with future regulatory measures enacted by state lawmakers that would lead to an 80-percent reduction below 1990 levels by 2050. Note again that the Project already includes several Project design features that exceed regulatory requirements and reduce vehicle miles traveled. Thus, based on the proposed Project's emission reductions, Project design features, standard mitigation measures and the progress being made by the State towards reducing emissions in key sectors (such as transportation, industry, and electricity generation), the Project furthers the State's goals of reducing greenhouse gas emissions to 1990 levels by 2020. The Project also obtains an 80-percent reduction below 1990 levels by 2050, and does not obstruct the attainment of these GHG levels. Therefore, the Project does not conflict with any plans to reduce GHG emissions and furthers the State's goals relative to this impact. (RDEIR, p. 3.7-45 to 3.7-60; Refer also to Final EIR, Section 03-00, Responses to SIERRA 24-27.)

F. Hydrology and Water Quality

Impact: Water Quality Standards

Threshold: Project construction and implementation would not violate water quality standards or waste discharge requirements, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): Implementation of the Project would result in construction activities that could have the potential to contribute to pollutants in off-site surface waters, potentially impacting the water quality of the Santa Ana River Watershed. Generally, construction-phase activities could generate pollutants such as increased silts, debris, chemicals, and dissolved solids during grading, construction, painting and vehicle maintenance activities. Indirect impacts associated with water quality shall be mitigated to below a level of significance through compliance with NPDES requirements. (RDEIR at 3.9-17). Prior to the issuance of grading or construction permits, the Project applicant will prepare a SWPPP that conforms to the SWRCB NPDES permit. The SWPPP shall identify BMPs to prevent construction-related pollutants from reaching stormwater and all products of erosion from moving off-site. Therefore, temporary construction impacts would be considered less than significant. (RDEIR at 3.9-18).

The Project is designated as a Priority Project. Therefore, treatment control BMPs are required to remove pollutants typically associated with

urban runoff. In addition to the drainage and water quality features that will be installed by the Project, the final WQMP shall provide detailed descriptions and instructions for implementing the various BMPs for the Project. Long-term stormwater quality concerns will be managed pursuant to a County-approved WQMP and SWPPP. Conformance with the mandatory requirements of a SWPPP and a WQMP for the Project would ensure that no substantial degradation of water quality associated with long-term activities would occur. In addition, the Project will need to apply for an Industrial Storm Water General Permit 2014-0057- DWQ (Industrial General Permit), which is an NPDES permit that regulates discharges associated with 10 broad categories of industrial activities. (RDEIR at 3.9-20). Industrial General Permit 2014-0057-DWQ became effective July 1, 2015 and shall expire June 30, 2020, and the Project would be subject to this new permit. The General Industrial Permit requires implementation of management measures to achieve the performance standard of best available technology economically achievable (BAT) and best conventional pollutant control technology (BCT). Additionally, the General Industrial Permit requires the development of a SWPPP and a monitoring plan. The SWPPP facilitates the identification of pollutant sources and the means by which to manage pollutant sources to reduce stormwater pollution. With implementation of Mitigation Measure HYD-1, potential impacts regarding water quality would be reduced to a less than significant level. (RDEIR at 3.9-21).

2. Mitigation: Mitigation Measure HYD-1 will require the submittal of a WQMP and a SWPPP to identify sources that could affect the quality of stormwater discharges from the Project site during both construction and operations. A series of BMPs would also be included for effective treatment of target pollutants in stormwater discharges anticipated from Project construction. With implementation of Mitigation Measure HYD-1, impacts related to water quality would be less than significant.

Impact: Alteration of Drainage Pattern: Flooding

Threshold: Project construction and implementation would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site., with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): Development of the Project will increase runoff from the site by increasing the amount of impervious surfaces (e.g., asphalt, concrete, water tanks, rooftops, etc.) and decreasing the pervious surfaces that could allow infiltration of precipitation. As part of Project implementation, grading of land surfaces will occur prior to construction. On-site

grading has the potential to alter existing drainage patterns; however, the Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding. (RDEIR at 3.9-28). The Project's detention basins will reduce the 10-year and 100-year, 24-hour duration stormwater runoffs to less than existing conditions. The Project's detention basins will include a low-flow channel, and basin function as a flow-by detention basin for low-flow conditions. Therefore, implementation of the Project would not increase the amount or rate of surface runoff in a manner that could produce flooding on- or off-site. (RDEIR at 3.9-29). As described at RDEIR page 3.9-30, both site design and source control BMPs will be used to reduce runoff and improve water quality. Thus, with implementation of the BMPs described above, impacts from flooding are anticipated to be less than significant. There are no streams or rivers on-site that would be impacted by the Project, but direct impacts to USACE jurisdictional areas would result from development of the Project. Impacts to USACE jurisdictional areas total 0.46 acre, all consisting of ephemeral drainages. Direct impacts to CDFW jurisdictional areas would also result from development of the Project. Areas under CDFW jurisdiction exist in the same areas as those that are USACE jurisdictional, but they are slightly wider. Approximately 1.37 acres of the CDFW drainages are ephemeral, along with 0.04 acre of disturbed wetland. Although Project construction could alter the existing drainage pattern (including these ephemeral drainages and disturbed wetland), it would not result in an increase in the amount or rate of runoff that could result in flooding on or off-site with implementation of Mitigation Measure HYD-1, which requires preparation of a WQMP and a SWPPP. Channels, basins and trenches, storm drain facilities, and detention basins that will be part of the post-development drainage system will reduce stormwater runoff to less than existing conditions. Likewise, any changes in absorption rates or the rate or amount of surface runoff would be less than significant. (RDEIR at 3.9-30 to 3.9-31).

2. Mitigation: Mitigation Measure HYD-1 requires preparation of a WQMP and a SWPPP. Channels, basins and trenches, storm drain facilities, and detention basins that will be part of the post-development drainage system will reduce stormwater runoff to less than existing conditions, such that the Project will not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off- site.

G. Noise

Impact: Noise Levels in Excess of Standards

Threshold: Project implementation would not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, with the

implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): As shown in RDEIR Table 3.12-9, the reasonable worst-case construction noise level expected at the City of Calimesa home located adjacent to the western Project boundary is 54 dBA Leq. The reasonable worst-case analysis considers the loudest pieces of construction equipment all operating simultaneously at full power at the closest potential locations to off-site receptors. This worst-case noise level is below the City's noise level limit for construction activities and can be expected to lower as construction moves away from the property line. In addition, such worst-case construction noise levels would not occur for eight continuous hours, because equipment would not remain operating all day at the nearest construction limits. Thus, the Project is not anticipated to exceed applicable construction noise standards. However, Mitigation Measures NOI-4a through NOI-4e are included to reduce potentially substantial temporary increases related to construction noise. (RDEIR at 3.12-20). With regard to traffic noise, the highest traffic noise levels on segments of Cherry Valley Boulevard adjacent to the Project site would occur under horizon (year 2040) traffic conditions with implementation of the Project. Based on the traffic noise modeling results shown in Noise Impact Analysis, the Project site would be exposed to traffic noise levels ranging up to approximately 73.1 dBA CNEL at 50 feet from the centerline of the nearest travel lane of Cherry Valley Boulevard, under Horizon (year 2040) plus Project traffic conditions. At the nearest facade of the proposed warehouse buildings, located approximately 465 feet from the centerline of Cherry Valley Boulevard, these traffic noise levels would attenuate to below 56 dBA CNEL. Therefore, the proposed Project use is compatible with the noise land use compatibility standard of 75 dBA CNEL for new warehouse land use development; and traffic noise levels would result in a less than significant impact on the proposed land use. Project-generated traffic noise would result in a less than significant impact on off-site Sensitive receptors along areawide roadways. (RDEIR at 3.12-.20). Implementation of the interim traffic improvements could result in temporary noise impacts from construction activities associated with the lane additions and shoulder improvements. These potential impacts would be similar to construction noise impact discussed above. The reasonable worst-case combined construction noise level expected for these types of proposed interim traffic improvements would be 85 dBA Lmax as measured at 50 feet from an active construction site. Based on typical operational usage factors, these reasonable worst- case noise levels could result in reasonable worst-case hourly average of 82.9 dBA Leq as measured at 50 feet from the operating equipment. The nearest receptor to these roadway improvements is the residential land use located northeast of the Cherry Valley Boulevard and Calimesa Boulevard

intersection. This receptor is located approximately 300 feet from the nearest construction footprint where heavy equipment would be operating in order to construct these roadway improvements. At this distance, reasonable worst-case construction noise levels would attenuate up to approximately 74.4 d.BA Lmax and 67.3 dBA Leq. These reasonable worst-case noise levels are well below the City of Calimesa's noise level limit for construction activities. In addition, such construction noise levels are unlikely to continue for eight continuous hours, because equipment would not remain operating all day at the nearest construction limits. Construction noise impacts from the proposed interim traffic improvements would be less than significant with Mitigation Measures NOI-4a to NOI-4e. **(RDEIR at 3.12-21)**. Potential long-term on-site stationary noise impacts would be associated with operations at the proposed warehouse land uses. The Project would generate noise from truck delivery, loading/unloading activities at the loading areas, and other noise-producing activities at the parking lot such as customers conversing, doors slamming, engine startup, and slow-moving vehicles. These activities are potential point sources of noise that could affect noise-sensitive receptors near the loading areas and parking lots, including single-family residences located to the west, north, east, and southeast. Of these noise sources, noise from truck delivery loading/unloading would result in the highest noise levels at offsite sensitive receptors. Representative parking activities, such as vehicles cruising at slow speeds, door slamming, cars starting, would generate approximately 60 dBA to 70 dBA Lmax at 50 feet. Conversation between two persons at a distance of 4 to 5 feet apart would generate a noise level of 60 dBA Leq at 5 feet, or approximately 40 d.BA Leq as measured at 50 feet. Truck delivery, loading/unloading activities at the loading areas of the proposed warehouse facility would be expected to produce the highest stationary source noise levels. Typical noise levels from larger delivery truck loading and unloading activities can range from 75 dBA to 85 dBA Lmax as measured at 50 feet. The typical truck unloading process takes an average of 15 to 20 minutes. Loading and unloading areas associated with the Project face the northern, western, and southern Project property lines. The closest residential land use to the west of the Project site is located approximately 870 feet from the closest Project truck bays and loading areas. At this distance, activity at the Project's western truck bays of multiple trucks loading/unloading simultaneously could result in a reasonable worst-case noise level of up to 60 dBA Lmax and a reasonable worst-case combined hourly average noise level of 54 dBA Leq. The closest residence to the Project's south facing loading area is located over 1,000 feet to the southeast across Cherry Valley Boulevard. At this distance, activity at the Project's southern truck bays of multiple trucks loading/unloading simultaneously could result in a reasonable worst-case noise level of up to 59 dBA Lmax and a reasonable worst-case combined hourly average noise level of 51 dBA Leq. Project operational noise

associated with loading/unloading and other parking lot noises would not be audible at the Rancho Calimesa Mobile Home Ranch or at the homes located north and east of the Project site due to distance from the site and intervening topography. Noise associated with loading/unloading activities would potentially affect the residences located west and southeast of the Project site. (RDEIR at 3.12-22). Project operational noise that can be expected at these residences are summarized in RDEIR Table 3.12-9. The existing residence adjacent to and to the west of the Project site is located within the City of Calimesa and zoned Commercial Regional (CR). The applicable noise level limits for Project operational noise projected to property in the City zoned CR is 52.5 dBA Leq between the hours of 7:00 p.m. and 7:00 a.m. and 65 dBA Leq between the hours of 7:00 a.m. and 7:00 p.m. As shown in RDEIR Table 3.12-9, projected operational noise levels could range up to 54 dBA Leq when multiple truck loading/unloading operations occur simultaneously at the nearest loading areas of the Project site. The applicable noise level limit for Project noise projected to adjacent land within the CR zone in the City is 52.5 dBA Leq between the hours of 7:00 p.m. and 7:00 a.m. and 65 dBA Leq between the hours of 7:00 a.m. and 7:00 p.m. These loading/unloading operations could, therefore, exceed the City's nighttime operational noise level standard unless mitigation is incorporated. Inclusion of loading bay doors equipped with sealed gaskets would be expected to reduce loading/unloading maximum operational noise levels by at least 10 dBA. This would effectively reduce loading/unloading operational noise levels to below a combined hourly average noise level of 44 dBA Leq, well below the City of Calimesa's nighttime operational noise standard of 52.5 dBA Leq. With implementation of this measure, loading/unloading operational noise impacts would be reduced to less than significant. The County of Riverside prohibits noise levels from exceeding 45 dBA Leq, between the hours of 10:00 p.m. and 7:00 a.m. (nighttime standard) and from exceeding 65 dBA Leq between the hours of 7:00 a.m. and 10:00 p.m. (daytime standard) at residential properties. These standards apply to operational noise projected to the homes located southeast of the site. As noted previously, the closest residence to the south of the Project site could experience a reasonable worst-case combined average noise level of 51 dBA Leq from loading/unloading of multiple trucks simultaneously. These loading/unloading operations could, therefore, result in an exceedance of the County's nighttime operational noise level standard unless mitigation is incorporated. Inclusion of loading bay doors equipped with sealed gaskets would be expected to reduce loading/unloading maximum operational noise levels by at least 10 dBA. This would effectively reduce loading/unloading operational noise levels to below a combined reasonable worst-case average noise level of 41 dBA Leq, meeting the County of Riverside's nighttime operational noise standard of 45 dBA Leq. With implementation of this measure, loading/unloading

operational noise impacts would be reduced to less than significant (RDEIR at 3.12- 25). Noise from the Project's rooftop heating, ventilating, and air conditioning (HVAC) equipment units would attenuate to below 37 dBA Leq based on distance to the nearest sensitive receptor. This is below the existing measured ambient noise level in the vicinity of this receptor, and well below both the daytime and nighttime operational noise standards of the City of Calimesa and County of Riverside. Therefore, noise from operation of proposed rooftop HVAC units would not result in violations of County of Riverside Code or City of Calimesa Municipal Ordinance, and would result in a less than significant impact. (RDEIR at 3.12-25 to 3.12-26).

Because of the location of the Project in a predominantly rural area, there are no land uses in the vicinity of the Project site (such as refineries, landfills) or other similar land uses that could generate excessive noise levels that would result in impacts to the proposed land use development. Based on the documented ambient noise levels, there are no existing stationary noise sources that would expose persons working on the Project site to noise levels in excess of these normally acceptable land use compatibility standards for the proposed land use. (RDEIR at 3.12-26; Refer also to Final EIR Section 03-00, Responses to SIERRA 3744 and CVAN 36-37).

2. Mitigation: Mitigation Measure NOI-1 will ensure that operational noise impacts are less than significant, by requiring inclusion of loading bay doors with sealed gaskets that would effectively reduce loading/unloading operational noise levels to below a combined hourly average noise level of 44 · dBA Leq, as measured at the nearest receptor within the City of Calimesa, thus meeting the City's nighttime operational noise standard of 52.5 dBA Leq. In addition, this measure would effectively reduce loading/unloading operational noise levels to below a combined hourly average noise level of 41 dBA Leq, as measured at the nearest receptor within the County. of Riverside, thus meeting the County of Riverside's nighttime operational noise standard of 45 dBA Leq. With implementation of Mitigation Measure NOI-1 (as well as Mitigation Measures NOI-4a to 4e, discussed *infra*), impacts related to exposure of persons to noise in excess of standards would be less than significant.

Impact: Temporary Increase in Ambient Noise Levels

Threshold: Project construction and implementation would not result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): Project construction activities have the potential to cause short-term noise impacts to the rural single-family homes in the Project area. Construction noise may also be audible at the Rancho Calimesa Mobile Home Park, located west of the Project site near the I-10 freeway. (RDEIR at 3.12-32). As shown in RDEIR Table 3.12-13, Project construction activities would result in temporary increases in ambient noise levels at nearby sensitive receptors. These are reasonable worst-case noise levels that can be expected to be lower at sensitive receptors as construction moves away from the property line. A ridgeline breaks the line of sight between the Project site and the Calimesa Mobile Home Ranch. Combined with the distance between the noise sources on the Project site and the sensitive receptor, the break in the line of sight afforded by the ridgeline would result in a 10-dBA deduction from construction noise calculations. Similarly, existing hills and ridgelines block the line of sight from the homes north of the Project site, thus a deduction of 10 dBA was taken into account. (RDEIR at 3.1233). The reasonable worst case construction noise level expected at the City of Calimesa home located adjacent to the western Project boundary is 64 dBA Leq for the loudest hourly average noise level. Such construction noise levels would not occur for eight continuous hours, because equipment would not remain operating all day at full power. In addition, construction activities would not occur continuously along the nearest Project property line, but would move around the Project site. The modeled operational usage factor for the type of equipment that would operate nearest the single-family home southeast of the Project site is 40 percent. Therefore, based on this operational usage factor averaged with the measured background ambient noise levels of 51 dBA Leq at this location, the resulting 8-hour average construction activity noise level is expected to be approximately 57 dBA Leq. This reasonable worst-case 8-hour average noise level is well below the City's noise level threshold of 75 dBA Leq (8-hour) for construction activities. The County of Riverside does not have an absolute noise level threshold for construction activities, but rather exempts construction noise from the noise ordinance standards provided such activities occur within the stated permissible hours of construction. However, in order to provide an equivalent (conservative) evaluation of construction noise impacts on all sensitive receptors in the Project vicinity, this analysis also applies the City of Calimesa threshold of 75 dBA Leq (8-hour) standard to the modeled receptor locations within the County of Riverside. As shown in RDEIR Table 3.12-12, the reasonable worst-case modeled construction noise levels could range up to 78 dBA Leq (loudest hourly average) at the nearest single-family residence located southeast of the Project site within the County of Riverside. However, similar to the discussion above, such construction noise levels would not occur for 8 continuous hours, because equipment would not remain operating all day at full power at the nearest construction limits. In addition,

construction activities would not occur continuously along the nearest Project property line but would move around the Project site. The modeled operational usage factor for the type of equipment that would operate nearest the single-family home southeast of the Project site is 40 percent. Therefore, based on this operational usage factor averaged with the measured background ambient noise levels of 69 dBA Leq at this location, the resulting 8-hour average construction activity noise level is expected to be approximately 73 dBA Leq. This reasonable worst-case 8-hour average noise level is below the City's noise level threshold of 75 dBA Leq (8-hour) for construction activities. As shown in RDEIR Table 3.12-12, construction activities would result in a potential maximum increase of up to approximately 13 dBA in the hourly average ambient noise levels at the home within the City of Calimesa immediately west of the site, when multiple pieces of heavy construction equipment operate simultaneously near the westernmost portion of the Project site. (RDEIR at 3.12-34). Similarly, the closest home located southeast of the Project site could experience a maximum increase of up to approximately 9 dBA in the hourly average noise levels when multiple pieces of heavy construction equipment operate simultaneously at the nearest Project construction limits. However, by restricting construction activities to the County's permissible hours of construction and by implementing best practices, these construction noise levels, when averaged over a 24-hour period with existing background noise levels, would be expected to be reduced so as not to result in a substantial increase (increase of 5 dBA CNEL or greater) in the ambient noise levels at any sensitive receptor in the Project vicinity. Therefore, to reduce this potential impact, Mitigation Measures NOI4a to NOI-4e would be implemented. (RDEIR at 3.12-35).

2. Mitigation: Implementation of Mitigation Measures NOI-4a through NOI-4e would ensure compliance with County standards, including construction hours restrictions, which have been established by the County in an effort to reduce the potential impact from construction noise on nearby sensitive receptors to acceptable levels of significance. Further, the implementation of Mitigation Measures NOI-4a through NOI-4e would also ensure that a variety of feasible measures are incorporated during Project construction to further reduce construction noise to acceptable levels, and would reduce construction noise levels to not result in a substantial increase in ambient noise levels at off-site sensitive land uses.

H. **Transportation and Circulation**

Impact: Hazards Due to Design Feature

Threshold: Project construction and implementation will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) with the implementation of mitigation

measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): The Project involves the conversion of undeveloped land to an industrial development. The Project will include improved circulation of existing roads that will be designed in accordance with County standards. (RDEIR at 3.16-101). The Project would provide substantial improvements to Cherry Valley Boulevard along its frontage, and payment of TUMF and DIF fees would provide additional funding for improvements to the local road systems. The Project is consistent with the General Plan Circulation Element. In addition, state and federal gasoline sales taxes generated from the Project would further support ongoing County Road maintenance efforts, which would further reduce hazards from poorly maintained roadways. The roads in the Project vicinity are generally straight or include gentle vertical and horizontal curves, and do not have design feature hazards such as sharp curves such that the Project would substantially increase these hazards. However, the Project does propose site access improvements from Cherry Valley Boulevard to provide vehicles access to the Project site. Roadway improvements adjoining the Project site that are required as Mitigation Measures TRAN-4a to TRAN-4e, to ensure that hazardous conditions are not created, are assumed to be constructed in conjunction with site development. These improvements will be in place prior to occupancy. The recommended site-adjacent roadway improvements for the Project are described at RDEIR page 3.16-102. The Traffic Study for the Project recommends site access driveway improvements for the Project, which have been incorporated as mitigation measures to reduce potential impacts from the addition of site access driveways as part of the Project. In addition, improvements required pursuant to Mitigation Measures TRAN-4a to TRAN-4e shall ensure that necessary site access driveway improvements are constructed prior to the issuance of a certificate of occupancy for the Project.
2. Mitigation: Mitigation Measures TRAN-4a to MM TRAN-4e will ensure adequate sight distance and appropriate placement of driveways, stop signs, traffic signals, and pavement striping to ensure that the Project does not substantially increase roadway hazards due to a design feature.

Impact: Emergency Access

Threshold: Project construction and implementation will not result in inadequate emergency access) with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): The Project will include improvements on streets adjacent to the Project site and will include three site access points for the Project site. Construction of the Project may cause temporary delays along Cherry Valley Boulevard; however, the County requires temporary road construction and traffic congestion management plans during construction to minimize delay. With the Project's required preparation of a traffic congestion management plan under Mitigation Measure TRAN-5, the Project is anticipated to have a less than significant impact regarding circulation during construction. Considering the temporary nature of Project construction, and established County and City requirements for traffic control on public roadways during construction, the Project is expected to have a less than significant impact on emergency access during construction. Emergency access to serve the operational Project site will be developed in accordance with applicable ordinances, standard conditions of approval, and permits related to emergency access. (RDEIR at 3.16- 104; refer also to Final EIR at 4-6 to 4-7).
2. Mitigation: Preparation of a traffic congestion management plan as required by MM TRAN-5 will ensure that construction traffic and activities do not adversely affect safe and efficient traffic flow during construction; therefore, impacts related to emergency access will be less than significant.

I. Utilities

Impact: Wastewater Treatment Requirements of Regional Board

Threshold: Project construction and implementation will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, with the implementation of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).

1. Project Impact(s): The proposed Project will include on-site stormwater drainage facilities designed to convey and capture on-site surface flows, as well as those off-site flows that would traverse the Project site. The Project's drainage facilities designed to limit the storm flow resulting from Project activities are described at RDEIR page 3.17-19. Additionally, off-site drainage improvements are required to capture and direct flows. Although the proposed Project will require development of new stormwater drainage facilities on the Project site, these improvements will be located within the Project's development footprint, and, therefore, impacts associated with the construction and operation of these facilities are analyzed as part of the environmental impact analysis contained within the RDEIR. The Project will be required to prepare a SWPPP that conforms to the SWRCB NPDES permit. The SWPPP shall identify BMPs to prevent construction related pollutants from reaching stormwater and all products

of erosion from moving off-site. Compliance with the SWPPP and implementation of Mitigation Measure HYD-1 will ensure that construction activities do not result in violation of any water quality standard. The Project is designated a Priority Project. Therefore, treatment control BMPs are required to remove pollutants typically associated with urban runoff. The final Water Quality Management Plan shall provide detailed descriptions and instructions for implementing the various BMPs for the Project, as required by Mitigation Measure HYD-1. Long-term stormwater quality concerns will be managed pursuant to a County-approved WQMP or SWPPP. Conformance with the mandatory requirements of a SWPPP and/or a WQMP for the Project would ensure that no substantial degradation of water quality associated with long-term construction activities would occur. In addition, the Project will need to apply for an Industrial Storm Water General Permit 2014-0057- DWQ (Industrial General Permit), which is an NPDES permit that regulates discharges associated with 10 broad categories of industrial activities. Industrial General Permit 2014-0057-DWQ became effective July 1, 2015 and shall expire June 30, 2020, and the Project would be subject to this permit. The General Industrial Permit requires implementation of management measures to achieve the performance standard of best available technology economically achievable (BAT) and best conventional pollutant control technology (BCT). Additionally, the General Industrial Permit requires the development of a SWPPP and a monitoring plan. The SWPPP facilitates the identification of pollutant sources and the means by which to manage pollutant sources to reduce stormwater pollution. With implementation of Mitigation Measure HYD-1, the Project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board. (RDEIR at 3.17-21):

2. Mitigation: Mitigation Measure HYD-1 will require the submittal of a WQMP and a SWPPP to identify sources that could affect the quality of stormwater discharges from the Project site. A series of BMPs would also be included for effective treatment of target pollutants in stormwater discharges anticipated from Project construction sites.

SECTION F of these Findings discusses the potential environmental effects of the proposed project that were determined to be significant and unavoidable. The following impacts potentially resulting from the adoption of the EIR No. 534 cannot be fully mitigated and will be only partially avoided or lessened in consideration of existing regulations, Project Design Features or mitigation measures specified in Attachment A (Mitigation Monitoring and Reporting Program, incorporated by reference into this document). Accordingly, and as further explained below, the County makes the following findings to each of the following impacts as allowed by State CEQA Guidelines section 15091(a): "Changes or alterations [that might further reduce Project impacts] are within the responsibility and jurisdiction of another public agency and not the [County]. Such changes have been adopted by such other agency"; or Specific economic, legal, social,

technological, or other considerations, make infeasible the mitigation measures or project alternatives identified in the final EIR." Therefore, a statement of overriding considerations consistent with State CEQA Guidelines Sections 15093, 15216(b), and 15126.2(b) and discussed in the Final EIR Section 15132 is required and included herein. The Commission concurs with the following findings.

A. Air Quality

Impact: Conflict with Air Quality Plan

Threshold: Project operations would conflict with or obstruct implementation of the applicable air quality plan.

1. Project Impact(s): The Project's localized construction-source emissions would not exceed applicable LSTs. In addition, the Project would not exceed the applicable SCAQMD regional construction thresholds after application of mitigation. Therefore, the Project would not conflict with the AQMP according to this criterion during construction. Project operational-source emissions would not exceed applicable LSTs, and are, therefore, less than significant. However, the Project would exceed the applicable SCAQMD regional numeric thresholds for operational ROG and NOx emissions (which are ozone precursors) even after implementation of mitigation. Therefore, during Project operations, the Project would conflict with the AQMP according to this criterion. (RDEIR at 3.3-32). Development of the Project would also not be accounted for in the air quality management plan; the Project would impede attainment because the project is inconsistent with the current General Plan land use designation and the Project's emissions exceed the SCAQMD regional significance thresholds. The Project would comply with all applicable rules and regulations. However, the Project could impede attainment of the AQMP because its emissions will exceed the SCAQMD regional significance thresholds for NOx and ROG during operations, even after implementation of all feasible mitigation. The predominant source of operational emissions would be generated by Project truck traffic, and, at present, there are no additional feasible mitigation measures that would reduce these emissions to levels that are less than significant, even though the Project will require as mitigation the use of the cleanest heavy-duty diesel trucks under current regulations. Even if all passenger (employee) car trips to the site were eliminated, this would result in a negligible percentage reduction in NOx emissions. Federal and state agencies are charged with regulating and enforcing vehicle emission standards, which is not within the County's control. Requiring an accelerated phase-in for non-diesel-powered trucks would not be feasible, as it is not feasible for the County of Riverside or the Project applicant to effectively enforce a prohibition on trucks from entering the property that are otherwise permitted to operate in California and access other properties in the County, region, and State. Even if the

County or the Project applicant were to apply such a restriction it would merely cause warehouse operators using older truck fleets to locate in another area within in the SoCAB where the restriction does not apply, thereby resulting in no improvement to regional air quality. Furthermore, if a truck that did not meet this requirement were to attempt access to the site and be denied, there would be more idling emissions and travel emissions associated with that truck. Likewise, imposing a "trip cap" on the number of trucks that may access the site in a given day would also be infeasible to enforce, and would not avoid or substantially lessen the estimated NOx emissions; in fact, if trucks could be turned away for exceeding a trip cap, this measure could result in the unintended adverse effect of trucks queuing on surrounding streets in the vicinity of the Project until midnight of the following day. Reducing the number of loading docks provided by the Project would also likely result in similar unintended queuing impacts. The provision of additional electric vehicle charging stations and infrastructure that would be needed for future increase in the use of electrical and hybrid vehicles would likely not result in any demonstrable, quantifiable reduction in NOx emissions, and would therefore not avoid or substantially lessen the significant impact. Providing more extensive electric vehicle charging facilities for trucks, based on the assumption that commercial electrical trucks will be in common use in the future, is speculative because technology for commercial electrical trucks is not currently available on a widespread basis. It is possible that electrical infrastructure installed now would not support future, presently unknown technology for commercial electrical trucks. No mid- or long-range parking for trucks will be provided on the Project site, as trucks are expected to spend only a minimal amount of time on-site (enough time to unload/load their trailer and complete any necessary administrative tasks). It is not anticipated that trucks will spend enough time on-site to connect to a charging station and recharge a battery. Given the level of current existing technology, this is an infeasible and unrealistic requirement. SCAQMD, which is the agency charged with managing air quality for the SoCAB, has not adopted any sort of "indirect source rule" to reduce and mitigate emissions from large sources of indirect air pollution (e.g., operational vehicle emissions). The San Joaquin Valley Air Pollution Control District (SJVAPCD) has adopted such a rule (Rule 9510), which requires implementation of certain measures or the payment of an in-lieu fee that the Air District must use to achieve pollution reductions elsewhere in the air basin. SJVAPCD's Rule 9510 contains a complex formula intended to achieve equivalent emission reductions off-site as would have occurred through direct compliance on-site, based on the average statewide cost of emission reductions. Because SCAQMD has not adopted any similar regulation or rule, there is no mechanism to require similar emissions reductions for this Project through the payment of fees. In conclusion, based on the mandatory regulatory changes, most heavy-duty trucks

entering the Project site will meet or exceed EPA 2010 (for construction haul trucks) and 2010 (for operational heavy-heavy and medium-heavy duty delivery trucks) emission standards after the Project becomes operational in 2018. Suggesting that the County of Riverside or the Project applicant require more stringent controls than required by either the federal government or State of California is neither practical nor feasible for the County to effectively enforce. Beyond these regulatory changes, which will serve to reduce emissions over time, there are no additional feasible mitigation measures, as it is not feasible to reduce the number of truck trips or associated emissions due to the logistics/warehouse nature of the Project. (RDEIR at 3.3-33 to 3.3-41; Errata at 4-3; Refer also to Final EIR Section 03-00, Responses to SIERRA-15 and SIERRA-16).

2. Mitigation: The Project will implement Mitigation Measures AQ-I a to AQ-Ih to reduce motor vehicle emissions to the greatest extent feasible. These measures include restrictions to reduce construction emissions, as well as operational requirements related to engine idling restrictions, ridesharing, promotion of use of electric vehicles, and the use of electric yard trucks, forklifts and trailer movers. However, despite implementation of all feasible mitigation, the proposed Project cannot be fully mitigated below a level of significance for this issue area and impacts would remain significant and unavoidable.

Impact: Air Quality Standards and Violations; Criteria Pollutants (Operations)

Threshold: Project construction and implementation would result in a cumulatively considerable net increase of criteria pollutants for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

1. Project Impact(s): The air basin is currently in nonattainment for PM₁₀, PM_{2.5}, and ozone. (RDEIR at 3.3-48). RDEIR Table 3.3-11 indicates that the SCAQMD regional emission thresholds would be exceeded for ROG emissions during Project construction. Mitigation Measures AQ-Ia through AQ-Ih are required (refer to Final EIR at p. 4- 2 to 4-3 for revisions to Mitigation Measures AQ-Ig and AQ-Ih). The mitigated construction emissions are shown in RDEIR Table 3.3-14. After mitigation, the construction activities would not exceed any daily threshold, and construction emissions would be less than significant. As shown in RDEIR Table 3.3-12 and Table 3.3-13, the Project's operational emissions would exceed the SCAQMD's regional thresholds for ROG and NO_x (which are ozone precursors). The Project would utilize electric trailer movers in place of traditional diesel-powered movers to move trailers throughout the Project site, which would reduce the amount of emissions generated during operation. (RDEIR at 3.3-49). However, even after implementation

of all mitigation, the Project's mitigated operational emissions would continue to exceed the SCAQMD's regional thresholds for ROG and NO_x, resulting in a significant and unavoidable impact. (RDEIR at 3.3-53).

2. Operational Mitigation: The Project would comply with all applicable rules and regulations, as well as Mitigation Measures AQ-1a through AQ-1h. However, the Project would exceed the SCAQMD's regional thresholds for ROG and NO_x, even after implementation of all feasible mitigation. The predominance of operational emissions are generated by Project truck traffic, and, at present, there are no additional feasible mitigation measures that would reduce these emissions to levels that are less than significant. Even if all passenger (employee) car trips to the site were eliminated, this would result in a negligible percentage reduction in NO_x emissions. Federal and state agencies are charged with regulating and enforcing vehicle emission standards, which is not within the County's control. Based on the mandatory regulatory changes that will be phased in over time, most heavy-duty trucks entering the Project site will meet or exceed EPA 2010 (for construction haul trucks) 2010 (for operational heavy-heavy and medium-heavy duty delivery trucks) emission standards after the Project becomes operational in 2018. Beyond these regulatory changes, which will serve to reduce emissions over time, there are no additional feasible mitigation measures, as it is not feasible to reduce the number of truck trips or associated emissions due to the logistics/warehouse nature of the Project. (RDEIR at 3.3-53; Errata at 4-3). Therefore, impacts would remain significant and unavoidable.

B. Transportation and Circulation

Impact: Projected Future Traffic

Threshold: The Project would conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and nonmotorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

1. Project Impact(s): Under Existing Plus Project conditions, there are no additional intersections anticipated to operate at an unacceptable LOS, beyond those intersections which already operate at an unacceptable LOS under existing (2017) conditions. (RDEIR at 3.16-33). As shown in RDEIR Table 3.16-14, the I-10 Freeway ramp merge and diverge areas were found to operate at acceptable levels of service (i.e., LOS D or better) during the peak hours under Existing plus Project traffic conditions. (RDEIR at 3.16-42). Impacts under remaining scenarios are identified as follows:

Existing Plus Ambient Plus Project (2018) Freeway Ramps

The following intersections are currently operating at an unacceptable LOS (LOS E or worse) under Existing 2017 conditions, as well as under Existing plus Ambient plus Project 2018 conditions:

- I-10 EB Ramps/Cherry Valley Boulevard (AM and PM Peak Hours) LOS F
- I-10 WB Ramps/Cherry Valley Boulevard (PM and PM Peak Hours) LOS F

No new deficiencies would occur due to the addition of 2.0 percent ambient growth along with Project traffic under EAP 2018 conditions. However, the Project would contribute more than 50 peak-hour trips to the existing deficiencies at the above freeway ramps, resulting in a cumulatively considerable contribution to the existing cumulatively significant impacts. (RDEIR at 3.16-83).

Existing Plus Ambient Plus Cumulative (2018) Local Intersections

The following intersections are anticipated to operate at an unacceptable LOS with addition of cumulative traffic from pending and approved, but not yet constructed known development projects in the area, in addition to the ramp deficiencies previously identified under EAP 2018 traffic conditions:

- Roberts Road/Cherry Valley Boulevard (AM and PM Peak Hours) LOS F
- I-10 EB Ramps/Cherry Valley Boulevard (AM and PM Peak Hours) LOS F
- I-10 WB Ramps/Cherry Valley Boulevard (AM and PM Peak Hours) LOS F
- Calimesa Boulevard/Cherry Valley Boulevard (AM and PM Peak Hours) LOS F
- Nancy Avenue/Cherry Valley Boulevard (AM Peak Hour only) LOS E (RDEIR at 3.16-83)

Horizon Year (2040) Freeway Ramps and Local Intersections

The Project would also result in a cumulatively considerable contribution to the existing cumulatively significant impact at the following intersections, which are anticipated to operate at an unacceptable LOS under Horizon Year (2040) with and without Project conditions:

- Roberts Road/Cherry Valley Boulevard-LOS F AM and PM Peak Hours
- I-10 Eastbound Ramps/Cherry Valley Boulevard-LOS F AM and PM Peak Hours
- I-10 Westbound Ramps/Cherry Valley Boulevard-LOS F AM and PM Peak Hours
- Calimesa Boulevard/Cherry Valley Boulevard-LOS F AM and PM Peak Hours
- Union Street/Cherry Valley Boulevard-LOS F AM and PM Peak Hours
- Nancy Avenue/Cherry Valley Boulevard-LOS F AM and PM Peak Hours
- Beaumont Avenue/Cherry Valley Boulevard-LOS F AM and PM Peak Hours

- Future Beckwith Avenue/Cherry Valley Boulevard-LOS F AM and PM Peak Hours

The addition of Project traffic is not anticipated to result in any intersection deficiencies beyond those identified for Horizon Year (2040) Without Project conditions. (RDEIR at 3.16-83)

1. Freeway Mainline Segments

There are 19 freeway mainline segments that are currently operating at an unacceptable LOS under Existing 2017 traffic conditions and are anticipated to continue to operate at unacceptable LOS through Horizon Year (2040) traffic conditions without and with the Project. In addition, under Opening Year Cumulative (2018) conditions, the Project would result in a worsening of the LOS for an additional six segments, in addition to the 19 segments that currently operate at an unacceptable LOS. As the Project is expected to contribute peak-hour trips to the existing deficiencies on the regional state highway system, the Project's incremental contribution to this impact is considered cumulatively significant and unavoidable. (RDEIR at 3.16-84).

Mitigation Measures TRAN-1a and MM TRAN-1b are required to mitigate impacts to the I-10 Eastbound and Westbound ramps at Cherry Valley Boulevard as well as impacts to the Cherry Valley Boulevard and Calimesa Boulevard intersection under the scenarios described above. MM TRAN-1c is required to reduce impacts to the other intersections listed below. However, some of the proposed improvements are not within the jurisdiction of the County of Riverside and/or are not specifically included within the TUMF or DIF fee programs at this time. Therefore, while the Project would contribute its fair share of fees to support the implementation of necessary improvements, the applicant and the County cannot fully control the timing or implementation of the improvements listed in other jurisdictions, and impacts would remain significant and unavoidable. (RDEIR at 3.16-84).

The widening of Cherry Valley Boulevard to its ultimate roadway classification as a 4-lane, 2-lanes of travel in each direction, divided arterial highway is currently included in the County's TUMF program. As such, additional eastbound and westbound through lane improvements at study area intersections along Cherry Valley Boulevard are recognized in the County's TUMF program. The installation and/or modification of traffic signals and turn lanes would be subject to payment of fair share fees. (RDEIR at 3.16-88). There are 19 freeway mainline segments that are currently operating at an unacceptable LOS under Existing traffic conditions and are anticipated to continue to operate at unacceptable LOS through Horizon Year (2040) traffic conditions, even without the Project. In addition, under Opening Year Cumulative (2018) conditions, the Project

would result in a worsening of the LOS for an additional six segments in addition to the 19 segments that currently operate at an unacceptable LOS under existing conditions. As the Project is expected to contribute peak-hour trips to the existing deficiencies on the regional State highway system, the Project's incremental contribution is considered cumulatively significant and unavoidable. (RDEIR at 3.16-9S; Refer also to Final EIR Section 03-00, Responses to CALIMESA 5-8).

2. Mitigation: The transportation impacts associated with the development of the Project were determined based on the Existing plus Ambient Growth plus Project Year 2018 Existing plus Ambient Growth plus Project plus Cumulative Year 2018 and Horizon Year 2040 Without and With Project analysis. As summarized in RDEIR Table 3.16-23, Table 3.16-24 and Table 3.16-25, the development of the Project would contribute to two (2) potentially significant cumulative impacts under Existing plus Ambient plus Project (2018) conditions, three (3) potentially significant cumulative impacts under Existing plus Ambient plus Project plus Cumulative (2018) conditions, and six (6) additional cumulatively significant impacts under Horizon Year 2040 traffic conditions, without mitigation. Implementation of Mitigation Measure TRAN-Ia through TRAN-I c requires the applicant to pay its fair share and to participate in the County's DIF and TUMF fee programs as applicable to fund the improvement costs for the impacted intersections. The fair share calculations are provided in RDEIR Table 3.16-28. However, as outlined within RDEIR Table 3.16-27, some of the proposed improvements are not specifically included within the TUMF or DIF fee programs at this time. Therefore, while the Project would contribute its fair share of fees to support the implementation of necessary improvements, the applicant and the County cannot fully control the timing or implementation of the improvements listed and impacts would remain significant and unavoidable for the following:

Opening Year (2018) EAP Plus Cumulative-Local Intersections

- Roberts Road/Cherry Valley Boulevard (AM and PM Peak Hours) LOS F
- Calimesa Boulevard/Cherry Valley Boulevard (AM and PM Peak Hours) LOS F
- Nancy Avenue/Cherry Valley Boulevard (AM Peak Hour only) LOS E

The above impact (Opening Year (2018) EAP Plus Cumulative) is considered a cumulative impact. (RDEIR at 3.16-88). Additionally, the Project would result in a cumulatively considerable contribution to the existing cumulatively significant impacts at the following intersections, which are anticipated to operate at an unacceptable LOS under Horizon Year (2040) without and with Project conditions:

- Roberts Road/Cherry Valley Boulevard. LOS F AM and PM Peak Hours (only partially identified in TUMF).
- Calimesa Boulevard/Cherry Valley Boulevard-LOS F AM and PM Peak Hours (only partially identified in TUMF)
- Union Street/Cherry Valley Boulevard-LOS F AM and PM Peak Hours (only partially identified in TUMF)
- Nancy Avenue/Cherry Valley Boulevard-LOS F AM and PM Peak Hours
- (only partially identified in TUMF)
- Beaumont Avenue/Cherry Valley Boulevard-LOS F AM and PM Peak Hours (only partially identified in TIJMF)
- Future Beckwith Avenue/Cherry Valley Boulevard (only partially identified in TUMF)

Mitigation Measure TRAN-1b further provides that, in the event a fair share program has not been established in the City of Calimesa for the Calimesa Boulevard/Cherry Valley Boulevard intersection, then the Project applicant is required to construct certain interim improvements to mitigate the Project's cumulative impacts, provided that the agencies with jurisdiction over the improvements allow for such construction. Thus, the implementation of recommended mitigation measures at the impacted intersections would mitigate the direct, cumulative, and long-term impacts of the Project on local roadway segments and intersections to a less than significant level. However, the Calimesa Boulevard/Cherry Valley Boulevard intersection is partially under the jurisdiction of the City of Calimesa, which the County of Riverside does not control. Moreover, the land necessary for the realignment is privately owned and not under the control of the applicant or County. Thus, even though the Project attempts to fully mitigate its impact to the greatest extent feasible as required by CEQA, the mitigation is technically infeasible because the County of Riverside cannot control the timing of the improvements. Other recommended improvements are not currently fully included as part of the TUMF program, as shown in RDEIR Table 3.16-28. For those reasons, the proposed Project would result in a significant unavoidable impact with respect to the three intersections identified above under Existing plus Project plus Ambient plus Cumulative (2018) conditions, and the six intersections identified above Wider Horizon Year (2040) conditions. (RDEIR at 3.16-93).

I-10 Freeway Ramps

Implementation of Mitigation Measures TRAN-1a and TRAN-1b require the applicant to pay its fair share by participating in a fair-share contribution program to fund the improvement costs. Mitigation Measures TRAN-1a and TRAN-1b further provide that, in the event a fair share contribution program has not been established for the I-10 at Cherry Valley interchange, then the Project applicant is required to construct certain

interim improvements to mitigate the Project's cumulative impacts, provided that the agencies with jurisdiction over the improvements allow for such construction. The installation of these interim traffic improvements contemplated in TRAN-1a(b) and TRAN-1b(b) would mitigate Project impacts to less than significant levels, significantly increasing the capacity of the I-10 at Cherry Valley interchange ramp intersections, such that even with the addition of Project traffic, delay and level of service will be improved to better than current conditions. However, the I-10 Interchange is located within the jurisdiction of Caltrans and the City of Calimesa---namely, I-10 Freeway Eastbound and I-10 Eastbound Ramps/Cherry Valley Boulevard and I-10 Westbound Ramps/Cherry Valley Boulevard within the jurisdiction of the City of Calimesa and Caltrans. Therefore, because the County of Riverside itself does not control these areas, neither the applicant nor the County can guarantee the provision or timing of the specified improvements. For example, the County cannot control when or whether WRCOG and/or the City of Calimesa establishes the Fair Share Contribution Program (under TRAN-1a and TRAN-1b, Option I), nor can the County grant the requisite permits for construction of the improvements that would be constructed on Caltrans' and Calimesa's property (under TRAN-1a, and TRAN-1b Option Z). Furthermore, the land necessary for the realignment within the City of Calimesa is privately owned and not under the control of the applicant or County. Thus, even though the Project attempts to fully mitigate its impact to the greatest extent feasible as required by CEQA, the mitigation is technically infeasible because the County of Riverside cannot control the timing of the improvements. Therefore, the proposed Project would have a cumulatively considerable contribution to the significant and unavoidable impact to I-10 Eastbound Ramps/Cherry Valley Boulevard and I-10 Westbound Ramps/Cherry Valley Boulevard and impacts will remain significant and unavoidable. **(RDEIR at 3.16-94).**

SECTION G of these Findings discusses the potential environmental effects of the proposed project that were determined to be impacts of the Project together with all other pending or approved projects within the affected for each resource area (Cumulative Impacts) and make the following findings. The Commission concurs with the following findings.

A. Aesthetics Cumulative Impacts

Cumulative Impact Finding: Not cumulatively considerable.

As described in the Draft EIR's Aesthetics Section (Section 3.1), potential impacts would be less than significant. The location and design of the Project places the proposed buildings well below the grade of Cherry Valley Boulevard (up to 48.3 feet some places), which would afford the most prominent public views of the Project. Because of their low profiles, views of the buildings would not break the ridgeline profile of the hills to the north of the buildings. Large building setbacks

from Cherry Valley Boulevard as well as substantial Project landscaping further facilitate the Project blending with the existing landscape. As indicated in RDEIR Section 3.1, the Project will not significantly impact scenic vistas or scenic resources, or substantially degrade the visual character or quality of the site or its surroundings, either from direct Project impacts or cumulative impacts. Therefore, the Project, in conjunction with other planned and approved projects, would not have cumulatively considerable aesthetic impacts. The Project consists of developing previously undeveloped land with two high-cube warehouse buildings on the Project site. Although historically rural and undeveloped in character, recent new and planned development is transitioning this area to be more urban. Such projects include the approved SunnyCal Specific Plan, with 497 dwelling units, and Holbert Ranch (TTM 3054) with 131 dwelling units. When developed, these two projects (which adjoin the Project site) would result in this area transitioning to an area with visual characteristics that are more urban as compared to existing conditions. These nearby cumulative developments, together with the proposed Project, will contribute to an overall change in the visual character of the area. However, compliance with County General Plan policies, design guidelines, Municipal Code and Zoning Ordinance will be required for the proposed Project and all other cumulative projects in the area, which will ensure cohesive and attractive development that is compatible with the surroundings. With mitigation, the Project would have a less than significant impact regarding impacts to the visual character of the site or creation of a new source of substantial light or glare. Other future projects would be required to implement similar mitigation measures in compliance with County standards. Therefore, the Project, in conjunction with other planned or approved projects, would not result in cumulatively significant light and glare impacts. (RDEIR at p. 4-5).

B. Agriculture and Forestry Resources

Cumulative Impact Finding: Not cumulatively considerable.

None of the area within the Project site is currently used for agriculture. Additionally, while historically rural in nature, the general Project area has more recently experienced urbanization and development activities, which has resulted in land use changes on formerly agricultural land. The unincorporated County area to the north of the Project site is zoned Residential Agriculture, one-acre minimum lot size (R- A-I) and W-2. Areas to the *east* and south are also zoned R-A-1 and W-2. The areas directly west of the Project site located within the City of Calimesa are zoned and designated by the General Plan as Residential Low (2-4 dwellings per acre) and Residential Low Medium (4-7 dwellings per acre). However, the area further to the west, near Cherry Valley Boulevard, is designated Commercial Regional. The area within the City of Calimesa that lies to the north and northwest of the Project site is zoned/designated as Rural Residential (RR) (0-2 dwellings per acre). Although the Project site and the surrounding areas were historically used for agriculture activities, currently none of the areas immediately surrounding the

Project site are used for agriculture. Rural residential land uses are currently located north, east, and west of the Project site. The land located south of the Project site contains an abandoned egg farm and is planned for residential development. Therefore, the Project, in conjunction with other planned or approved projects, would not result in cumulatively considerable impacts to Agriculture and Forestry Resources. (RDEIR at 4-6).

C. Air Quality

Cumulative Impact Finding: Cumulatively considerable.

In combination with carbon monoxide (CO) emissions from other regional emission sources, the Project would not result in an exceedance of the CO ambient air quality standard at Project-impacted intersections. Therefore, the Project would not result in cumulative health effects from CO exposure. The Project could impede attainment of air quality standards because its emissions exceed the SCAQMD regional significance thresholds. Even with implementation of all feasible mitigation, the Project would have a significant air quality impact during operation. Impacts would be less than significant during construction. Thus, the Project will have a cumulatively considerable impact regarding attainment of air quality standards. Additionally, after mitigation, the Project's operational emissions would exceed the SCAQMD's regional thresholds for reactive organic gas (ROG) and oxides of nitrogen (NOx). Therefore, operational impacts would be significant and unavoidable, and the Project would have a cumulatively considerable air quality impact due to operational ROG and NOx emissions. The Project would also result in cumulatively considerable net increase in ozone, because regional significance thresholds for ROG and NOx, (ozone precursors), are exceeded. Thus, the Project would result in cumulatively significant operational air quality impacts. This impact would be significant and unavoidable, even with implementation of all feasible mitigation. (RDEIR at p. 4-6, 4-9).

D. Biological Resources

Cumulative Impact Finding: Not cumulatively considerable.

The site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), but is not located within any Criteria Cells. Mitigation is proposed to reduce potential impacts on species to a less than significant level. Impacts to MSHCP Riverine areas shall be mitigated to below a level of significance by on-site creation or restoration at a 2: 1 ratio. It is reasonable to assume that other future development projects located within the MSHCP would be required to mitigate for impacts on species in a manner similar to the Project. In part, the MSHCP was enacted to offset and control cumulative impacts to biological resources within western Riverside County. Implementation of the Project would directly impact raptor foraging habitat and potentially could directly or indirectly impact raptor nests during construction. These impacts are considered potentially adverse, but will be reduced to less than significant with mitigation. Therefore, the

Project, in conjunction with other projects, would not result in cumulatively significant impacts to animal or plant species. The Project would not have any significant impacts on fish or wildlife movement and would not conflict with locally adopted biological policies and ordinances. Impacts to USACE jurisdictional areas total 0.40 acre, all consisting of ephemeral drainage. The Project would also impact 1.11 acres of CDFW jurisdictional area. The loss of these on-site waters would be mitigated and would not cumulatively increase impacts on other jurisdictional waters in the region. Other future development projects would be required to evaluate impacts on these issues and mitigate where necessary, including the payment of MSHCP fees. Therefore, the Project, in conjunction with other projects, would not result in cumulatively significant conflicts with wildlife movement or local biological ordinances and policies. **(RDEIR at 4-9).**

E. Cultural Resources

Cumulative Impact Finding: Not cumulatively considerable.

No cultural resources have been found on the Project site, and only three resources have been recorded within 0.5 mile of the Project site. Most of these are historic-era artifacts and/or historic features. The Project area has a determination of high paleontologic sensitivity at or slightly below the ground surface. Potential impacts to cultural resources will be mitigated to a less than significant level by ensuring appropriate measures are in place in case any such resources are located during ground disturbance. It is always possible that unknown historic, archeological, paleontological resources or human remains could be uncovered during grading. Therefore, the Project's potential impacts on unknown resources could contribute to potentially significant cumulative impacts. However, Mitigation Measures CUL-1a and CUL-1b, CUL-3a to CUL-3d, and CUL-4 would reduce any potential cumulative impacts to less than significant. In addition, given a lack of resources that have been found near the Project site, it is unlikely that additional historical or archaeological resources would be found, and even less likely that they would result in cumulative impacts by affecting nearby areas, since cultural resources impacts tend to be localized. In addition, other future development projects would be required to evaluate cultural resources impacts and provide mitigation as necessary. Therefore, the Project, in conjunction with other projects, would not result in cumulatively significant impacts to cultural resources. (RDEIR at 4-9 to 4-10).

F. Geology and Soils

Cumulative Impact Finding: Not cumulatively considerable.

As discussed in RDEIR Section 3.6, Geology and Soils, with Mitigation Measures GEO-1a to GEO-1e, GEO-2a to GEO-2b, and GEO-3 for earthquake faults, groundshaking, unstable soils, soil erosion, and landslides, the Project will result in a less than significant impact. In addition, all potential impacts are site-specific and limited to on-site conditions, and thus would not affect off-site locations or

projects. Similarly, other cumulative development within Cherry Valley would be required to provide mitigation as appropriate to address potential impacts with respect to geology and soils. Therefore, the Project, in conjunction with other projects, would not result in a cumulatively significant impact related to geology and soils. (RDEIR at 4-10).

G. **Greenhouse Gas Emissions**

Cumulative Impact Finding: Not cumulatively considerable.

Greenhouse gas emissions are inherently a cumulative impact, as no single project could produce a quantity of greenhouse gas emissions significant enough to influence global climate change. The County of Riverside's Climate Action Plan (CAP) is a geographically specific plan that was adopted by the County of Riverside for the purpose of reducing GHG emissions under the control or influence of the County consistent with AB 32 and subsequent state legislation and state agency action to address climate change. The CAP has adopted a target of reducing GHG emissions down to 15 percent below 2008 levels within the County of Riverside by 2020. This reduction target is compliant with AB 32, and is therefore consistent with the State's efforts to reduce GHG emissions globally and substantially lessen the cumulative contribution to GHG impacts. The CAP includes GHG screening tables with energy efficient implementation measures that would help to achieve the target reduction. Pursuant to the CAP, projects that achieve at least 100 points based on the County's screening tables are determined to be consistent with the reduction quantities anticipated in the County's GHG Technical Report. As such, further project-specific GHG quantification is not required. Consistent with State CEQA guidelines, such projects are determined to have a less than significant individual and cumulative impact for GHG emissions. (RDEIR at 4-10). As discussed in RDEIR Section 3.7, impacts related to GHG emissions are potentially significant. However, the Project will comply with the CAP, achieving at least 100 points from the Riverside County Greenhouse Gas Emissions Screening Tables by implementing reduction measures specified in the CAP and described in RDEIR Section 3.7, Table 3.7-3. The Project would also be consistent with the overarching goals of AB 32 and the strategies of ARB's Scoping Plan, as well as the regulatory measures adopted to further AB 32's goals. Accordingly, under either threshold, the Project's GHG emissions would not be cumulatively significant. (RDEIR at 4-11).

H. **Hazards and Hazardous Materials**

Cumulative Impact Finding: Not cumulatively considerable.

The Project area is mostly undeveloped with rural land uses in the vicinity. With the exception of potential soils contamination from previous use of chemicals associated with past agricultural uses, potential impact with respect to Hazards and Hazardous Materials were all found to be less than significant and, by their site-specific nature, will not cause cumulatively significant impacts. In addition,

the Project, as well as future development projects, would be required to comply with all applicable hazardous materials handling and storage requirements to ensure that potential impacts would be less than significant. Therefore, the Project, in conjunction with other future development projects, would not result in a cumulatively significant impact related to hazards and hazardous materials. (RDEIR at 4-11).

I. Hydrology and Water Quality

Cumulative Impact Finding: Not cumulatively considerable.

As discussed in RDEIR Section 3.9, proposed drainage improvements and retention basins would ensure that stormwater runoff does not exceed what occurs under existing conditions and would not result in an increase in erosion either on-site or off-site. With the proposed improvements, the Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems, contribute to downstream flooding, or provide substantial additional sources of polluted runoff. The Project will also comply with County Ordinance 458, which requires special construction standards for new construction and/or substantial improvements within mapped floodplains, to reduce damage to the public and property. Development activities associated with the Project have the potential to impact water quality, potentially impacting the water quality of the Santa Ana River Watershed. The Project would prepare and submit a Water Quality Management Plan (WQMP) and a Storm Water Pollution Prevention Plan (SWPPP) to the County of Riverside for review and approval, and will implement BMPs to reduce or eliminate sediment and other pollutants in stormwater and non-stormwater discharges. With mitigation, the Project would not degrade water quality or violate waste discharge requirements. The Water Supply Assessment prepared for the Project indicated that there are adequate water supplies to serve the Project, and the Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Other future development projects in the area would be required to implement similar mitigation and comply with state and county requirements related to hydrology and water quality. Therefore, the Project, in conjunction with other future development projects, would not result in cumulatively significant impacts related to hydrology and water quality. (RDEIR at 4-11 to 4-12).

J. Land Use and Planning

Cumulative Impact Finding: Not cumulatively considerable.

The Project requires the adoption of a General Plan Amendment and a Zone Change to facilitate the development of the Project, although such changes will not require a change to the General Plan Foundation Component, which currently identifies the Project site as within the Community Development Foundation.

Although the Project would change land use designations from large-lot residential to accommodate high cube warehouse distribution and public facilities on the southern portion of the site, this change reflects an ongoing trend toward urbanization along this part of Cherry Valley Boulevard. In addition, it is a logical extension of urban type uses already occurring to the west and the south of the Project and along the I-10 Freeway corridor. This trend, which is largely driven by the good freeway access afforded by Cherry Valley Boulevard and its interchange connection to the I-10 Freeway, is discussed in RDEIR Section 4.2, Cumulative Setting, as well as Section 3.10, Land Use and Planning. Because of this ongoing trend and the clear orientation of the Project site to the I-10 Freeway corridor (approximately one-third mile from the I-10 Freeway), a land use change is appropriate and consistent with this setting. The Project will be compatible with the several uses and planned developments to be located on the properties immediately surrounding the Project site, including the Sunny-Cal Egg Ranch residential ("Sunny-Cal") project to the south, the residential projects planned adjacent to the Project site to the east and southeast, the regional commercial uses planned to the west, and the rural/open space area to the north. As proposed, the Sunny-Cal project will include a substantial "buffer" to help reduce the risks of unwanted impacts to its residents. These "buffers" include (1) providing substantially larger lot sizes along Cherry Valley Boulevard (minimum lot sizes of 20,000 square feet); (2) including a 10-foot-high landscaped berm to be located on the south side of Cherry Valley Boulevard; (3) orienting homes away from the north side of Cherry Valley Boulevard, (4) including a minimum 50-foot-wide landscaped buffer, and (5) adding a 5-foot wall atop the landscaped berm to help further screen and reduce impacts between the Sunny-Cal property and all uses to its north, including the Project site. Like the approved Sunny-Cal development, the Project includes extensive measures to buffer potential impacts to and from nearby residents, including providing robust landscaping between the Project buildings and Cherry Valley Boulevard. The location, configuration, and design of the Project will allow it to blend into the existing landscape. (RDEIR at 4-12). The two buildings would be set back approximately 375 to 575 feet from Cherry Valley Boulevard; approximately 300 feet from the east Project boundary; and approximately 400 feet from the west Project boundary, allowing for generous buffers with extensive landscaping, a berm, a meandering equestrian and pedestrian trail, and a five-foot-wide meandering sidewalk, separated by a three-railed fence. Given the number of buffering features proposed by both the Sunny-Cal project and the San Geronio Crossings Project, no building or structure between the two projects is expected to be closer than 600 feet in distance, providing substantial open space between the two projects and thereby ensuring minimal impacts between the two projects. Building 1 would be located approximately 29.8 feet above the centerline of Cherry Valley Boulevard, and Building 2 would be located approximately 48.3 feet below the centerline of Cherry Valley Boulevard. Although the Project's buildings rise 41 feet in height, neither would be visible from motorists or pedestrians traveling along Cherry Valley Boulevard, as their lines of sight would be directed above the building. A

berm, water tower, barn, and landscaping would further screen views of the buildings. The Project site would not be visible from the residents located north of the site. The proposed buildings would not break the ridgeline silhouette of the hills behind them to the north. All of these factors, combined with the proposed tree planting and other landscape and screening elements, will make the Project visually unobtrusive and in accordance with the existing visual characteristics of the surrounding areas. With respect to the largely undeveloped areas to the east and south of the Project site, potential impacts that could affect land use compatibility have been addressed in other sections of the RDEIR. These include aesthetics, agricultural resources, noise, hazards, population and housing, and local air quality impacts, all of which have been evaluated in the respective sections of the RDEIR and have been found to be less than significant, or less than significant with mitigation. For example, the east side of Building 2 has been specifically designed so that it does not include any bay doors or loading areas. As a result, this area of the Project site will not create significant impacts on the easterly residential uses in terms of truck activity, noise, odors, visual impacts, or up-lighting. Additionally, the area between Building 2 and the eastern property boundary will primarily include employee parking, employee car circulation, a generously landscaped slope, and two 1-million- gallon water tanks, all of which are lower intensity uses commonly found near residential uses. The design and development of the Project site with the uses proposed will not restrict or constrain the existing land uses, or future land uses allowed by current zoning or general plan land use designations. As detailed in RDEIR Table 3.10 3, the Project is consistent with all County of Riverside General Plan land use policies, and as shown in RDEIR Table 3.10-4, the proposed Project is consistent with those City of Calimesa General Plan policies relevant to storm drainage and flood control infrastructure. The Project is also consistent with the Cherry Valley Gateway Policy Area policies of preserving open space and providing an "entrance" feature that evokes the rural identity of the community, by preserving approximately 84.8 acres of the Project site as natural open space, and providing western and agricultural architectural elements such as decorative barn and water tower features. Other development projects would also be required to demonstrate consistency with applicable General Plan, Zoning and Municipal Code requirements, and provide mitigation as necessary to avoid any significant land use impacts or incompatibility with adjoining land uses. Consequently, as addressed, the Project's individual impacts related to land use and planning will be less than significant, and the Project will be consistent with all applicable land use plans, policies, and regulations established by the County and other relevant local, regional, and state agencies. Additionally, other related cumulative projects would similarly be required to comply with all applicable standards that are intended to address and reduce land use and planning impacts. These other related cumulative projects would also be required to comply with all applicable land use plans, policies, and regulations, including those goals and policies set forth in the County's General Plan and the County's Municipal Code. Therefore, the Project's contribution to impacts associated with land use and planning are

not considered cumulatively considerable, and cumulative land use and planning impacts as a whole would be less than significant. (RDEIR at 4.12).

K. Mineral Resources

Cumulative Impact Finding: Not cumulatively considerable.

The County's General Plan does not identify any significant mineral resources on the Project site or in the Project vicinity. Other future development projects would be required to evaluate impacts on mineral resources and provide mitigation where necessary. Therefore, the Project in conjunction with other projects would not result in cumulatively significant impacts to mineral resources. (RDEIR at 4-14).

L. Noise

Cumulative Impact Finding: Not cumulatively considerable.

As discussed in Section 5.2 of the Noise Report and RDEIR Section 3.12, operation of the Project would not create any significant stationary noise impacts above existing levels, nor would they exceed residential noise standards; therefore, stationary noise impacts would not be cumulatively significant. Construction activities associated with the proposed Project have the potential to result in substantial sources of noise. As discussed in RDEIR Section 3.12, Noise, the construction activities for the proposed Project could potentially exceed the noise thresholds for certain receivers. Mitigation is proposed that would require the contractor to implement various sound control measures, including limitation of construction hours and using noise attenuation devices on heavy equipment. Implementation of these mitigation measures would reduce Project impacts to a less than significant level. Other planned and approved projects would be required to evaluate construction noise impacts and implement mitigation, if necessary, to minimize noise impacts pursuant to local regulations. In addition, the timing of construction activities associated with other development projects would overlap minimally, if at all, with the proposed Project. Furthermore, because noise is a highly localized phenomenon, even if construction activities did overlap in time with the proposed Project, distance would attenuate any additive effects. Construction noise would generally be limited to daytime hours and would be short-term in duration. Therefore, it is reasonable to conclude that construction noise from the proposed Project would not combine with noise from other development projects to cause cumulatively significant noise impacts. The proposed Project's construction and operational vibration levels would not exceed annoyance thresholds. Because vibration is a highly localized phenomenon, there would be no possibility for vibration associated with the Project to combine with vibration from other projects because of their distances from the project site. Therefore, the proposed Project would not contribute to or result in a cumulatively significant vibration impact. (RDEIR at 4-14). The cumulative roadway noise impacts were calculated in the Project-specific noise analysis for

the year 2040 scenarios (as shown in RDEIR Appendix H, Noise Impact Analysis). The 2040 scenarios are based on the Traffic Study, which included traffic that is expected to be generated by cumulative projects. The highest increase attributable to Project-related traffic, 1.6 dBA, is found on the road segment of Cherry Valley Boulevard-Driveway 1 to Street 2. As the noise level generated along this segment is less than 3 dBA, the impacts are considered less than cumulatively considerable, and thus a less than significant cumulative roadway noise impact for the year 2040 Project conditions would occur. Moreover, stationary noise and transportation noise are localized phenomena, and there is very limited potential for other projects to contribute to cumulative noise impacts beyond transportation-related noise, which would not be cumulatively significant. As such, the proposed Project, in conjunction with other projects, would not make a cumulatively considerable contribution to any permanent increase in ambient noise levels in the Project vicinity. (RDEIR at 4-12).

M. Population and Housing

Cumulative Impact Finding: Not cumulatively considerable.

The Project's creation of temporary and permanent jobs is not anticipated to have a significant impact regarding a demand for additional housing, because it is anticipated that a large portion of the permanent jobs created would be filled by persons already living in the Project area, due to current high rates of unemployment. Other planned and approved projects would be required to evaluate the potential for growth inducement and, if necessary, to mitigate such impacts. Therefore, the Project, in conjunction with other projects, would not result in a cumulatively significant impact related to population and housing. (RDEIR at 4-15).

N. Public Services

Cumulative Impact Finding: Not cumulatively considerable.

The Project would not create any significant impacts with respect to public services. The Project would not substantially increase the need for new or expanded facilities for fire, police, schools, and other public facilities. In addition, the Project would pay into established development impact fee programs to offset incremental increases in demand for fire, police, and school facilities from the Project. According to the provided statistics (refer to RDEIR Section 3.14), none of the engines/truck(s) required would be able to reach the site in under 6 minutes and 30 seconds, and would therefore not meet the suburban response time goal. This existing response time deficit would exist even without development of the Project. Thus, the Project would potentially contribute to existing cumulative impacts to response times within the area. The Project would impact RCFD's ability to provide an acceptable level of emergency services, which will be most effectively addressed through the Applicant's required participation in the County's development impact fee program. Participation in development impact

fees typically provides the flexibility necessary to RCFD to determine what capital expenditures/assets (e.g., new station, engine, equipment, etc.) are best suited to maintain acceptable service. Based on the Project's planned 1,823,760 square feet, the Project would be assessed approximately \$291,743 in development impact fees. (RDEIR at 4-15). Payment of these fees is mandatory and is therefore not included as mitigation. The Project will be required to pay its "fair share" contribution into the County's development impact fee program. Fire Mitigation Fees are estimated at approximately \$455,940, but would ultimately be finalized during the land development review process by RCFD Emergency Services Engineering and Planning Staff located at TLMA Permit Assistance Centers. Total Project fees related to fire protection and related infrastructure would be approximately \$747,683. Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company is recommended for every 2,000 new dwelling units and/or 3.5 million square feet of commercial/industrial occupancy. The Project's square footage would not meet this threshold (as it is less than 3.5 million square feet) and therefore would not trigger the need to create new or physical altered fire protection facilities, based on County standards. The Project will be developed in conformance with all applicable RCFD and building code standards to meet fire flow/pressure requirements and emergency access requirements. The two buildings would include internal sprinkler systems.

Thus, the Project is anticipated to generate an incremental increase for fire and emergency service. However, any Project impacts that could contribute to the existing need for improvements to fire and emergency services would be alleviated through the Project's fair-share contribution of development impact fees and mitigation fees. The Applicant would be required to pay such fees prior to the issuance of occupancy permits. Should the RCFD ultimately establish additional facilities to alleviate the existing response time deficit, appropriate environmental analysis as required by state law would be required. Located approximately 2.65 miles from the Project site, Station 21 (Calimesa) at 906 Park Avenue, Calimesa, California, 92320 is the nearest station with a total response time of 7 minutes and 5 seconds (7:05), and therefore does not meeting the response time standard for a "suburban" land use as defined by RCFD. Station 2/Truck 2 in Moreno Valley would have a response time of 21 minutes and 50 seconds, which would not meet the response time standard for a "suburban" land use. The Project will be designed to meet safety equipment standards, adequate emergency access, fire hydrants, water flows in compliance with the RCFD, and the payment of all applicable development impact fees. (RDEIR at 4-16). The Project will be required to pay its "fair share" contribution into the County's development impact fee. Fire Mitigation Fees are estimated at approximately \$455,940, but would ultimately be finalized during the land development review process by RCFD Emergency Services Engineering and Planning Staff located at TLMA Permit Assistance Centers. Total Project fees related to fire protection and related infrastructure would be approximately \$747,683. The Applicant would be

required to submit payment of such fees prior to issuance of occupancy permits. The Project would also facilitate the construction of or provide substantial fair share funding for interim improvements at the Cherry Valley Boulevard/I-10 interchange, which would improve existing traffic conditions and further alleviate existing and future response time deficits. Other future development projects would also increase demands for fire protection, police protection, schools, and library facilities. Similar to the Project, these projects would be required to pay development impact fees to offset incremental increases in service demand or provide additional mitigation as required. Therefore, the Project, in conjunction with other future development projects, would not have cumulatively significant impacts related to public services, with the required payment of development impact fees. (RDEIR at 4-17).

O. Recreation

Cumulative Impact Finding: Not cumulatively considerable.

There is a potential for the Project to draw new residents to the area. Although the exact number is speculative, the increase is not expected to substantially increase demands on existing neighborhood or regional parks or other recreational facilities. The Project does not provide on-site recreation amenities. Most of the new employment positions generated by the Project would be filled by individuals already residing in the region, who would already be utilizing existing recreation facilities. Furthermore, other planned and approved projects would be required to mitigate for potential impacts to recreational facilities, such as through dedication of parkland or payment of in lieu fees pursuant to County of Riverside requirements. Therefore, the Project, in conjunction with other projects, would not have a cumulatively significant impact related to parks and recreation facilities. (RDEIR at 4-17).

P. Traffic and Circulation

Cumulative Impact Finding: Cumulatively considerable.

Local Intersections

The Project would contribute to unacceptable LOS at the following intersections:

Existing Plus Ambient Plus Cumulative (2018) conditions:

- Roberts Road/Cherry Valley Boulevard (AM and PM Peak Hours) LOS F
- Calimesa Boulevard/Cherry Valley Boulevard (AM and PM peak hours) LOS F
- Nancy Avenue/Cherry Valley Boulevard (AM Peak Hour only) LOS E (RDEIR at 4-17)

Additionally, the Project would result in a cumulatively considerable contribution to the cumulatively significant impacts at the following

intersections, which are anticipated to operate at an unacceptable LOS under Horizon Year (2040) without and with Project conditions:

- Roberts Road/Cherry Valley Boulevard (AM and PM Peak Hours) LOS F
- Calimesa Boulevard/Cherry Valley Boulevard (AM and PM Peak Hours) LOS F
- Union Street/Cherry Valley Boulevard (AM and PM Peak Hours) LOS F
- Nancy Avenue/Cherry Valley Boulevard (AM and PM Peak Hours) LOS F
- Beaumont Avenue/Cherry Valley Boulevard (AM and PM Peak Hours) LOS F
- Future Beckwith Avenue/Cherry Valley Boulevard (AM and PM peak hours) LOS F

Freeway Ramps

The Project would result in a cumulatively significant impact to the following freeway ramps under the Existing Plus Ambient Plus Project (2018), Existing Plus Project Plus Ambient Plus Cumulative (2018) and the Horizon Year (2040) scenarios:

Existing Plus Ambient Plus Project (2018)

- I-10 EB Ramps/Cherry Valley Boulevard (AM Peak Hours) LOS F
- I-10 WB Ramps/Cherry Valley Boulevard (PM Peak Hours) LOS F

Existing Plus Project Plus Ambient Plus Cumulative (2018)

- I-10 EB Ramps/Cherry Valley Boulevard (AM, PM Peak hours) LOS F
- I-10 WB Ramps/Cherry Valley Boulevard (AM, PM Peak hours) LOS F

Horizon Year (2040)

These ramp locations because are anticipated to operate at an unacceptable LOS under Horizon Year (2040) Without Project conditions; therefore, the Project would contribute to this cumulatively significant impact that would exist even without the Project under Horizon Year 2040 conditions:

- I-10 Eastbound Ramps/Cherry Valley Boulevard (AM, PM Peak hours) LOS F
- I-10 Westbound Ramps/Cherry Valley Boulevard (AM, PM Peak hours) LOS F

Freeway Mainline Segments

There are 19 freeway mainline segments that are currently operating at an unacceptable LOS under Existing traffic conditions and are anticipated to continue to operate at unacceptable LOS through Horizon Year (2040) traffic conditions, even without the Project. In addition, under Opening Year Cumulative (2018) conditions, the project would result in a worsening of the LOS for an additional six segments, in addition to the 19 segments that currently operate at an unacceptable LOS. As the Project is expected to contribute peak-hour trips to the existing deficiencies on the regional state highway system, the Project's incremental contribution to this impact is considered cumulatively significant and

unavoidable. (RDEIR at 4-18). Mitigation may not fully mitigate these impacts because the County of Riverside and the Project applicant have no control over the provision of timing of certain improvements which are not within the jurisdiction of the County of Riverside and/or are not specifically included within the TUMF or DIF fee programs at this time. Therefore, these cumulative impacts are significant and unavoidable. (RDEIR at 4-19).

Q. **Utilities and Service Systems**

Cumulative Impact Finding: Not cumulatively considerable.

Water

The Project will be annexed into the Yucaipa Valley Water District (YVWD) service area for provision of water and sewer service. The YVWD prepared a Water Supply Analysis (Appendix G) for the Project, which estimated an average daily demand for potable water at 42,840 gallons per day (gpd), or 15.5 million gallons per year. In addition, the WSA estimated that the usage of recycled water for landscape irrigation would be approximately 12.35 million gallons per year. The WSA was based on a larger, previously proposed version of the Project with approximately 736,240 more square feet of buildings on-site. Thus, the WSA is very conservative relative to the currently proposed Project. Based on the currently proposed square footage, the proposed Project's water usage is more accurately estimated at 8.99 million gallons (27.58 acre-feet per year) for outdoor uses, and 11.36 million gallons (34.86 acre-feet per year) for indoor uses, for a total of 20.35 million gallons per year (62.45 acre-feet per year). The WSA concluded that YVWD would have adequate potable and recycled water to accommodate the Project, in addition to projected future demand within the YVWD. In addition, Riverside County Ordinance No. 859, which requires efficient use of water for landscaped areas, would further reduce the demand for recycled water. Additionally, the Project would potentially provide water storage for the local area by utilizing the proposed detention basins for groundwater recharge. Furthermore, the Project will provide a concrete pad for the potential future construction of two 1 -million-gallon YVWD reservoirs in order to provide the YVWD with additional storage capacity. The two water tanks potentially would be located on the eastern side of the Project site, and would not be utilized by the Project. Other cumulative development projects would also be required to demonstrate that potable water supply sources are available, and these projects may also be required to implement water conservation measures. Based upon the findings of the WSA and the system improvements that would be provided by the Project for the two new reservoirs, cumulative impacts to potable water supply would be less than significant. (RDEIR at 4-19).

Wastewater

Currently, an average of approximately 4 million gallons per day of wastewater is treated by the YVWD's Henry N. Wochholz Regional Water Reclamation Facility,

which has a current capacity of 8 million gallons per day. The estimated wastewater generation of the Project is 10,000 gallons per day, or 0.25 percent based on the WSA, which was calculated for a much larger project with approximately 736,240 more square feet than is currently proposed. Other projects within the Project area would also be required to demonstrate that adequate wastewater collection and treatment capacity would be available. The Project, in conjunction with other future development projects, would not result in cumulatively significant impacts related to wastewater, as there is available capacity to meet current and future wastewater needs. (RDEIR at 4-19 to 4-20).

Storm Drainage

The Project would create impervious surfaces on the Project site, but it is not anticipated to significantly increase the quantity of runoff from the site compared with pre-Project conditions and, therefore, would not increase storm drainage needs. The Project will not substantially increase the rate or amount of surface runoff or result in flooding; either on-site or off-site, and Project runoff will not exceed the capacity of existing or planned storm water drainage systems. Other projects within the Project area would likewise be required to install storm drainage infrastructure that is designed to detain runoff during peak storm events and prevent downstream flooding, pursuant to a: County-approved WQMP or SWPPP. Therefore, the Project, in conjunction with other future development projects, would not result in cumulatively significant impacts related to storm drainage. (RDEIR at 4-20).

Solid Waste

The Project is estimated to generate a total of approximately 3,547.2 tons of solid waste during construction. During operation, the Project would generate approximately 4.7 tons on a daily basis and approximately 1,714 tons on an annual basis. Landfill capacity in the region is available to serve the Project, as well as other planned projects, through 2021 and 2024 for the Lamb Canyon and Badlands Sanitary landfills, respectively. Regional landfill capacity would be available to accommodate this amount of solid waste (each landfill has a remaining capacity of over 14,000,000 cubic yards). Additionally, based on correspondence from CR&R Inc., the operator of both landfills, the Project should have no substantial impact on the expected closure of the Lamb Canyon Landfill. Thus, the Project is anticipated to have a less than significant impact regarding operational waste disposal because there is adequate regional landfill capacity to meet the disposal needs of the Project. Therefore, the Project, in conjunction with other future development projects would not result in cumulatively significant impacts related to solid waste. (RDEIR at 4-20).

Energy

The Project, in conjunction with future development in the Southern California Edison (SCE)-and Sempra Utilities (Sempra) service area, would increase demand for electricity and natural gas. SCE confirmed that the Project is located in SCE

service territory and that SCE will serve the Project's electrical requirements in compliance with California Public Utilities Commission and Federal Energy Regulatory Commission tariffs. Likewise, the Southern California Gas Company (SCGC) would provide natural gas service to the Project, and does not anticipate the need for new or expanded facilities to meet the service demands of the Project. In addition, the Project and other future projects would be required to implement energy-efficient measures in accordance with the most recent Title 24 standards to reduce energy demand. Therefore, the Project, in conjunction with other future development projects, would not result in cumulatively significant impacts related to energy. (RDEIR at 4-20).

SECTION H of these Findings considers the potential environmental effects of the following alternatives identified in RDEIR No 534 in light of the environmental impacts which cannot be avoided or substantially lessened and has rejected those alternatives as failing to meet most of the Project's objectives, as failing to reduce or avoid the Project's significant impacts, or as infeasible for the reasons hereinafter indicated. The Commission concurs with the following findings.

- A. Pursuant to Public Resources Code Section 21002 and the State CEQA Guidelines Section 15126.6(a), an EIR must assess a reasonable range of alternatives to the project action or location. Section 15126.6(a) places special emphasis on focusing the discussion on alternatives which provide opportunities for eliminating any significant adverse environmental impacts, or reducing them to a level of insignificance, even if the alternative would impede to some degree the attainment of the project objectives, or would be more costly. In this regard, the EIR must identify an environmentally superior alternative among the other alternatives. As with cumulative impacts, the discussion of alternatives is governed by the "rule of reason." The EIR need not consider an alternative whose effect cannot be reasonably ascertained, or does not contribute to an informed decision-making and public participation process. The range of alternatives is defined by those alternatives, which could feasibly attain the objectives of the project. As directed by State CEQA Guidelines Section 15126.6(a), an EIR shall include alternatives to the project that could feasibly accomplish most of the basic objectives of the project.
- B. The Project has been developed to achieve the following objectives:
- **OBJ-1:** Provide an industrial park that supports regional warehouse distribution and logistics tenants which benefit from the strategic location located in close proximity to the I-10 Freeway.
 - **OBJ-2:** Provide local employment and economic opportunities for residents of Cherry Valley and neighboring cities that would help reduce commute times and associated air pollution, in accordance with Riverside County 2015 General Plan Policies LU 8.12, LU 11.I and AQ 8.2.
 - **OBJ-3:** Provide new development that would assist the County in obtaining fiscal balance in the years and decades ahead through increased tax revenues.

- **OBJ-4:** Provide convenient freeway access to trucks that would use the warehouse distribution facilities in a manner that limits truck traffic disruption to residential areas within Cherry Valley and neighboring cities.
- **OBJ-5:** Locate industrial uses near existing roadways and freeways to reduce traffic congestion and air pollutant emissions.
- **OBJ-6:** Facilitate goods movement for the benefit of local, regional, statewide and nationwide economic growth.
- **OBJ-7:** Provide for a reasonable return on investment needed to develop the Project.
- **OBJ-8:** Create a high-quality design warehouse complex that maximizes the use of a site and promotes the efficient use of land while still providing natural open space consistent with the rural identity of the community.
- **OBJ-9:** Develop and operate a facility supporting regional warehouse distribution and logistics tenants that meets industry standards for operational design criteria.

These Project objectives (RDEIR at 2-24) were defined consistent with the development proposal for this location. As directed in State CEQA Guidelines Section 15126.6(a), an EIR shall include alternatives to the project that could avoid or substantially reduce one or more of the significant effects. Because not all significant effects can be substantially reduced to a less-than-significant level, either by adoption of mitigation measures, Project Design Features, existing regulations, or by standard conditions of approval, the following section considers the feasibility of the Project alternatives as compared to the proposed Project. As explained below, these findings describe and reject, for reasons documented in the Final EIR No. 534 and summarized below, each one of the Project alternatives. The evidence supporting these findings is presented in Chapter 5, *Alternatives*, of the RDEIR and elsewhere in the administrative record as a whole.

C. Alternative 1: No Project Alternative -No Build Alternative

1. This alternative evaluated the environmental impacts resulting from a hypothetical continuance of the existing land uses, under which the Project site would remain vacant and no development would occur.
2. With respect to the No Project Alternative-No Build Alternative, Project objectives are not attained because no development is included as a part of this alternative. With respect to the significant unavoidable impacts of the Project, this alternative would avoid all the unavoidable significant impacts of the Project; however, it would not generate substantial benefits to the County and local economy, by providing new jobs and additional tax revenues. None of the Project objectives would be met under this alternative.
3. The Commission rejects as infeasible Alternative 1, the No Project Alternative-No Build Alternative on the following ground, which individually provides sufficient justification for rejection of this alternative: (1) Alternative 1 fails to meet any of the Project objectives. Therefore, Alternative 1 is eliminated from further consideration.

D. Alternative 2: No Project-Cherry Valley Gateway Policy Area Specific Plan CCVGPA SP) Alternative

1. This alternative would involve development of the Project site with 216 single-family homes on 110 acres, in the following configurations and under the following, existing General Plan land use designations:
 - Rural Mountainous: 1 custom lot/unit
 - Very Low Density Residential (VLDR): 39 custom lots/units
 - Low Density Residential (LDR): 176 units (7,000 sf lot minimum)

Internal street, sidewalk, and utility improvements would also be installed under the No Project CVGPA SP Alternative. The majority of the site is currently designated as Very Low Density Residential (VLDR), while a small portion of the site (approximately 20 percent) is designated as Rural Mountainous (RM). Single-family residential uses with a minimum 10-acre lot size are allowed under the RM land use designation, and single-family residential uses with minimum 1 to 2-acre lot sizes are allowed under the VLDR land use designation. The site is zoned Controlled Development Area (W-2), which allows for single-family residential uses consisting of lot sizes no less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use. Therefore, the 176 proposed 7,000 square foot LDR lots under this alternative would not strictly comply with the current General Plan or zoning designations of the site, and a General Plan Amendment and Zone Change would be required in order to achieve compliance. However, this alternative also considers the requirement of the Pass Area Plan Cherry Valley Gateway Policy Area, which states that "Higher densities may be allowed through a general plan amendment provided such development meets the goals of the policy area." Policy PAP 4.1 states: "Clustering of dwelling units and lots is encouraged in order to preserve open space areas."

2. With respect to the No Project-CVGPA SP alternative, the No Project-CVGPA Alternative would result in similar impacts related to Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Land Use and Planning, and Mineral Resources as the proposed Project. The No Project-CVGPA SP Alternative would result in greater impacts to Aesthetics, Geology and Soils, Population and Housing, Public Services, Recreation, and Utilities and Service Systems than the proposed Project, although impacts would likely remain less than significant with mitigation, similar to the Project. The No Project-CVGPA SP Alternative would result in fewer impacts related to Air Quality, Greenhouse Gas Emissions, Hydrology and Water Quality, Noise, and Traffic. However, the No Project-CVGPA SP Alternative would not eliminate the significant and unavoidable traffic impacts that would occur under the proposed Project. Furthermore, this alternative does not achieve any of the objectives of the Project,

and would not generate substantial benefits to the County and local economy, by providing new jobs and additional tax revenues,

3. The Commission rejects as infeasible Alternative 2, the No Project--CVGPA SP Alternative, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) Alternative 2 fails to meet any of the Project objectives and would not generate substantial benefits to the County and local economy; and (2) Alternative 2 would not avoid the significant and unavoidable traffic impacts that would occur under the proposed Project. Therefore, Alternative 2 is eliminated from further consideration.

E. Alternative 3: Residential Alternative

1. Implementation of the Residential Alternative would involve the construction of 792 dwelling units on 140 acres, in the following configurations:
 - VLDR: 30 custom lots/units
 - LDR: 110 lots/units (minimum 7,000 sf lots)
 - Medium Density Residential (MOR): 191 (minimum 4,500 sf lots)
 - High Density Residential (HDR): 221 townhomes
 - Very High Density Residential (VHDR): 240 apartments

Internal street and sidewalk improvements would also be installed under the Residential Alternative. Two park/open space areas would be provided under the Residential Alternative, consisting of 3 acres towards the west of the site near the proposed townhomes, and 2.2 acres near the southeastern portion of the site. A private recreation area would also be provided for the proposed apartments. The majority of the site is designated as Very Low Density Residential (VLDR), while a small portion of the site (approximately 20 percent) is designated as Rural Mountainous (RM). Single-family residential uses with a minimum 10-acre lot size are allowed under the RM land use designation, and single-family residential uses with a minimum 1- to 2-acre lot sizes are allowed under the VLDR land use designation. The site is zoned Controlled Development Area (W-2), which allows for single-family residential uses consisting of lot sizes no less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use. Therefore, the Residential Alternative would involve development of the project site at a unit yield that would exceed what is permitted under the existing zoning and General Plan Land Use Designations of VLDR and RM, and a General Plan Amendment and Zone Change would be required in order to achieve consistency. This alternative was analyzed based on the surrounding development patterns of the area and the feasibility restraints discussed under the No Project-CVGPA SP Alternative, above. As depicted in RDEIR Table 4-1: Cumulative Projects, several other larger scale residential projects have been approved for implementation. Examples include the Sunny-Cal Egg Ranch project to the south (497 dwelling units) and the residential projects planned adjacent to the Project site to the east and southeast. More specifically,

and discussed in greater detail in RDEIR Table 4-1 and Exhibit 4-1, additional projects in the vicinity include the Heartland project consisting of 988 dwelling units and 126,000 square feet of commercial uses; Noble Creek Vistas consisting of 648 dwelling units; the Sundance project consisting of 4,716 dwelling units; Jack Rabbit Trails consisting of 2,000 dwelling units; and Potrero Creek Estates consisting of 700 dwelling units, among many others. If the site is not ultimately developed as a warehouse or commercial use, it is likely that the Project site would be developed for residential uses of various densities. According to SCAG, unincorporated areas within the County of Riverside have an average of 3.9 persons per household. Therefore, the 792 housing units under the Residential Alternative could add an estimated 2,526 persons within the Project area. (RDEIR at 6-25).

2. The Residential Alternative would result in similar significant adverse and unavoidable impacts to Air Quality and Traffic as the Project, due to increased vehicle trips. The remaining 14 issue areas under the Residential Alternative would be less than significant, similar to the Project. When compared with the Project, five areas would have greater (but still less than significant) impacts under the Residential Alternative (in the areas of Geology and Soils, Population and Housing, Public Services, Recreation, and Utilities and Service Systems); one area would have fewer/reduced impacts compared with the Project (Hydrology and Water Quality), and the remaining seven issue areas would have similar or equal impacts to the Project. The Residential Alternative would not fully meet any of the Project Objectives, because it would not involve the development of an industrial park in support of regional warehouse distribution and logistics, and would not take advantage of the proximity to the I-10 Freeway to facilitate efficient goods movement. The Residential Alternative would also not improve the jobs-housing balance in the Cherry Valley/Calimesa area because it would not create any new jobs, and would not reduce commute times for residents. The Residential Alternative would partially meet Objective 2 in that it would create temporary construction jobs for the development of the single-family residences. The Residential Alternative may also meet Objective 7 by providing for a reasonable return on investment, although this is less certain given the current housing market, because the region is still recovering from the relatively recent economic downturn that caused local housing prices to drop sharply. The creation of new housing units is also less desirable than warehousing uses, because of the current jobs-to-housing ratio. This ratio identifies the number of jobs available in a given region compared with the number of housing units in the same region. For example, a region with a jobs-to-housing factor of 1.5 would indicate that 1.5 jobs exist for every housing unit within that region. The unincorporated area, on the other hand, shows a severe shortage of jobs with only 0.57 jobs per household in the western County and 0.77 jobs per household in the eastern County in 2010, a decline from 2007 job-household ratios, likely due to the economic recession and the incorporation of multiple cities where more of the jobs are located. This is below the current SCAG standard of 1.0 to 1.29 jobs for every household to be

balanced, which means the creation of new housing units will only further contribute to this imbalance.

3. The Commission rejects as infeasible Alternative 3, the Residential Alternative, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) Alternative 3 would not fully meet any of the Project Objectives; and (2) Alternative 3 does not eliminate any of the significant impacts of the proposed Project. Therefore, Alternative 3 is eliminated from further consideration.

F. Alternative 4: Reduced Intensity Alternative

1. Under the Reduced Intensity Alternative, the proposed development of the site would be scaled down by reducing the building square footage development footprint. The Reduced Intensity Alternative would develop two equally sized buildings of approximately 651,266 square feet, for a total floor area of 1,302,532 square feet, or a 30 percent reduction in building floor area. In addition, on-site parking and truck loading areas would be proportionally reduced as part of the Reduced Intensity Alternative. This alternative assumes that access to the site would be identical to the Project, with access points provided off Cherry Valley Boulevard.
2. Because of the 30 percent reduction in building area, the impacts under the Reduced Intensity Alternative would be less than the Project for many issue areas. However, potential impacts with respect to transportation and traffic and air quality would remain significant and unavoidable under this alternative, similar to the Project. Although the Reduced Intensity Alternative's operational emissions would not exceed the SCAQMD significance threshold for ROG, it would still exceed SCAQMD significance threshold for operational NO_x emissions. Therefore, implementation of the Reduced Intensity Alternative will still result in an exceedance of operational emission thresholds for NO_x.
3. Impacts on transportation and traffic would be reduced under the Reduced Intensity Alternative. The buildable area of the site that would be occupied by the Project would be reduced by approximately 30 percent, and would result in a commensurate reduction in vehicle trips, for 3,433 net passenger car equivalent (PCE) trips per day compared with the 4,905 daily PCE trips that would be generated by the Project. Regardless, while the Reduced Intensity Alternative would create fewer trips, it would also be required to provide mitigation measures similar to the Project. Based on input from the County of Riverside Transportation Department, the Reduced Intensity Alternative could accommodate a loop road, thereby providing improved internal circulation and additional left-turn access from Cherry Valley Boulevard. Despite generating fewer trips, the Reduced Intensity Alternative would ultimately have cumulatively significant and unavoidable impacts (albeit somewhat lesser than under the Project) for the I-10

Freeway mainline, on- and off-ramps at Cherry Valley Boulevard, and other impacted intersections. This is due to the fact that these impacts would occur under 2018 Existing Plus Ambient Plus Project and 2018 Existing Plus Ambient Plus Project Plus Cumulative and Horizon Year :2040 conditions, even without the Project. Therefore, the Reduced Intensity Alternative would also result in cumulatively significant and unavoidable traffic impacts similar to the Project, although these impacts would be somewhat reduced under the Reduced Intensity Alternative.

4. This alternative does not meet all of the Project objectives to the same degree as the Project. For example, Objective 2 calls for providing additional employment opportunities to local residents of Cherry Valley and neighboring cities to provide local economic opportunities and reduced commute times. The Reduced Intensity Alternative would result in approximately 30 percent fewer jobs compared with the Project, due to the corresponding reduction in size. In addition, Objective 3 calls for providing new development that will assist the County in obtaining fiscal balance in the years and decades ahead. The reduction in the size of the Project will limit the attainment of this objective by generating less tax revenues. Ultimately, implementation of the Reduced Intensity Alternative would reduce building sizes compared with the Project, which narrows the range of warehouse tenants who could potentially occupy the site. This reduction would limit the range of users to those needing smaller square footage, because the Reduced Intensity Alternative would be less attractive to tenants/end users who require larger spaces. This alternative would meet Objective 4 and Objective 5, which relate to the location of the Project near the freeway and how proper siting could reduce the potential for truck traffic within residential areas and neighboring cities. It is unlikely, however, that this alternative would be required or able to (based on the return on investment) to implement all of the same traffic and air quality reduction strategies in place under the proposed Project. Furthermore, the Reduced Intensity Alternative would meet Objective 6, in that it would facilitate goods movement for local, regional, and nationwide economic growth. However, the Reduced Intensity Alternative would not meet it to the same extent as the Project, due to its smaller operational size. This may also limit the ability of the Reduced Intensity Alternative to fully meet Objective 7, which is to generate a reasonable return on the investment needed to develop the Project. Objective 8 also calls for maximizing use of the site, a goal that would not be fully realized under the Reduced Intensity Alternative due to the 30 percent reduction in building area. The Reduced Intensity Alternative would meet Objective 9 as well, but to a lesser extent because fewer design features may be feasible based on the return on the investment for a smaller use. Lastly, the Reduced Intensity Alternative would not meaningfully reduce any of the significant environmental impacts that would occur under the Project despite the smaller building footprint, since grading and new construction would be required under both scenarios.

5. The Commission rejects as infeasible Alternative 4, the Reduced Intensity Alternative, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) Alternative 4 would not meet the Project Objectives to the same extent *as* the proposed Project; and (2) Alternative 4 does not eliminate any of the significant impacts of the proposed Project. Therefore, Alternative 4 is eliminated from further consideration.

G. Alternative 5: Mixed Use/Business Park Alternative

1. This alternative would replace Building 1 under the proposed Project with 14 smaller business park buildings, totaling 581,470 square feet. These buildings would consist of flex-type or incubator one- or two-story buildings served by a common roadway system. The tenant spaces would be flexible and would be designed to lend themselves to a variety of uses. The spaces may include offices, retail and wholesale stores, restaurants, recreational areas and warehousing, manufacturing, light industrial, or scientific research functions. Based on the average mix of tenants in business park settings, it is estimated that 20 to 30 percent would consist of office/commercial uses, and the remaining 70 to 80 percent would consist of a mix of industrial warehousing, general office building, corporate headquarters, single-tenant office building and research and development uses. The 1,012,760 square foot Building 2 proposed under the Project would still be constructed, for a total of 1,594,230 square feet, or an approximately 13 percent reduction in building floor area compared with the proposed Project. This alternative would occupy 152.76 gross acres. This alternative assumes that access to the site would be similar to the proposed Project, with access points provided off Cherry Valley Boulevard.
2. The Mixed Use/Business Park Alternative would not eliminate any significant adverse and unavoidable impacts compared with the Project, due to the need for site grading and new construction on the site, and the increase in vehicle trips for the Mixed Use/Business Park Alternative compared with the Project. In fact, due to the increase in vehicle trips, it would result in a worsening of these impacts with respect to air quality, greenhouse gas emissions and cumulative traffic impacts on the I-10 Freeway with respect to mainline segments and Cherry Valley Boulevard ramps. In addition, the Mixed Use/Business Park Alternative, similar to the Project, would exceed SCAQMD operational significance thresholds for ROG and NOx criteria pollutants. Although less than significant, the Mixed-Use Business Park Alternative would also generate greater GHG emissions than the proposed Project. This alternative would not result in significant adverse and unavoidable impacts in any of the 14 remaining issue areas, although it would result in increased impacts related to noise, public services and utilities and service systems. The remaining 11 issue areas would have impacts similar to the Project. The Mixed Use/Business Park Alternative would likely meet three of the Project objectives: Objective 2 (provide additional employment opportunities), Objective 3 (fiscal balance for the County) and Objective 7 (reasonable return on

investment). This alternative would also meet Objectives 6 (facilitate goods movement), and 9 (regional logistics warehouse that meets industry standards) but to a much lesser extent than the Project. Additionally, although this alternative would locate industrial uses near existing roadways and freeways (Objective 5), traffic and air pollutant emissions would actually increase under the Mixed Use/Business Park Alternative and this objective cannot be met. The Mixed Use/Business Park Alternative may provide more jobs than the Project because of its office, research, and development components, although the exact tenant mix is uncertain. In addition, fewer jobs would be available to adults with only a high school education under the Mixed Use/Business Park Alternative than under the Project. This is critical for the Pass Area and Riverside County, where it has been estimated that approximately 45 percent of adults have a high school education or less. This alternative would meet Objective 7 to a lesser degree than the proposed Project, because the Mixed Use/Business Park Alternative would reduce the size of the regional warehouse distribution and logistics component, and would not facilitate efficient goods movement by taking advantage of the site's proximity to the I-10 Freeway to the same extent as the proposed Project. Objectives 4 and 5 would also not be met to the same extent, which are to provide convenient freeway access in a manner that limits truck traffic disruption to residential areas within Cherry Valley and neighboring cities, and to locate industrial uses near existing roadways and freeways to reduce traffic congestion and pollutant emissions. If the site were partially developed for Mixed Use/Business Park uses, the opportunity to locate industrial uses in this prime location near a major freeway would be reduced, and traffic congestion and pollutant emissions would not be reduced.

3. The Commission rejects as infeasible Alternative 5, the Mixed Use/Business Park Alternative, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) Alternative 5 would meet only three of the Project objectives (Objectives 2, 3 and 7), and would not meet the other Project Objectives to the same extent as the proposed Project; and (2) Alternative 5 does not eliminate any of the significant impacts of the proposed Project, and in fact would worsen them by resulting in increased vehicle trips. Therefore, Alternative 5 is eliminated from further consideration.

H. Environmentally Superior Alternative

Section 15126.6(e)(2) of the State CEQA Guidelines indicates that an analysis of alternatives to a proposed Project shall identify an environmentally superior alternative among the alternatives evaluated in an EIR. This issue is evaluated in Section 6.7 of the RDEIR. Here, Alternative 1, the No Project Alternative is the environmentally superior alternative. Aside from the No Project Alternative, the No Project-CVGPA SP Alternative is the environmentally superior alternative. However, the No Project-CVGPA SP Alternative fails to meet any of the Project objectives, would not generate substantial

benefits to the County and local economy; and would not avoid the significant and unavoidable traffic impacts that would occur under the proposed Project.

The RDEIR also considered alternatives that were rejected from further analysis on grounds they were infeasible. First, an alternative site location was considered in the RDEIR, but then rejected from further analysis because the Project applicant does not own or control an alternative site, and because no other site was deemed sufficient to support the Project, based on considerations, such as size, configuration, and accessibility to the I-10 Freeway. Similarly, a larger, 2 million square foot project was first considered, but then rejected from further analysis after the applicant elected to redesign the Project to reduce environmental impacts, improve compatibility with surrounding and future land uses, and increase amenities, while still providing a feasible project that meets project objectives and is economically feasible. No other reasonable and feasible alternatives were identified during the environmental review process for consideration.

SECTION I of these Findings considers the Overriding Consideration as outlined in State CEQA Guidelines Section 15093. The Commission has considered the environmental effects outlined in the preceding analysis and considers the following project benefits as they balance the “economic, legal, social, technological and other benefits” of the proposed project. The Commission concurs with the findings of the Riverside County Board of Supervisors that each and every one of the following benefits individually outweigh and render acceptable each and every one of these adverse impacts, including those related to approval of LAFCO 3251, to allow annexation of the site to the Yucaipa Valley Water District to provide potable water, recycled water, wastewater collection and wastewater treatment to the San Geronimo Crossing Project.

- A. The Project would place regional warehouse distribution and logistics uses in a strategic location located in close proximity to the I-10 Freeway. This location allows efficient and direct access by trucks that would visit the Project site, thereby reducing vehicle miles traveled and associated emissions, and preventing the need for trucks to travel on local roadways.
- B. The Project would provide local employment and economic opportunities for residents of Cherry Valley and neighboring cities, thereby serving to balance the jobs-to-housing ratio. The Pass Area had an 11.5 percent unemployment rate in 2013, down from 17.6 percent in 2010. Additionally, the Pass Area's jobs-to-housing ratio is approximately 0.598, which reflects the lack of availability of local jobs for each occupied home in the community. The Pass Area is far below the 1.102 ratio for the Inland Empire or the 1.168 ratio for all of Southern California. The Project would create 577 temporary construction jobs and 748 permanent jobs (including 507 permanent on-site full-time equivalent or "FTE" jobs and 241 off-site indirect and induced jobs), many of which would be available to adults with only a high school education. This is critical for the Pass Area and Riverside County, where it has been estimated that approximately 45 percent of adults have a high school education or less. The project's job creation is estimated to generate \$31.9 million in annual labor income, and \$67.9 million in annual economic output (including

approximately \$42.6 million in direct onsite output and approximately \$25.4 million in off-site indirect and induced industry output).

- C. The Project would assist the County in obtaining fiscal balance in the years and decades ahead through increased property tax revenues. Specifically, the Project is estimated to generate approximately \$463,300 annually in primary County fiscal revenues and approximately \$212,100 in primary fiscal expenditures, yielding an annual net fiscal revenue of approximately \$251,200. Project value at build-out and stabilization is estimated at approximately \$106 million. The 30-year present value of the net fiscal impact generated by the Project (discounted at 6.0%) is approximately \$3.9 million.
- D. The Project will contribute over \$1 million in development impact fire, police and school impact fees. The Project will also contribute its fair share toward traffic improvements, that, once completed, will significantly increase the capacity at the Cherry Valley Boulevard/I-10 Freeway ramps such that even with the addition of Project traffic, delay and level of service will be improved to better than current conditions.
- E. The Project will maximize the use of a currently underutilized site and promote the efficient use of land, while still providing natural open space consistent with the rural identity of the community. The Project will permanently preserve and protect 84.8 acres of the Project site as open space. The Project includes thoughtful design elements such as decorative fencing, enhanced landscaping, water tower and barn features, and equestrian/pedestrian trails. The Project site will feature an attractive design with earth-tone colors and ranch-inspired architectural features.
- F. The Project will include on-site trails that connect with existing trails in the northern portion of the site, to contribute to the development of the City of Calimesa's trail system, thereby improving regional hiking and recreational facilities. A Memorandum of Understanding has been entered into for this purpose between the Project applicant and the Rivers and Land Conservancy (formerly the Riverside Land Conservancy), to which these trails will be donated and dedicated.
- G. The project will establish roof top solar panels that would provide approximately 100 percent of the project's power needs on-site. The Project will also be designed to achieve the equivalency of Leadership in Energy and Environmental Design (LEED) Silver Certification. LEED is an internationally recognized certification system that measures how well a building or community performs across 811 metrics that matter most: energy savings, water efficiency, carbon dioxide emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. The Project will comply with applicable requirements of LEED, and will therefore result in reduced Project emissions, including from design considerations related to the building envelope, HVAC, lighting, and power systems.
- H. The Project will provide an easement and concrete pads for the future construction of Yucaipa Valley Water District (YVWD) water storage tanks, each with a capacity of

1 million gallons. These water tanks would not serve the Project, but would serve other properties within the YVWD service area, and would be considered a public benefit.

SECTION J of these Findings considers that the State CEQA Guidelines Section 15126(g) requires an EIR to discuss how a proposed project could directly or indirectly lead to economic, population, or housing growth. A project may be growth inducing if it removes obstacles to growth, taxes, community service facilities, or encourages other activities which cause significant environmental effect. The discussion is as follows. The Commission concurs with the findings presented below.

- A. The proposed Project involves the development of an industrial land use in a predominantly rural area of the unincorporated County of Riverside, and the construction of off-site water and sewer lines in Cherry Valley Boulevard and Calimesa Boulevard and the inclusion of future water storage tanks for development by YVWD have the potential to induce growth. However, this growth was already projected and accounted for by the 2015 RUWMP; which indicates that the population for YVWD's service area is anticipated to increase from 44,745 in 2015 to 69,207 in 2045. Therefore, any potential growth is actually planned growth, not new or "induced" growth. Further, the Project applicant would be responsible only for installing the concrete pads for the water storage tanks. The YVWD would be responsible for obtaining necessary approvals and conducting any necessary future environmental review as the CEQA lead agency prior to the ultimate installation of the water tanks, including analysis of growth inducing impacts, to the extent that this water supply capacity was not already accounted for by the 2015 RUWMP. The Project will be annexed into the YVWD service area for provision of water and sewer service. According to Figure 12-1 of the 2015 RUWMP, the Project site is located within the YVWD Sphere of Influence, and therefore extension of water and sewer infrastructure in this area has already been anticipated and would not serve to induce significant growth. The new public roadway that is proposed to provide access to the Project buildings would also continue to provide access to the four existing, single-family residences located to the north of the Project site, but otherwise will not induce growth. The main purposes of the roadway are to provide access to and between the Project buildings, to accommodate the turning movements and stacking requirements of the truck- trailer traffic, to provide a distinctive entrance to the Project site with a signalized intersection, and to provide alternate access to the existing residences to the north. Other roadway improvements are to reduce significant traffic impacts that would not be caused by the Project alone, but by the Project in combination with ambient growth and cumulative development, and therefore would merely accommodate existing and planned growth, rather than induce new growth. In addition, the Project area is already in the process of transitioning to higher-intensity uses, as discussed at RDEIR 5-2 to 5-3. Implementation of the Project would not likely induce growth that is inconsistent with historic trends in the area, or inconsistent with the policy of allowing higher densities with approval of a general plan amendment, which will be part of the Project entitlements. (See also Final EIR, Section 3.00, Response to SIERRA-57).

- B. While there is vacant agricultural land and rural residential land in the vicinity of the Project site, the proposed Project does not include any changes to the underlying land use designations on off-site properties. Thus, any future development proposed on adjacent or nearby lands would be required either to be consistent with the existing land use designations or to apply for approvals to alter land use designations. No growth beyond that which is provided for in the County and/or City land use policies and plans could occur without subsequent review, including a separate environmental analysis, of land use policy. To reiterate, any future development that might be proposed for the land in the vicinity of the proposed Project would require subsequent environmental review, including review for consistency with the General Plan. Similarly, any change in land use designations that might be proposed for land in the vicinity of the Project would require subsequent environmental review.
- C. The Project would not construct new dwelling units and would not be directly growth-inducing. Jobs created by the proposed Project are anticipated to be filled by the existing local workforce, and therefore would not create the need for new housing. (RDEIR at 3.13-7).

SECTION K of these Findings considers the findings by the Riverside County Board of Supervisors that the proposed Project will implement the following applicable elements of the Riverside County General Plan. The Commission concurs with the findings presented below.

A. Land Use Element

Analysis of applicable policies of the Land Use Element is presented throughout EIR No. 534, and concludes that the Project would not conflict with any applicable policy of the General Plan Land Use Element. Furthermore, the proposed Project complies with all design standards for the proposed land use designation and considers the unique characteristics and features of the Project site and surrounding community. The proposed Project is consistent with the General Plan Land Use Element, and is therefore consistent with the General Plan.

B. Circulation Element

The Project will construct or contribute its fair share of the costs associated with the improvement of roadways and certain intersections. The Project will implement mitigation measures that address Project-specific and cumulative transportation and traffic impacts, and based thereon, the Project is deemed consistent with the General Plan Circulation Element. All required improvements that are directly attributable to the Project would be constructed as part of the Project, and fair share costs would be contributed towards improvements to affected off-site roadways through payment of the TUMF, and the County's Development Impact Fee. The proposed Project is consistent with the General Plan Circulation Element, and is therefore consistent with the General Plan.

C. Multiple-Purpose Open Space Element

The Multipurpose Open Space Element of the General Plan describes an open space system which includes methods for the acquisition, maintenance, and operation of a variety of open spaces. The County's open spaces are utilized for Visual relief, natural resources protection, habitat protection, recreational use, and protection from natural hazards for public health and safety. The site is not within a MSHCP criteria cell, and is therefore not identified as important for conservation. However, the Plan requires that a project must comply with the MSHCP policies identified in Section 6 of the MSHCP. This Project must comply with the following policies: (1) Riparian/Riverine Areas Vernal Pools; (2) Narrow Endemic Plant Species; and (3) appropriate surveys set forth in Sections 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), and 6.3.2 (Additional Survey Needs and Procedures).

Implementation of the Project will not result in cultural resource impacts (including paleontological resources) that will exceed the established thresholds of significance. Nonetheless, as part of mitigation for potential impacts to unknown cultural resources, all ground-disturbing activities would be monitored. The proposed Project would not create additional dwelling units or otherwise induce substantial population growth in the area, and therefore would not result in any significant adverse impacts to the area recreation resources.

The proposed Project would preserve 84.8 acres of the Project site (36 percent) as open space and is consistent with the General Plan's Multipurpose Open Space Element, and is therefore consistent with the General Plan.

D. Safety Element

The Project complies with all applicable building codes, County Ordinances, and State and Federal laws. The Project complies with all applicable provisions of the Alquist-Priolo Earthquake Fault Zoning Act, and as concluded by the Project geotechnical study, the Project site is not subject to significant hazards associated with earthquake induced liquefaction, landsliding, or settlement (assuming the implementation of mitigation). In addition, the proposed Project would not be subject to significant flood or dam inundation. The Project also would comply with all applicable standards for fire safety and be consistent with the Riverside County Fire Protection Master Plan. Furthermore, the proposed Project would not conflict with any disaster preparedness plans nor subject individuals to significant risk of loss, injury, or death involving wildland fires, erosion, seismic activity, blowsand, or flooding. The proposed Project is consistent with the General Plan Safety Element, and is therefore consistent with the General Plan.

E. Noise Element

The Project's operational stationary source impacts will not result in any significant adverse noise impacts; with implementation of Mitigation Measure NOI-1. Likewise, all construction noise impacts will be mitigated to less than significant with Mitigation Measures NOI-4a to NOI-4e. All other Project-related noise impacts would be less than significant. With implementation of the recommendations provided in the noise impact analysis and the required mitigation measures, the Project would be consistent with the General Plan Noise Element, and is therefore consistent with the General Plan.

F. Air Quality Element

The Project-specific evaluation of emissions demonstrates that even after implementation of the recommended mitigation measures, operation of the proposed Project would result in emissions that exceed applicable SCAQMD regional air quality thresholds, including reactive organic gases (ROG) and nitrogen oxides (NOx). No feasible mitigation measures have been identified that would reduce these emissions to levels that are less-than- significant. Thus, operational-source emissions are projected to result in an unavoidable significant adverse impact with respect to ROG and NOx emissions. Exceedances of applicable SCAQMD regional thresholds are considered significant and unavoidable. Implementation of the mitigation measures and recommendations provided in Section 3-3 of RDEIR No. 534, and in the air quality technical study, would ensure that the proposed Project would be consistent with the Air Quality Element and General Plan, by reducing potential air emissions to the lowest achievable level.

G. Housing Element

The purpose of the General Plan Housing Element is to meet the needs of existing and future residents in Riverside County through the establishment of policies to guide County decision-making and to establish an action plan to meet the County's housing goals in the next seven years. The proposed Project would not construct new dwellings and would not induce substantial population growth in the area. The Project and the new jobs it would create would help balance the housing/jobs ratio in the area, and the Project would be consistent with the General Plan Housing Element and General Plan.

H. Administration Element

The Administration Element contains information regarding the structure of the General Plan as well as general planning principles and a statement regarding the vision for Riverside County. The General Plan Amendment proposed by the Project would be consistent with the Administration Element policies governing Entitlement/Policy Amendments, as the proposed Project would help to achieve

the purposes of the General Plan through compliance with applicable General Plan policies.

I. Healthy Communities Element

The Healthy Communities Element provides a framework for translating the General Plan vision for a healthy Riverside County into reality by identifying policies to achieve that vision. The Healthy Communities Element addresses areas where public health and planning intersect, including transportation and active living, access to health care, mental health, quality of life, and environmental health. The Project would be consistent with the Healthy Communities Element policies governing Overall Health, Land Use and Community Design, Transportation System, Social Capital, Complete Communities, Parks, Trails, and Open Space, as the proposed Project would help to achieve the purposes of the General Plan through compliance with applicable General Plan policies.

SECTION L of these Findings considers the several additional findings by the Riverside County Board of Supervisors that the proposed project FEIR adequately addresses the following issues. The Commission concurs with the findings presented below.

1. The Final EIR also discusses, pursuant to State CEQA Guidelines sections 15126(c) and 15126.2(c), significant irreversible environmental changes and provides in RDEIR Section 5, the following:
 - A. An "Energy Analysis" of the proposed Project was prepared and is included in Section 5.5 of the RDEIR.
 - B. The following summary of findings relating to energy use and efficiency, was provided in the analysis in the RDEIR at pages 5-7 through 5-12. For new development such as that proposed, compliance with California Title 24 energy efficiency requirements is considered to demonstrate evidence of efficient use of energy. As discussed in the Energy Analysis, the proposed Project would provide for, and promote, energy efficiencies beyond those required under other applicable state or federal standards and regulations, and in so doing would meet or exceed all Title 24 standards.
 - C. Moreover, energy consumed by the proposed Project would be comparable to, or less than, energy consumed by other warehouse uses of similar scale and intensity. Further, the proposed Project would not cause or result in the need for additional energy producing facilities or energy delivery systems.
 - D. Accordingly, pursuant to State CEQA Guidelines Appendix F, this Project will not result in the wasteful or inefficient use or consumption of energy.
2. General Plan Amendment No. 1079, Change of Zone No. 7799, Tentative Parcel Map No. 36564 and Plot Plan No. 25337 are consistent with the Riverside County General Plan.

The Commission it has reviewed and considered RDEIR No. 534 as a CEQA Responsible Agency in evaluating General Plan Amendment No. 1079, Change of Zone No. 7799, Tentative Parcel Map No. 36564 and Plot Plan No. 25337, and LAFCO 3251 and that RDEIR No. 534 is an accurate and objective statement that complies with the California Environmental Quality Act and reflects the Commission's independent judgment, and that RDEIR No. 534 is incorporated herein by this reference.

3. Statement of Overriding Consideration

The Commission ADOPTS the statement of overriding consideration included in this Candidate document (Section I), and concurs with the implementation of the Mitigation Monitoring and Reporting Plans attached as Attachment A hereto for the 2017 RDEIR and the 2020 SEIR. The Commission has no responsibility for overseeing implementation of any of the mitigation measures contained within

4. The Commission hereby approves LAFCO 3251, the Annexation of the San Gorgonio Crossing project site to the Yucaipa Valley Water District.

ATTACHMENT "A"
MITIGATION MONITORING AND REPORTING PROGRAMS

DRAFT

Table 1: San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
3.1 Aesthetics					
MM AES-3: The applicant shall install all landscape plantings along the Cherry Valley Boulevard frontage (which are intended to serve a screening function) prior to the issuance of building permits.	Notes on construction plans; site inspection	Prior to issuance of building permits	Riverside County		
MM AES-4: Prior to issuance of building permits, the project applicant shall submit a photometric plan to the County of Riverside for review and approval. The photometric plan shall identify types of lighting fixtures and their locations on the project site, and demonstrate compliance with Riverside County Lighting Ordinance No. 655. All light fixtures shall be shielded, recessed, or directed downward to prevent unwanted illumination of neighboring properties or excessive light pollution. Lighting fixtures should employ the most energy-efficient technology available unless technical feasibility or safety concerns take precedent.	Completion of photometric plan; submittal of documentation	Prior to issuance of building permits	Riverside County		
3.3 Air Quality					
Implement Mitigation Measures AQ-1a through AQ-1h and AIR-1i below through adoption of a Mitigation Monitoring and Reporting Program (MMRP) that is designed to ensure compliance with mitigation measures during the project implementation. The MMRP shall be enforced through the preparation permit conditions, agreements, or other measures as a condition of development. Construction Mitigation Measures MM AQ-1a: During mass grading and building construction, all off-road diesel-powered construction equipment greater than 50 horsepower shall meet or exceed United States Environmental Protection Agency (EPA) Tier 3 off-road emissions standards.	Notes on construction plans; site inspection	During mass grading and building construction	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM AQ-1b: Require the use of 2010 and newer haul trucks (e.g., material delivery trucks and soil import/export). In the event that that 2010 model year or newer diesel haul trucks cannot be obtained, provide documentation as information becomes available and use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum. Additionally, consider other measures such as incentives, phase-in schedules for clean trucks, etc.	Notes on construction plans; site inspection	During mass grading and building construction	Riverside County		
MM AQ-1c: The following measures shall be applied to all projects during construction of the project: a) Use paints with a volatile organic compound (VOC) content 50 grams per Liter or lower for both interior and exterior surfaces, if painted. b) Recycle leftover paint. Take any leftover paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints. c) Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors. d) For water-based paints, clean up with water only. Whenever possible, do not rinse the cleanup water down the drain or pour it directly into the ground or the storm drain. Set aside the can of cleanup water and take it to the hazardous waste center (www.cleanup.org). e) Use compliant low-VOC cleaning solvents to clean paint application equipment. f) Keep all paint- and solvent-laden rags in sealed containers to prevent VOC emissions. g) Contractors shall construct/build with materials that do not require painting and use pre-painted construction materials to the extent practicable: and h) Use high-pressure/low-volume paint applicators with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency.	Notes on construction plans; site inspection	During project construction	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM AQ-1d: Prior to issuance of any grading permits, the developer shall provide a traffic control plan to the County of Riverside that describes in detail the location of equipment staging areas, stockpiling/storage areas, construction parking areas, safe detours around the project construction site, as well as provide temporary traffic control (e.g., flagperson) during construction-related truck hauling activities. The traffic control plan is intended to minimize traffic congestion and delays that increase idling and acceleration emissions. The applicant shall maintain one copy on-site in the construction trailer to the satisfaction of the County of Riverside.	Approval of traffic control plan	Prior to issuance of grading permits	Riverside County		
MM AQ-1e: During project construction, the following measures shall be implemented to the satisfaction of the County of Riverside. Construction equipment maintenance records and data sheets of equipment design specifications (including the emission control tier of the equipment) shall be kept on-site during construction and subject to inspection by the County of Riverside. a) Construction equipment shall be properly maintained according to manufacturer specifications. b) All contractors shall turn off all construction equipment and delivery vehicles when not in use, or limit on-site idling for no more than 5 minutes in any 1 hour. c) On-site electrical hook ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel-powered electric generators. d) The project shall demonstrate compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 concerning fugitive dust and provide appropriate documentation to the County of Riverside.	Notes on construction plans; site inspection	During project operation (general)	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
e) Traffic speeds on all unpaved roads to be reduced to 15 miles per hour or less. f) Sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water). g) Use street sweepers that comply with SCAQMD Rules 1186 and 1186.1. h) All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe. i) All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 miles per hour (mph); wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction; and vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established. j) All trucks and equipment, including their tires, shall be washed off prior to leaving the site; site accesses to a distance of 100 feet from paved roads shall be treated with a 6- to 12-inch compacted layer of wood chips, mulch, or gravel.					
Operational Mitigation Measures MM AQ-1f: Prior to operation of each warehouse building, the applicant shall demonstrate to the County of Riverside that vehicles can access the building using paved roads and parking lots. Further, the applicant shall work with the County of Riverside and will provide signage to ensure that no trucks are queuing outside of the facility.	Notes on construction plans; submittal of documentation; site inspection	Prior to operation of each warehouse building	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM AQ-1g: The project shall implement the following measures to reduce emissions from on-site heavy duty trucks prior to issuance of a certificate of occupancy or within six months after operations commence, whichever is applicable: a) Prior to issuance of a certificate of occupancy, post signs informing truck drivers about the health effects of diesel particulates, the California Air Resources Board diesel idling regulations, and the importance of being a good neighbor by not parking in residential areas. b) Prior to issuance of a certificate of occupancy, post signs in all dock and delivery areas containing the following: truck drivers shall turn off engines when not in use; trucks shall not idle for more than five minutes; telephone numbers of the building facilities manager and the California Air Resources Board to report violations. c) Tenants shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that equipment and vehicles serving the warehouses within the project are in good condition, and in proper tune pursuant to manufacturer's specifications. Tenants shall maintain records on its fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks (MHDT) and Heavy-Heavy Duty Trucks (HHD) accessing the project site use year 2010 or newer engines. The records shall be maintained on-site and be made available for inspection by the County. d) The facility operator will ensure that site enforcement staff in charge of keeping the daily log and monitoring for excess idling will be trained/certified in diesel health effects and technologies, for example, by requiring attendance at California Air Resources Board-approved courses (such as the free, one-day Course #512). e) Require facility operator to become a SmartWay Partner.	Notes on construction plans; submittal of documentation; site inspection	Prior to issuance of a certificate of occupancy or within six months after operations commence, whichever is applicable	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
f) Require facility operator to incorporate incentives and requirements such that the maximum feasible number of truck trips will be carried by SmartWay 1.0 or greater carriers. g) Prior to issuance of occupancy permits, signs shall be installed at each exit driveway, providing directional information to the County's truck route. Text on the sign shall read "To Truck Route" with a directional arrow. Truck routes shall be clearly marked pursuant to the Municipal code. h) The site shall be designed such that any check-in point for trucks is well inside the facility to ensure that there are no trucks queuing outside the facility.					
MM AQ-1h: The following measures shall be incorporated into each building to reduce motor vehicle emissions: a) All tenants shall participate in Riverside County's Rideshare Program. The purpose of the program would be to discourage single-occupancy vehicle trips and encourage alternate modes of transportation such as carpooling, transit, walking, and biking. The program shall provide employees with assistance in using alternate modes of travel, including carpooling encouragement, ride-matching assistance, and vanpool assistance. b) A minimum of two electric vehicle-charging stations for automobiles or light-duty trucks shall be provided at each building. c) Each building shall provide secure bicycle storage space equivalent to two percent of the automobile parking spaces provided. d) Each building shall provide a minimum of two shower and changing facilities within 200 yards of a building entrance. e) Each building shall provide preferred parking for electric, low-emitting and fuel-efficient vehicles equivalent to 5 percent of the required number of parking spaces.	Notes on construction plans; submittal of documentation; site inspection	During project operation (general)	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
f) All on-site forklifts, yard trucks and trailer movers shall be electric, with the necessary electrical charging stations provided. g) Tenants shall be encouraged to apply for incentive funding (such as the Voucher Incentive Program [VIP], Carl Moyer, etc.) to upgrade their fleet.					
MM AIR-1i: The applicant shall install a 1.25 MW DC system to generate an estimated 2 million kWh annually that would offset electricity consumption during project operations.	<u>Submittal of documentation; site inspection</u>	<u>Prior to issuance of a certificate of occupancy</u>	<u>Riverside County</u>		
3.4 Biological Resources					
MM BIO-1a: Pre-construction presence/absence surveys for burrowing owl shall be conducted on and off-site by a qualified biologist within 30 days prior to project disturbance activities, with the results summarized in a report submitted to the County Planning Department, Environmental Programs Division. If any burrowing owls are detected, a relocation plan shall be submitted to the Environmental Programs Division of the Planning Department, the California Department of Fish and Wildlife (CDFW), the United States Fish and Wildlife Service (USFWS) and the Western Riverside County Regional Conservation Authority (RCA) for review and approval. The relocation plan shall encompass both active and passive relocation activities and shall include the development of a conservation strategy prepared in consultation with the CDFW, the USFWS and the RCA. All surveys and relocation plans shall be conducted and prepared by a qualified biologist currently holding a Memorandum of Understanding with the County. The Relocation Plan must follow the most current CDFW-approved protocols/mitigation and must be in accordance with the "Burrowing Owl Species Objectives and Mitigation Measures" outlined in the MSHCP. The EPD, the CDFW, the USFWS, and the RCA shall be consulted to determine appropriate type of relocation (active or passive) and	Notes on construction plans; submittal of documentation; site inspection	30 days prior to groundbreaking activities	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of “active” nests is avoided, or, alternately, a grading permit may be issued once the species has been relocated.					
MM BIO-1b: Clearing and grubbing shall occur outside the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through completion of a Nesting Bird Clearance Survey. A Nesting Bird Clearance Survey shall be completed no more than three (3) days prior to ground disturbance activities. A Nesting Bird Clearance Survey report shall be submitted to the Environmental Programs Division (EPD) for review and approval prior to initiating clearing and grubbing during the breeding season.	Notes on construction plans; submittal of documentation; site inspection	Outside the bird breeding season (February 1 to August 31)	Riverside County		
MM BIO-2a: The project applicant shall pay MSHCP Local Development Mitigation Fees (LDMF) as determined by the County. The fee schedule is adjusted annually by the Western Riverside County Regional Conservation Authority (RCA), and was last adjusted on July 1, 2016. The current fee is \$6,645 per acre for commercial or industrial uses.	Verification of payment of LDMF fees	Prior to issuance of grading permits	Riverside County		
MM BIO-2b: Prior to the issuance of any grading, construction or building permits by the County, the project Applicant shall consult with the California Department of Fish and Wildlife regarding a Section 1602 Streambed Alteration Agreement Permit, the United States Army Corps of Engineers (USACE) regarding a Clean Water Act Section 404 Permit, and the Regional Water Quality Control Board regarding a Clean Water Act Section 401 Certification. The project Applicant shall be required to obtain these permits prior to the commencement of any grading or construction activities.	Notes on construction plans; submittal of documentation; site inspection	Prior to the issuance of construction and building permits	Riverside County		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
The project shall mitigate impacts to waters of the United States and waters of the State, wetlands, and riparian habitats (pursuant to the Federal Clean Water Act and the California Fish and Game Code, Section 1600, et seq.) by replacement on an in-kind basis. Compensatory habitat-based mitigation will consist of preserving on-site habitat, restoring similar habitat, or purchasing off-site credits from an approved mitigation bank. Replacement shall be based on a ratio determined by the California Department of Fish and Wildlife and/or USACE in order to account for the potentially diminished habitat values of replacement habitat and reduce impacts to less than significant. Agreed-upon mitigation ratios will depend on the quality of the habitat and presence/absence of a special-status species. Such replacement should occur on the original development site, whenever possible. Alternatively, replacement can be affected, subject to state and federal regulatory approval, by creation or restoration of replacement habitats elsewhere (off-site but preferably within the County), protected in perpetuity by provision for an appropriate conservation easement or dedication.					
MM BIO-5a: To meet the criteria of a biologically equivalent or superior alternative, the applicant shall offset impacts to riverine resources through on-site creation at a 2:1 ratio for the 1.11 acres of impacts to riverine and limited riparian resources. In total, the proposed mitigation shall result in 2.22 acres of Riparian/Riverine habitat creation/restoration. The on-site creation of 2.22 acres of Riparian/Riverine habitat shall occur at two locations on-site along the southern boundary (see DBESP's Figure 8). The mitigation areas shall receive all upstream flows up to 100 cubic feet per second (cfs). Flows above 100 cfs shall bypass the mitigation area in a concrete-lined channel that will outlet at the eastern edge of the project. Flows up to 100 cfs will allow for creation of a	Notes on construction plans; submittal of documentation; site inspection	Prior to issuance of grading permits	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
braided streambed similar to the drainages that are being impacted. These areas shall be revegetated with primarily floodplain scrub vegetation. Scattered pockets of mule fat scrub shall also be planted to increase vegetative diversity. Combined, these areas shall offset losses of Riparian/Riverine functions and values by providing high-quality Riparian/Riverine habitat, and provide for other functions and services such as water quality benefits, groundwater recharge, and nutrient cycling. A detailed restoration plan for the on-site mitigation sites shall be prepared and submitted to the County for review and approval prior to implementation of the restoration effort.					
MM BIO-5b: Riparian/riverine areas not impacted by the project footprint shall be conserved in perpetuity by the recordation of a conservation easement or deed restriction in favor of a CDFW-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided riparian/riverine areas shall be conserved prior to the issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions, and values of these areas in perpetuity.	Notes on construction plans; submittal of documentation; site inspection	Prior to issuance of a grading permits	Riverside County		
3.5 Cultural Resources					
MM CUL-1a: Archaeological monitoring: During grading and excavation activities, the project applicant shall retain an archaeological monitor meeting the Secretary of the Interior's Standards to monitor all ground-disturbing activities in an effort to identify and evaluate any unknown archaeological resources. The qualified archaeologist, the developer, and the Lead Agency shall develop a rotating or simultaneous schedule in coordination with the applicant and the project archaeologist for designated Native American Tribal Monitors	Approval of archaeological monitor and schedule	During grading and excavation activities	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with the project archaeologist.					
MM CUL-1b: Treatment and disposition of cultural resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, all of the following procedures shall be carried out for the treatment and disposition of the discoveries: 1. Temporary curation and storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on-site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process. 2. Treatment and final disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains, as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Lead Agency with evidence of same: a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed. b. Execute a curation agreement with an appropriate qualified repository in Riverside County that meets federal standards pursuant to 36 CFR Part 79 so that cultural resources would	Notes on construction plans; submittal of documentation; site inspection	During grading and excavation activities	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility in Riverside County, to be accompanied by payment of the fees necessary for permanent curation. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default. c. At the completion of grading, excavation, and ground-disturbing activities on the site, submit a Monitoring Report to the Lead Agency documenting monitoring activities conducted by the project archaeologist and Native American Tribal Monitors within 60 days of the completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pregrade meeting; and in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the Lead Agency, the Eastern Information Center, and consulting tribes.					

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM CUL-3a: During grading and excavation activities, full-time monitoring of excavation activities shall occur, except in the flatter areas where extensive plowing has churned deposits up to depths of 2 feet. Paleontologic monitors shall be equipped to salvage fossils, as they are unearthed, to avoid construction delays, and to remove samples of sediments likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. If the principal paleontologist determines that the sediments present within the subsurface have low potential to contain paleontologic resources and low paleontologic sensitivity, then the full-time monitoring program shall cease and a program of periodic monitoring shall occur.	Notes on construction plans; site inspection; submittal of documentation	During grading and excavation activities	Riverside County		
MM CUL-3b: If specimens are found, the applicant shall ensure the preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils shall occur and are essential to fully mitigate adverse impacts to the resources.	Notes on construction plans; submittal of documentation; site inspection	During grading and excavation activities	Riverside County		
MM CUL-3c: If specimens are found, the applicant shall ensure the identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage. These procedures are also essential steps in effective paleontologic mitigation and CEQA compliance. The paleontologist shall have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented.	Notes on construction plans; submittal of documentation; site inspection	During mass grading and building construction	Riverside County		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM CUL-3d: The paleontologist shall prepare a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontologic resources.	Notes on construction plans; submittal of documentation; site inspection	During grading and excavation activities	Riverside County		
MM CUL-4: In the event of the accidental discovery or recognition of any human remains, State CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. 2. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate	Notes on construction plans; notification of County Coroner; submittal of documentation; site inspection	During grading and excavation activities	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance: • The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.					
3.6 Geology and Soils					
MM GEO-1a: Upon the development of a grading plan, the County of Riverside shall verify that consistent with Section 8.0, Future Work, in the Neblett & Associates' 2008 Fault Investigation, the grading plans shall reflect the re-positioning of the structural setback zone based on the proposed grades for the proposed project. It is recommended that a structural setback zone shall be located 50 feet south and 100 feet north of the trace of the South Branch of the Cherry Valley Fault Zone that transgresses the proposed development envelopes. Additionally, a Restricted Use Zone (RUZ) shall be located north and northeast of the South Branch to the north and northeast property boundary. The RUZ shall be utilized for non-habitable facilities, such as horse stables, soccer fields, etc., that will have fewer than 1,000 hours of human occupancy per year. Future fault investigation in the RUZ area shall be required and approved by	Notes on construction plans; submittal of documentation; site inspection	Prior to the issuance of grading permits	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
the controlling agencies to remove any portions of the RUZ for construction of potential habitable structures. The footprint of the proposed project shall then be analyzed for conformance with the re-positioned structural setback and the restricted use zone.					
MM GEO-1b: Prior to the issuance of building permits for each structure, the project applicant shall submit a design-level Geotechnical Investigation to the County Engineering Geologist for review and approval. The investigation shall be prepared by a qualified engineer and identify necessary grading and building practices necessary to achieve compliance with the latest adopted edition of the California Building Standards Code geologic, soils, and seismic requirements. The measures identified in the approved report shall be incorporated into the project plans.	Notes on construction plans; submittal of documentation; site inspection	Prior to the issuance of building permits	Riverside County		
MM GEO-1c: To mitigate potential landside impacts from the proposed cut slope north of Building 2, the County of Riverside shall ensure that during project construction a stabilization fill prism shall be established for this cut slope as depicted in the January 7, 2013 Grading Plan Review by Ginter & Associates, Inc. Additionally, the County of Riverside shall ensure that during construction, conditions will be observed by a qualified individual and additional recommendations will be provided, as appropriate.	Notes on construction plans; submittal of documentation; site inspection	During mass grading and building construction	Riverside County		
MM GEO-1d: Recommendations contained within the November 24, 2014 Ginter & Associates Grading Plan (contained in Appendix E of this RDEIR) shall be implemented in the design of the project to the satisfaction of the County, prior to issuance of grading and/or building permits.	Notes on construction plans; submittal of documentation; site inspection	Prior to issuance of grading permits	Riverside County		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM GEO-1e: To mitigate for hydroconsolidation, prior to issuance of a construction permit, the project applicant shall ensure the complete removal of the younger alluvium (Qya) approximately 20 feet in depth and replacement with compacted engineered fill to the design grades.	Notes on construction plans; submittal of documentation; site inspection	During mass grading and building construction	Riverside County		
MM GEO-2a: As stated in the January 7, 2013 report by Ginter & Associates (RDEIR Appendix E), after the completion of on-site grading, and prior to the issuance of a final certificate of occupancy for the project, the owner shall ensure that the manufactured slopes on-site shall be planted with drought-resistant plants to help mitigate surficial erosion.	Notes on construction plans; submittal of documentation; site inspection	Prior to the issuance of grading permits, and prior to the issuance of a final certificate of occupancy for the project	Riverside County		
Implementation of Mitigation Measure GEO-1b, and the following: MM GEO-2b: Prior to the issuance of grading permits, all grading procedures shall comply with County Grading Standards, including requirements for erosion control during rainy months. This measure shall be implemented to the satisfaction of the County of Riverside Planning Department Director.	Notes on construction plans; submittal of documentation; site inspection	Prior to the issuance of grading permits	Riverside County		
MM GEO-3: As recommended in the January 7, 2013 report by Ginter & Associates, Inc., after completion of project construction (or sooner, regarding item “a.” below) and during project operation, the owner of the proposed project shall do the following: a. Plant landscape planting materials that consist of appropriate drought resistant vegetation as recommended by the Landscape Architect and in compliance with Riverside County Ordinance No. 859. Landscaping should be completed as soon as possible and properly maintained. b. Conduct proper irrigation and maintenance and repair of installed irrigation systems to minimize ground saturation. Leaks should be repaired immediately. Sprinklers should be	Notes on construction plans; submittal of documentation; site inspection	After completion of project construction (or sooner, regarding item “a.” below) and during project operation	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
adjusted to provide maximum coverage with a minimum of water usage and overlap. Overwatering with consequent excessive runoff and ground saturation must be avoided. c. If automatic sprinkler systems are installed, their use must be adjusted to account for natural rainfall conditions. d. Maintain and clean all drainage devices that have been installed.					
3.7 Greenhouse Gas Emissions					
Implement Mitigation Measures AQ-1g and AQ-1h, which serve to reduce mobile source emissions, and the following: MM GHG-1: Prior to issuance of building permits, the applicant shall provide documentation to the County of Riverside Building Department as part of the plan check process, demonstrating that the project will implement the project features described in Table 3.7-4 above that will achieve at least 100 points from the Riverside County Greenhouse Gas Emissions Screening Tables. The project may also achieve equivalent emission reductions from other measures approved by the County of Riverside. Implementing these mitigation measures shall be verified by the County of Riverside Building Department prior to the issuance of the final Certificate of Occupancy.	Notes on construction plans; submittal of documentation; site inspection	Prior to issuance of building permits	Riverside County		
3.9 Hydrology and Water Quality					
MM HYD-1: Prior to the issuance of grading permits for any portion or phase of the project, the developer shall prepare and submit a WQMP and a SWPPP to the County for review and approval. The WQMP and SWPPP shall contain specific Best Management Practices (BMPs) to prevent stormwater pollution from construction sources. These BMPs shall identify a practical sequence for site restoration, implementation, contingency measures, responsible parties, and agency	Approval of WQMP and a SWPPP; notes on construction plans	Prior to the issuance of grading permits for any portion or phase of the project	Riverside County		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
contacts. The developer shall include conditions in construction contracts requiring the plans to be implemented and shall have the ability to enforce the requirement through fines and other penalties. The plans shall incorporate control measures in the following categories: • Soil stabilization practices • Dewatering practices (if necessary) • Sediment and runoff control practices • Monitoring protocols • Waste management and disposal control practices Once approved by the County, contractors working on the site shall be responsible throughout the duration of the project for installing, constructing, inspecting, and maintaining the control measures included in the WQMP and SWPPP. The WQMP and SWPPP shall identify pollutant sources that could affect the quality of stormwater discharges from the construction site. Control practices shall include those that effectively treat target pollutants in stormwater discharges anticipated from project construction sites. To protect receiving water quality, the WQMP and SWPPP shall include but is not limited to the following elements: • Temporary erosion control measures (such as fiber rolls, staked straw bales, detention basins, temporary inlet protection, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) shall be employed for disturbed areas. • No disturbed surfaces will be left without erosion control measures in place during the winter and spring months (September 30–March 30). • Sediment shall be retained on-site by one or more basins, traps, or other appropriate improvements. Of critical					

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
importance is the protection of existing catch basins that eventually drain to the Santa Ana River. - The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains. - BMPs performance and effectiveness shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination, (inadvertent petroleum release) is required to determine adequacy of the measure. - Native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance.					
3.12 Noise					
MM NOI-1: All project loading bays shall be equipped with sealed gasket bay doors. The project applicant shall ensure that these sealed gasket bay doors are used for all nighttime loading/unloading operations. Inclusion of loading bay doors equipped with sealed gaskets would be expected to reduce loading/unloading maximum operational noise levels by at least 10 dBA. This would effectively reduce loading/unloading operational noise levels to below a combined hourly average noise level of 44 dBA L_{eq}, as measured at the nearest receptor within the City of Calimesa, thus meeting the City's nighttime operational noise standard of 52.5 dBA L_{eq}. In addition, this measure would effectively reduce loading/unloading operational noise levels to below a combined hourly average noise level of 41 dBA L_{eq}, as measured at the nearest receptor within the County of Riverside, thus meeting the County of Riverside's nighttime operational noise standard of 45 dBA L_{eq}.	Notes on construction plans; submittal of documentation; site inspection	Prior to issuance of occupancy permits	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM NOI-4a: During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. This would result in an estimated 5 dBA reduction (perceived as half as loud) in equipment operational noise levels compared to operations without such devices.	Notes on construction plans; site inspection	During all project site excavation and grading on-site	Riverside County		
MM NOI-4b: Whenever feasible, the construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. This would result in an estimated 5 dBA reduction (perceived as half as loud) in operational noise levels compared to operations with noise emitted toward a receptor.	Notes on construction plans; site inspection	During all project site excavation and grading on-site	Riverside County		
MM NOI-4c: The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.	Notes on construction plans; site inspection	During all project site excavation and grading on-site	Riverside County		
MM NOI-4d: All on-site producing construction activities (including haul truck deliveries) shall be restricted to the hours from 7:00 a.m. to 7:00 p.m., Mondays through Fridays, and 10:00 a.m. to 5:00 p.m. on Saturdays and Sundays, on holidays, and on the Monday following each holiday that falls on a Sunday. To the extent feasible, haul routes should not pass sensitive land uses or residential dwellings.	Notes on construction plans; site inspection	During all project site excavation and grading on-site	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM NOI-4e: For the duration of construction activities, the construction manager shall serve as the disturbance coordinator, should noise levels become disruptive to local residents. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. The construction manager shall conspicuously post a telephone number for the disturbance coordinator at all entrances to the construction site.	Notes on construction plans; site inspection	During all project site excavation and grading on-site	Riverside County		
3.16 Transportation and Traffic					
MM TRAN-1a (a) Prior to the issuance of building permits, and provided that a fair share contribution program has been established that provides for full funding and a schedule for construction of the future new interchange at the I-10 eastbound and westbound intersections at Cherry Valley Boulevard, the project applicant shall pay the project's fair share toward the construction of such improvements. The traffic impact report determined the project's contribution to the impact is 5.8 percent at the I-10 eastbound ramps/Cherry Valley Boulevard and 10.1 percent at I-10 westbound ramps/Cherry Valley Boulevard. The County shall determine whether a fair share program exists at the time the applicant submits for building permits and, if one does exist, the payment shall be made as determined in the applicable fee program. (b) If a fair share contribution program has not been established at the time the applicant submits for building permits, and provided that both Caltrans and the City of Calimesa authorize construction within their respective jurisdictional control and sufficient interest in the land which will permit	Approval of fair share contribution program; and receipt of fees	Prior to the issuance of building permits, and provided that a fair share contribution program has been established for such improvements	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
the improvements to be made is acquired prior to the issuance of building permits, the project applicant shall construct the following interim improvements prior to the issuance of final occupancy permits: (i) install traffic signals at I-10 eastbound and westbound ramp intersections at Cherry Valley Boulevard, (ii) restripe to provide eastbound and westbound left turn pockets within the existing width of the Cherry Valley Boulevard bridge. The limit line striping for the westbound left turn pocket shall be adjusted to ensure adequate space for southbound left turn movements by large trucks. (iii) add a southbound right turn lane on the off ramp at the intersection of I-10 eastbound ramps at Cherry Valley Boulevard, and (iv) add a westbound right turn lane at the intersection of I-10 westbound ramps at Cherry Valley Boulevard. The project applicant shall endeavor to secure, at the applicant's expense, sufficient title or interest in the land. The project applicant shall negotiate in good faith with the appropriate property owner, as reasonable, in order to obtain the right-of-way necessary to permit construction of the improvements. The applicant shall be required to construct the referenced improvements only if: (1) the City of Calimesa and Caltrans authorize construction of the improvements; and (2) sufficient title or interest in land for the right-of-way necessary to permit construction of the improvements is secured; and (3) the improvements contemplated under MM TRAN-1b(b) below are required to be constructed.					

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM TRAN-1b (a) Prior to the issuance of building permits, and provided that a fair share contribution program has been established that provides for full funding and a schedule for construction of the future new interchange at the I-10 eastbound and westbound intersections at Cherry Valley Boulevard intersection improvements for this intersection. The project applicant shall pay the project's fair share costs to realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps and construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard. The traffic impact report determined the project's contribution to the impact is 11.7 percent. The County shall determine whether a fair share program exists at the time the applicant submits for building permits and, if one does exist, the payment shall be made as determined in the applicable fee program. (b) If a fair share contribution program has not been established at the time the applicant submits for building permits, and provided that the City of Calimesa authorizes construction within its jurisdictional control and sufficient interest in the land which will permit the improvements to be made is acquired prior to the issuance of building permits, the project applicant shall construct the following improvements prior to the issuance of final occupancy permits: (i) realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps; and (ii) construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard. The project applicant shall endeavor to secure, at the applicant's expense, sufficient title or interest in the land. The project	Receipt of fees	Prior to the issuance of building permits, and provided that a fair share contribution program has been established for such improvements	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
applicant shall negotiate in good faith with the appropriate property owner, as reasonable, in order to obtain the right-of-way necessary to permit construction of the improvements. The applicant shall be required to construct the referenced improvements only if: (1) the City of Calimesa authorizes construction of the improvements; and (2) sufficient title or interest in land for the right-of-way necessary to permit construction of the improvements is secured; and (3) the improvements contemplated under MM TRAN-1a(b) above are required to be constructed.					
MM TRAN-1c: Prior to the issuance of occupancy permits, the project applicant shall participate in the County's DIF and TUMF Fee programs as applicable for the following improvements. For improvements not included in a fee program, the project applicant shall participate in the payment of a fair share contribution towards future improvements. I-10 Eastbound Ramps/Cherry Valley Boulevard • Install a traffic signal. • Construct a westbound left turn lane. • Construct a southbound right turn lane. • Modify the intersection to provide free flow movement for the southbound right turn lane. • Construct a second eastbound through lane. • Construct an eastbound right turn lane. • Construct a second westbound through lane. I-10 Westbound Ramps/Cherry Valley Boulevard • Install a traffic signal. • Construct an eastbound left turn lane. • Construct a westbound right turn lane. • Construct a northbound left turn lane. • Construct a second eastbound left turn lane. • Construct a second eastbound through turn lane.	Receipt of fees	Prior to issuance of occupancy permits	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
- Construct a second westbound through lane. - Construct a westbound right turn lane. Calimesa Boulevard/Cherry Valley Boulevard - Install a traffic signal. - Construct an eastbound left turn lane. - Construct a second eastbound through lane. - Construct a southbound right turn lane. - Construct a westbound right turn lane. - Construct a second westbound through lane. - Modify the traffic signal in order to provide overlap phasing for the westbound right turn lane. Street 2/Cherry Valley Boulevard - Install a traffic signal. - Construct a westbound left turn lane. - Construct a second eastbound through lane. - Construct a second westbound through lane. - Construct a southbound left turn lane. - Construct a southbound right turn lane. - Construct a northbound left turn lane. - Construct a northbound through lane. Union Street/Cherry Valley Boulevard - Install a traffic signal. - Construct a northbound left turn lane. - Construct a southbound left turn lane. - Construct an eastbound left turn lane. - Construct a second eastbound through lane. - Construct a westbound left turn lane. - Construct a second westbound through lane. Nancy Street/Cherry Valley Boulevard - Install a traffic signal.					

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
- Construct an eastbound left turn lane. - Construct a second eastbound through lane. - Construct a westbound left turn lane. - Construct a second eastbound through lane. Beaumont Avenue/Cherry Valley Boulevard - Construct a second eastbound through lane. - Construct a second westbound through lane. - Modify traffic signal in order to provide overlap phasing for the EB right turn lane. Future Beckwith Avenue/Cherry Valley Boulevard - Install a traffic signal. - Construct a southbound left turn lane. - Construct an eastbound left turn lane. - Construct a second eastbound through lane. - Construct a second westbound through lane. - Construct a westbound right turn lane. The County shall ensure that the improvements specified will be constructed at that point in time necessary to avoid identified impacts.					
In conjunction with adjacent project development activity or as needed for project access purposes, the project applicant shall ensure that the following site access driveway improvements are constructed prior to the issuance of a certificate of occupancy for the project: MM TRAN-4a: Driveway 1 at Cherry Valley Boulevard—Install a stop control on the southbound approach and construct the intersection with right-in/right-out access only in conjunction with the following geometrics: - Northbound Approach: not applicable. - Southbound Approach: One right turn lane. - Eastbound Approach: One through lane. - Westbound Approach: One shared through-right turn lane.	Notes on construction plans; site inspection	Prior to certificate of occupancy final inspection	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM TRAN-4b: Street 2 at Cherry Valley Boulevard—Install a traffic signal and construct the intersection with the following geometrics: • Northbound Approach: not applicable. • Southbound Approach: One left turn lane and one right turn lane. • Eastbound Approach: One left turn lane with a minimum of 250 feet of storage and one through lane. • Westbound Approach: One shared through-right turn lane.	Notes on construction plans; site inspection	Prior to certificate of occupancy final inspection	Riverside County		
MM TRAN-4c: Driveway 3 at Cherry Valley Boulevard—Install a stop control on the southbound approach and construct the intersection with right-in/right-out access only in conjunction with the following geometrics: • Northbound Approach: not applicable. • Southbound Approach: One right turn lane. • Eastbound Approach: One through lane. • Westbound Approach: One shared through-right turn lane.	Notes on construction plans; site inspection	Prior to certificate of occupancy final inspection	Riverside County		
MM TRAN-4d: On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site.	Notes on construction plans; site inspection	Prior to certificate of occupancy final inspection	Riverside County		
MM TRAN-4e: Sight distance at each project access driveway shall be reviewed with respect to Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans.	Notes on construction plans; site inspection	Prior to certificate of occupancy final inspection	Riverside County and Caltrans		
MM TRAN-5: Prior to issuance of any grading permits, the developer shall provide a detailed construction traffic control plan to the County of Riverside for approval. A construction traffic control plan shall be prepared for all aspects of project construction, including physical improvements on the site itself, as well as any off-site traffic improvements required to be completed directly by the project applicant. The	Submittal of construction traffic control plan; site inspection	Prior to issuance of grading permits	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
construction traffic control plan shall describe in detail the location of equipment staging areas, stockpiling/storage areas, construction worker and equipment parking areas, timing of construction trips, roadways that would be potentially affected, safe detours around the project and/or roadway construction site, as well as provide temporary traffic control (e.g., flag person) and appropriate signage during construction-related truck hauling activities. The traffic control plan shall ensure adequate and uninterrupted access to all nearby residences throughout the construction period. The purpose of these measures is to safely guide motorists, cyclists, and pedestrians, minimize traffic impacts, and ensure the safe and even flow of traffic during construction, consistent with County standards and requirements.					
5.0 Energy Conservation					
MM ENER-1: Infrastructure for Electric Trucks/Transportation Refrigeration Units. The building shall be constructed with electrical conduits located at loading docks, and other suitable location(s), to facilitate installation of electrical wiring and charging stations or plugs, in anticipation of future technology that allows trucks to operate partially on electricity.	Submittal of documentation; site inspection	Prior to issuance of a certificate of occupancy	Riverside County		

ENVIRONMENTAL DOCUMENTS RELATED TO THE COUNTY OF RIVERSIDE'S APPROVAL OF THE SAN GORGONIO CROSSING PROJECT

State Clearinghouse No. 2014011009

Environmental Impact Report No. 534
Riverside County, California

2020 Supplemental EIR Documents

- [Notice of Determination \(May 2020\)](http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/NOD_2020.pdf)
http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/NOD_2020.pdf
- [Final Supplemental Environmental Impact Report \(SEIR\)](http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Final_SEIR_2020.pdf)
http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Final_SEIR_2020.pdf
- [Mitigation Monitoring and Reporting Program \(MMRP\) for the SEIR](http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/MMRP_SEIR_2020.pdf)
http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/MMRP_SEIR_2020.pdf
- [Draft SEIR](http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Draft_SEIR_2020.pdf)
http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Draft_SEIR_2020.pdf
- [Draft SEIR Appendices](http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Draft_SEIR_Appdx_2020.pdf)
http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Draft_SEIR_Appdx_2020.pdf

2017 EIR Documents

- [Notice of Determination \(October 2017\)](http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/NOD_2017.pdf)
http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/NOD_2017.pdf
- [County of Riverside Resolution No. 2017-223](http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Reso_2017.pdf)
http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Reso_2017.pdf
- [Final Environmental Impact Report \(EIR\)](http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Final_EIR_2017.pdf)
http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Final_EIR_2017.pdf
- [Draft Recirculated EIR](http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Draft_EIR_Recirc_2017.pdf)
http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Draft_EIR_Recirc_2017.pdf
- [Draft Recirculated EIR Appendices](http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Draft_EIR_Appdx_2017.pdf)
http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Draft_EIR_Appdx_2017.pdf

2016 EIR Documents

- [Draft EIR](http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Draft_EIR_2016.pdf)
http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Draft_EIR_2016.pdf
- [Draft EIR Appendices](http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Draft_EIR_Appdx_2016.pdf)
http://www.sbcounty.gov/uploads/lafco/Proposals/3251/Env/Draft_EIR_Appdx_2016.pdf

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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PROPOSAL NO.: LAFCO 3251

HEARING DATE: JANUARY 19, 2022

RESOLUTION NO. 3344

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3251 AND APPROVING THE ANNEXATION TO THE YUCAIPA VALLEY WATER DISTRICT (I-10 LOGISTICS OWNER, LLC). The annexation area comprises approximately 246 acres, consisting of three parcels (Assessor Parcel Numbers 407-220-018, 0407-220-019, and 413-270-022) located within Riverside County, generally north of Cherry Valley Boulevard, southeasterly of the Yucaipa Valley Water District boundaries and the I-10 Freeway, within the Yucaipa Valley Water District's southeastern sphere of influence.

On motion of Commissioner _____, duly seconded by Commissioner _____, and carried, the Local Agency Formation Commission adopts the following resolution:

WHEREAS, an application for the proposed annexation in San Bernardino County was filed with the Executive Officer of this Local Agency Formation Commission (hereinafter referred to as "the Commission") in accordance with the Cortese-Knox- Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.), and the Executive Officer has examined the application and executed his certificate in accordance with law, determining and certifying that the filings are sufficient;and,

WHEREAS, at the times and in the form and manner provided by law, the Executive Officer has given notice of the public hearing by the Commission on this matter; and,

WHEREAS, the Executive Officer has reviewed available information and prepared a report including his recommendations thereon, the filings and report and related information having been presented to and considered by this Commission; and,

WHEREAS, the public hearing by this Commission was called for January 19, 2022, at the time and place specified in the notice of public hearing; and,

WHEREAS, at the hearing, this Commission heard and received all oral and written support and/or opposition; the Commission considered all plans and proposed changes of organization, objections and evidence which were made, presented, or filed; it received evidence as to whether the territory is inhabited or uninhabited, improved or unimproved; and all persons present were given an opportunity to hear and be heard in respect to any matter relating to the application, in evidence presented at the hearing.

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NOW, THEREFORE, BE IT RESOLVED, that the Commission does hereby determine, find, resolve, and order as follows:

DETERMINATIONS:

SECTION 1. The proposal is approved subject to the terms and conditions hereinafter specified:

CONDITIONS:

Condition No. 1. The boundaries are approved as set forth in Exhibits "A" and "A-1" attached.

Condition No. 2. The following distinctive short-form designation shall be used throughout this proceeding: LAFCO 3251.

Condition No. 3. All previously authorized charges, fees, assessments, and/or taxes currently in effect by the Yucaipa Valley Water District (annexing agency) shall be assumed by the annexing territory in the same manner as provided in the original authorization pursuant to Government Code Section 56886(t).

Condition No. 4. The property owner, I-10 Logistics Owner, LLC, shall indemnify, defend, and hold harmless the Local Agency Formation Commission for San Bernardino County from any legal expense, legal action, or judgment arising out of the Commission's approval of this proposal, including any reimbursement of legal fees and costs incurred by the Commission.

Condition No. 5. The date of issuance of the Certificate of Completion shall be the effective date of this annexation.

SECTION 2. The Commission determines that:

- a) This proposal is certified to be legally uninhabited;
- b) It has 100% landowner consent; and,
- c) No written opposition to a waiver of protest proceedings has been submitted by any subject agency.

Therefore, the Commission does hereby waive the protest proceedings for this action as permitted by Government Code Section 56662(d).

SECTION 3. DETERMINATIONS. The following determinations are noted in conformance with Commission policy:

1. The reorganization area is legally uninhabited containing zero registered voters as certified by the Riverside County Registrar of Voters as of September 2, 2021.

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2. The Riverside County Assessor's Office has determined that the total assessed valuation of land within the annexation area is \$38,737,186 as of August 24, 2021.
3. The annexation area is within the sphere of influence assigned the Yucaipa Valley Water District.
4. Notice of this hearing has been advertised as required by law through publication in *The Press-Enterprise*, a newspaper of general circulation within the area. As required by State law, individual notification was provided to affected and interested agencies, County departments, and those agencies and individuals requesting mailed notice. Comments from any affected local agency have been reviewed by the Commission.
5. In compliance with the requirements of Government Code Section 56157 and Commission policy, individual notice was mailed to surrounding landowners and registered voters within approximately 1,350 feet of the exterior boundaries of the annexation area (totaling 279 notices). Comments from landowners, registered voters and any affected local agency have been reviewed and considered by the Commission in making its determination.
6. For the parcel within the City of Calimesa, the existing General Plan land use designation is RL (Residential Low; 2-4 DU/AC). For the parcels within unincorporated Riverside County, the County of Riverside assigned the following land uses as part of its approval of the Project: OS-R (Open Space Recreation), RM (Rural Mountainous), PF (Public Facilities), and LI (Light Industrial). No change in land use is anticipated as a result of the annexation.
7. The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS) pursuant to Government Code Section 65080. LAFCO 3251 has no direct impact on SCAG's Regional Transportation Plan. However, a number of SCAG's RTP projects are in close proximity to the annexation area. The Project site is adjacent to the proposed road widening of Cherry Valley Boulevard from 2 to 4 lanes. The Project site is just west of the proposed road widening of Calimesa Boulevard and its realignment with Cherry Valley Boulevard. Finally, the Project site is west of the existing I-10 curved overcrossing that is scheduled to be realigned/replaced.
8. Riverside County has a 2018 Multi-Jurisdictional Local Hazard Mitigation Plan that was adopted by the County of Riverside and all participating jurisdictions including the City of Calimesa. The multi-jurisdictional Plan identifies vulnerabilities, provides recommendations for prioritized mitigation actions, and provides future mitigation planning and maintenance of the existing plan.
9. An Environmental Impact Report (EIR) was prepared and certified as adequate by the County of Riverside for its approval of the San Geronio Crossing project (SCH No. 2014011009). The Commission, its staff, and its Environmental Consultant have independently reviewed the County's Complete Final EIR, which includes the

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complete Final (Recirculated) EIR, the complete Final Supplemental EIR, and other related environmental documents prepared for the Project, and found said documents to be adequate for the annexation decision.

The Commission certifies that it has reviewed and considered the County's Complete Final EIR and the effects outlined therein, and as referenced in the Facts, Findings and Statement of Overriding Considerations, prior to reaching a decision on the application proposal. By considering the Complete Final EIR adopted by the County of Riverside and adopting the revised Facts, Findings and Statement of Overriding Considerations, the Commission is reconfirming its position regarding the adequacy of the County's Complete Final EIR and originally-approved Statement of Overriding Considerations for purposes of its approval of LAFCO 3251 as a Responsible Agency under CEQA.

The Commission hereby acknowledges the mitigation measures and mitigation monitoring and reporting program contained in the County's Complete Final EIR and finds that no additional feasible alternatives or mitigation measures will be adopted by the Commission. The Commission finds that all changes, alterations, and mitigation measures are within the responsibility and jurisdiction of the County and other agencies, and not the Commission. The Commission finds that it is the responsibility of the County to oversee and implement these measures and the mitigation monitoring and reporting program.

The Commission hereby adopts the Facts, Findings and Statement of Overriding Considerations regarding the environmental effects of the annexation. The Commission finds that all feasible changes or alterations have been incorporated into the project; that these changes are the responsibility of the County and other agencies identified in the Facts, Findings and Statement of Overriding Considerations and the County's Complete Final EIR.

The Commission directs its Executive Officer to file a Notice of Determination within five (5) days with the San Bernardino County Clerk of the Board of Supervisors. The Commission, as a Responsible Agency, also notes that this proposal is exempt from the California Department of Fish and Wildlife fees because the fees were the responsibility of the County of Riverside as CEQA Lead Agency.

10. The annexation area is served by the following local agencies: Beaumont-Cherry Valley Recreation and Park District, Beaumont Library District, City of Calimesa (portion), County of Riverside (County Flood Control, Flood Control - Zone No. 5, County Waste Resources Management Sanitation, and County Regional Parks and Open Space), County Service Areas 27 and 152, Inland Empire Resource Conservation District, San Geronio Memorial Healthcare District, San Geronio Pass Water Agency, and Summit Cemetery District. None of these agencies are directly affected by this proposal.
11. The Yucaipa Valley Water District submitted a plan for the provision of water and sewer service as required by Government Code Section 56653, which indicates that the District can, at a minimum, maintain the existing level of service delivery. The

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Plan for Service has been reviewed and compared with the standards established by the Commission and the factors contained within Government Code Section 56668. The Commission finds that such Plan conforms to those adopted standards and requirements.

12. The annexation area can benefit from the availability and extension of water and sewer service from the District.
13. With respect to environmental justice, the annexation proposal – which is to provide water and sewer service to the annexation area – will not result in unfair treatment of any person based on race, culture or income.
14. The County of Riverside, acting on behalf of the Yucaipa Valley Water District, adopted a resolution indicating no transfer of property tax revenues would be required. This negotiated agreement fulfills the requirements of Section 99 of the Revenue and Taxation Code.
15. The map and legal description, as revised, are in substantial conformance with LAFCO and State standards.

SECTION 4. The primary reason for this annexation is to provide water and sewer service to the area which is being developed with two warehouse distribution facilities. The area is currently not within the Yucaipa Valley Water District's boundary; therefore, annexation to the District is required in order to receive water and sewer service from the District.

SECTION 5. Approval by the Local Agency Formation Commission indicates that completion of this proposal would accomplish the proposed change of organization in a reasonable manner with a maximum chance of success and a minimum disruption of service to the functions of other local agencies in the area.

SECTION 6. The Commission hereby orders the territory described in Exhibits "A" and "A-1" reorganized. The Commission hereby directs, that following completion of the reconsideration period specified by Government Code Section 56895(b), the Executive Officer shall prepare and file a Certificate of Completion, as required by Government Code Section 57176 through 57203, and a Statement of Boundary Change, as required by Government Code Section 57204.

SECTION 7. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner provided by Section 56882 of the Government Code.

THIS ACTION APPROVED AND ADOPTED by the Local Agency Formation Commission for San Bernardino County by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

RESOLUTION NO. 3344

STATE OF CALIFORNIA)
) ss
COUNTY OF SAN BERNARDINO)

I SAMUEL MARTINEZ, Executive Officer of the Local Agency Formation Commission for San Bernardino County, California, do hereby certify this record to be a full, true, and correct copy of the action taken by said Commission by vote of the members present as the same appears in the Official Minutes of said Commission at its regular meeting of January 19, 2022.

DATED:

SAMUEL MARTINEZ
Executive Officer