COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 41621
Project Case Type (s) and Number(s): Change of Zone No. 7597, Plot Plan No. 23155
Lead Agency Name: County of Riverside Planning Department – Desert Office
Address: 38686 Cerrito Road, Palm Desert, California 92211
Contact Person: Maurice Burrows
Telephone Number**:** (760) 863-8277
Applicant's Name: Riverside Commercial Investors, Inc
Applicant's Address: 3685 Main Street, Suite 220, Riverside CA 92501
Engineer's Name: Albert A. Webb Associates
Engineer's Address: 3788 McCray Street, Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description:

1. Project Location

The project site is located at the southeast corner of Indian Avenue and 18th Avenue located 0.5 mile south of the community of North Palm Springs in the unincorporated portion of Riverside County, California. Figure 2 displays the location of the Project site in its regional context.

The site is comprised of two contiguous rectangular-shaped parcels, totaling approximately 161 acres in size. The site is presently vacant, with no signs of previous development. Ground surface cover currently consists of exposed soils with sparse to moderate native grass and weed growth. Visually, site topography slopes downward to the south, at an estimated gradient of approximately 2 percent.

2. Project Description

The Desert Commerce Center is a proposal for an industrial development of approximately 2,952,000 square feet of warehousing on 161 gross acres. (See Figure 4) Alternative energy components have been considered for the project, including potential wind energy and roof-top solar panel arrays, which would be subject to separate permitting and CEQA analysis. The project consists of the following land use applications:

Change of Zone No. 7597 proposes to change the site zoning from W-2 (Controlled Development Areas (W-2) and Industrial park (I-P) to Manufacturing-Service Commercial (M-SC) on an approximately 44-acre portion of the 161-acre property.

Plot Plan 23155 proposes to construct an approximately 2,952,500 square-foot (sq. ft.) industrial center consisting of four warehouse buildings ranging in size from 254,300 square-foot to 1,194,900 square-foot, at a building height of approximately 42 feet with accessory parking area containing 1,830 spaces for automobiles and 1,230 spaces for trailers with approximately 1 mile off-site sewer line extension and a package treatment plant, operated by the Mission Springs Water District (which district shall be responsible for CEQA analysis for such improvements).

B. Type of Project: Site Specific☒; Countywide☐; Community☐; Policy☐.
C. Total Project Area: 161 gross acres

Residential Acres: 0	**Lots:** 0	**Units:** 0	**Projected No. of Residents:** 0
Commercial Acres: 0	**Lots:** 0	**Sq. Ft. of Bldg. Area:** 0	**Est. No. of Employees:** 0
Industrial Acres: 161	**Lots:** 2	**Sq. Ft. of Bldg. Area:** 2,952,500	**Est. No. of Employees:** unknown at this time.
Other:			

D. Assessor's Parcel No(s): 666-340-004 and 666-340-006

E. Street References: The project site is located at the southeast corner of Indian Avenue, between Avenue 18 and Avenue 19. The site is bordered to the north by Avenue 18, to the west by Indian Avenue, to the south by Avenue 19, and to the east by Calle de los Romos as shown on the Regional Location Map (Figure 2).

F. Section, Township & Range Description or reference/attach a Legal Description: Section 14, Township 3 South, Range 4 East, San Bernardino Base Meridian.

G. Brief description of the existing environmental setting of the Project site and its surroundings: The project site is square in shape and consists of two contiguous parcels currently consisting of vacant, undeveloped desert land. The site is covered by sparse vegetation to moderate growth of native desert brush and grasses. The site is relatively flat and level with adjacent properties, sloping gently to the south with a total relief of approximately 60 feet. The project includes several pre-existing drainage courses and is subject to some flooding. An earthquake fault zone crosses the northeasterly corner of the property.

Vacant land and some utility facilities abut the site to the east. Vacant land is located across Indian Avenue to the west of the site. Vacant land and residential buildings abut the site across Avenue 18 to the north. Commercial buildings and vacant land abut the site to the south across Avenue 19. Further to the north is the existing North Palm Springs unincorporated community, and the city limits of the City of Palm Springs abuts the project to the west. The project is currently within the sphere of influence of the City of Desert Hot Springs. The I-10 and Indian Avenue bridge and interchange exists less than one-half mile to the south. Currently vacant land exists about one-quarter mile to the east owned by the Mission Springs Water District which is intended for future water treatment facilities.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Riverside County General Plan currently designates the project site as "Light Industrial". The proposed project includes land uses beyond those set forth in the "Light Industrial" designation. The proposed use includes Industrial Park and Manufacturing-Service Commercial.

2. **Circulation:** Adequate circulation facilities exist, are under construction, or will be constructed as part of the proposed project to serve the surrounding area and the project. The proposed project meets with all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** As non-residential development, the proposed project is not required to provide recreational facilities or open space. However, the proposed design concept includes common plazas, courtyards, and patios for customer and employee interaction. No natural open space land will be required to be preserved within the boundaries of this project. The project proponent will be required to pay development impact fees pursuant to Riverside County Ordinance No. 659, which includes a component for the development of Regional Parks and Multipurpose Trails and will meet all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed project has allowed for sufficient provision of emergency response services to the future business activities of this project. The proposed project will be built per building code regulations (Riverside County Ordinance No. 457) and will meet with all other applicable Safety Element policies.

5. **Noise:** The proposed project is adjacent to an urban arterial roadway, but no residential development is proposed.

6. **Housing:** The proposed project does not include any housing.

7. **Air Quality:** The proposed project will have an effect upon air quality during construction and due to increases in traffic related to the project's commercial/retail, industrial, and business park uses. In mitigation measures all applicable Air Quality Element policies will be discussed. As the proposed project is consistent with the current land use designation of the site, the project will not conflict with or obstruct implementation of the Air Quality Management Plan for the Salton Sea Air Basin or the Coachella Valley State Implementation Plan.

B. General Plan Area Plan(s): Western Coachella Valley

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

D. Land Use Designation(s): Light Industrial (LI)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

	Foundation Component	Land Use Designation	Overlay/Policy Area
County of Riverside:			
north	Rural	Rural Desert (RD)	N/A
south	Community Development	Light Industrial (LI)	N/A
east	Community Development	Light Industrial (LI)	N/A
west	City of Palm Springs	Industrial	N/A

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Controlled Development (W-2) and Industrial Park (I-P)

J. Proposed Zoning, if any: Manufacturing Service-Commercial (M-SC)

K. Adjacent and Surrounding Zoning: To the north and east, the land is zoned Controlled Development Areas (W-2), to the south, Manufacturing-Service Commercial (MS-C) and to the west, Rural Residential (R-R).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☒ Aesthetics	☐ Hazards & Hazardous Materials	☒ Public Services
☐ Agriculture Resources	☒ Hydrology/Water Quality	☐ Recreation
☒ Air Quality	☒ Land Use/Planning	☒ Transportation/Traffic
☒ Biological Resources	☐ Mineral Resources	☒ Utilities/Service Systems
☒ Cultural Resources	☒ Noise	☐ Other
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed Project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project, described in this document, have been made or agreed to by the Project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed Project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed Project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed Project.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and

will be considered by the approving body or bodies.

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

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

	August 14, 2008
Signature	Date
Maurice Borrows	For Ron Goldman, Planning Director
Printed Name	

Figure 1- Aerial Map

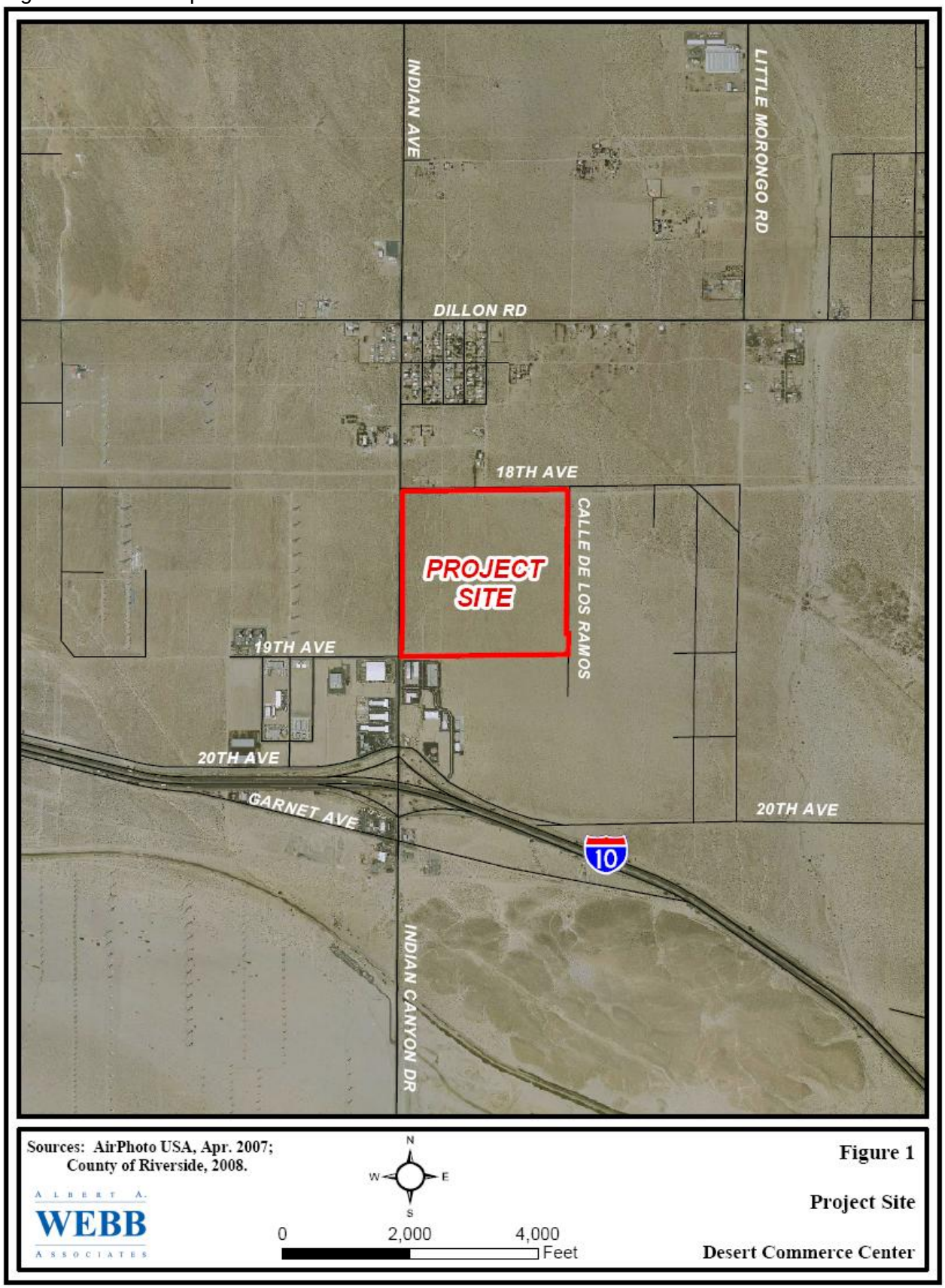


Figure 2- Regional Map

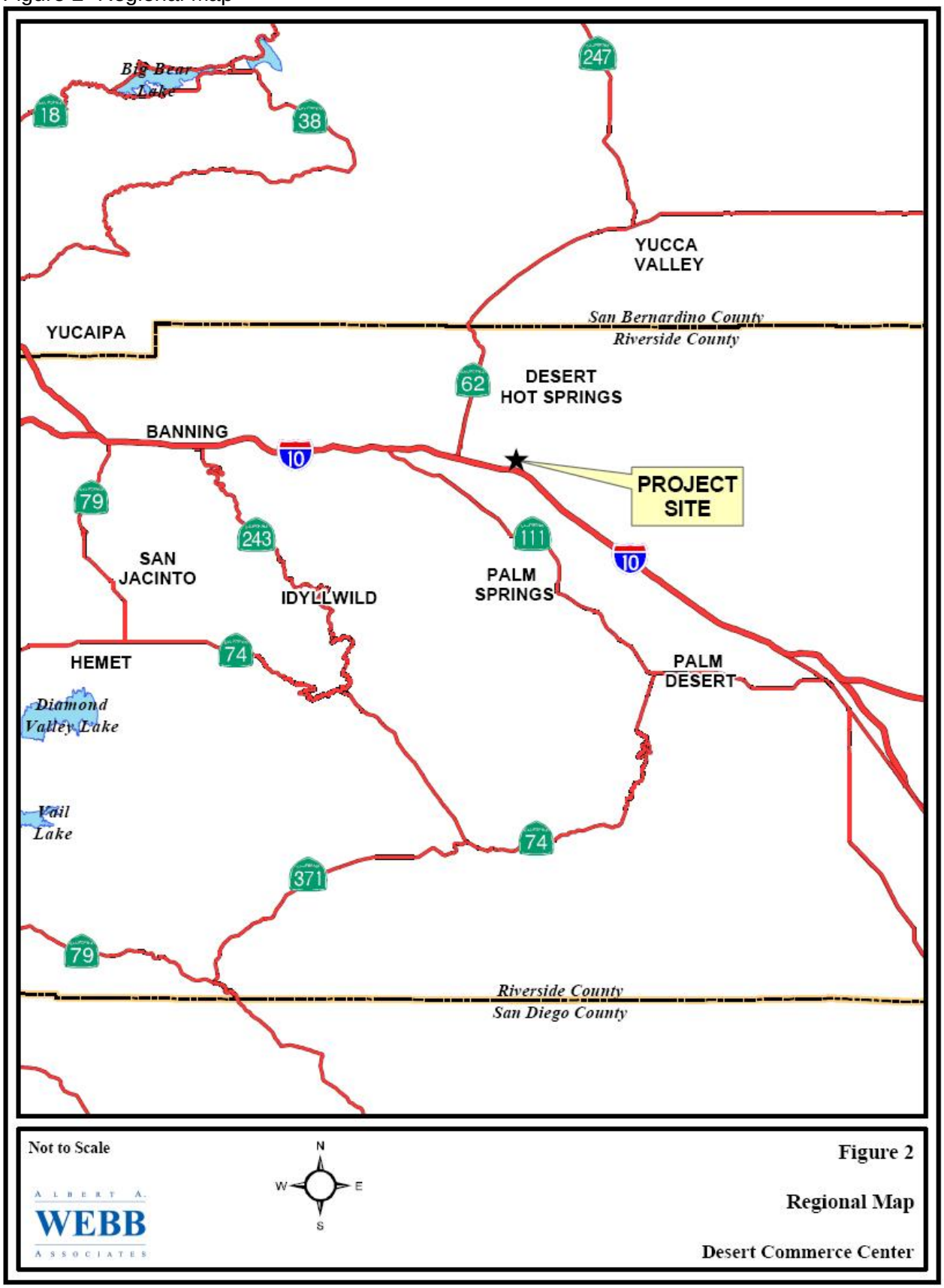


Figure 3 – Air Basins

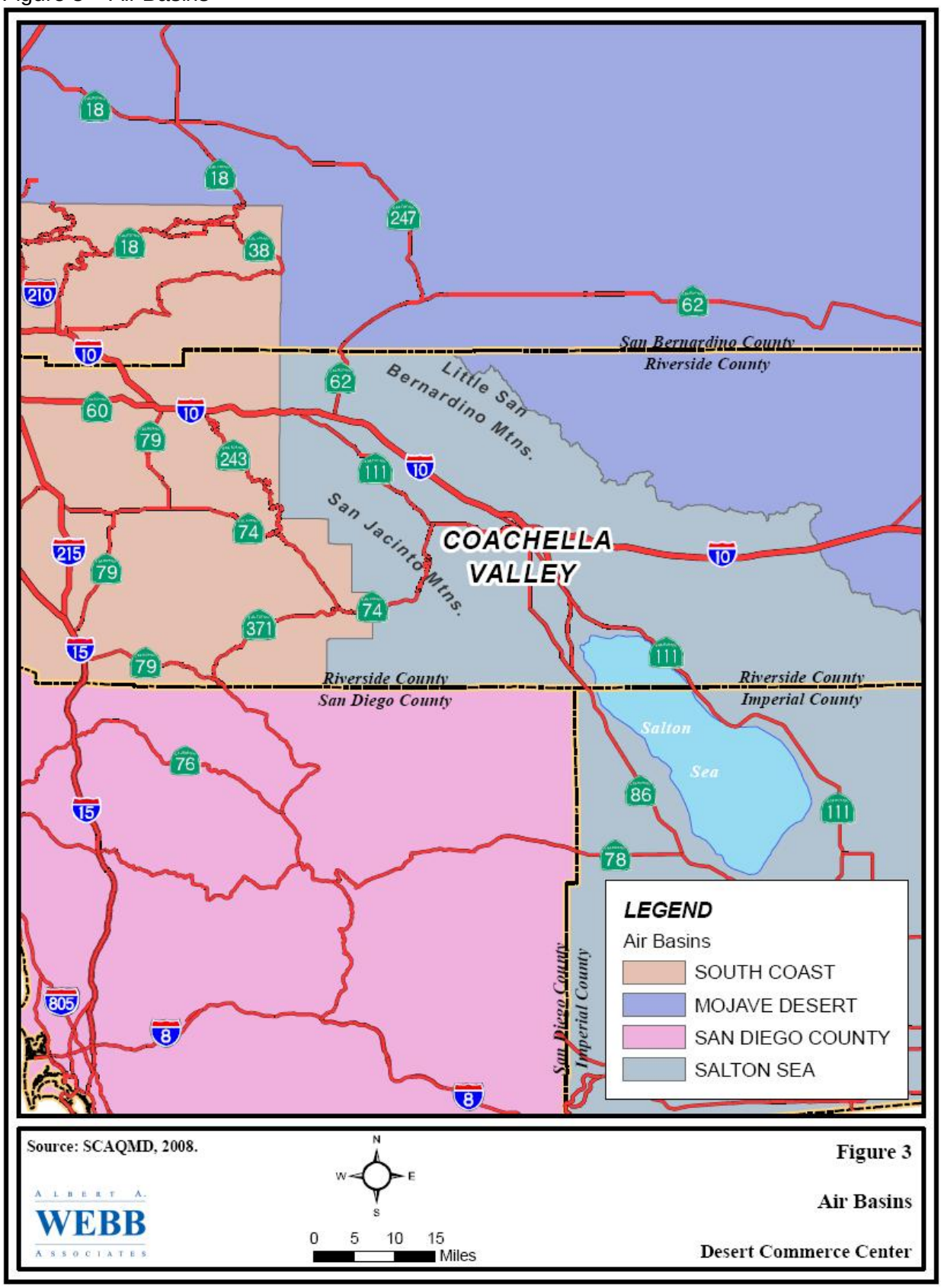
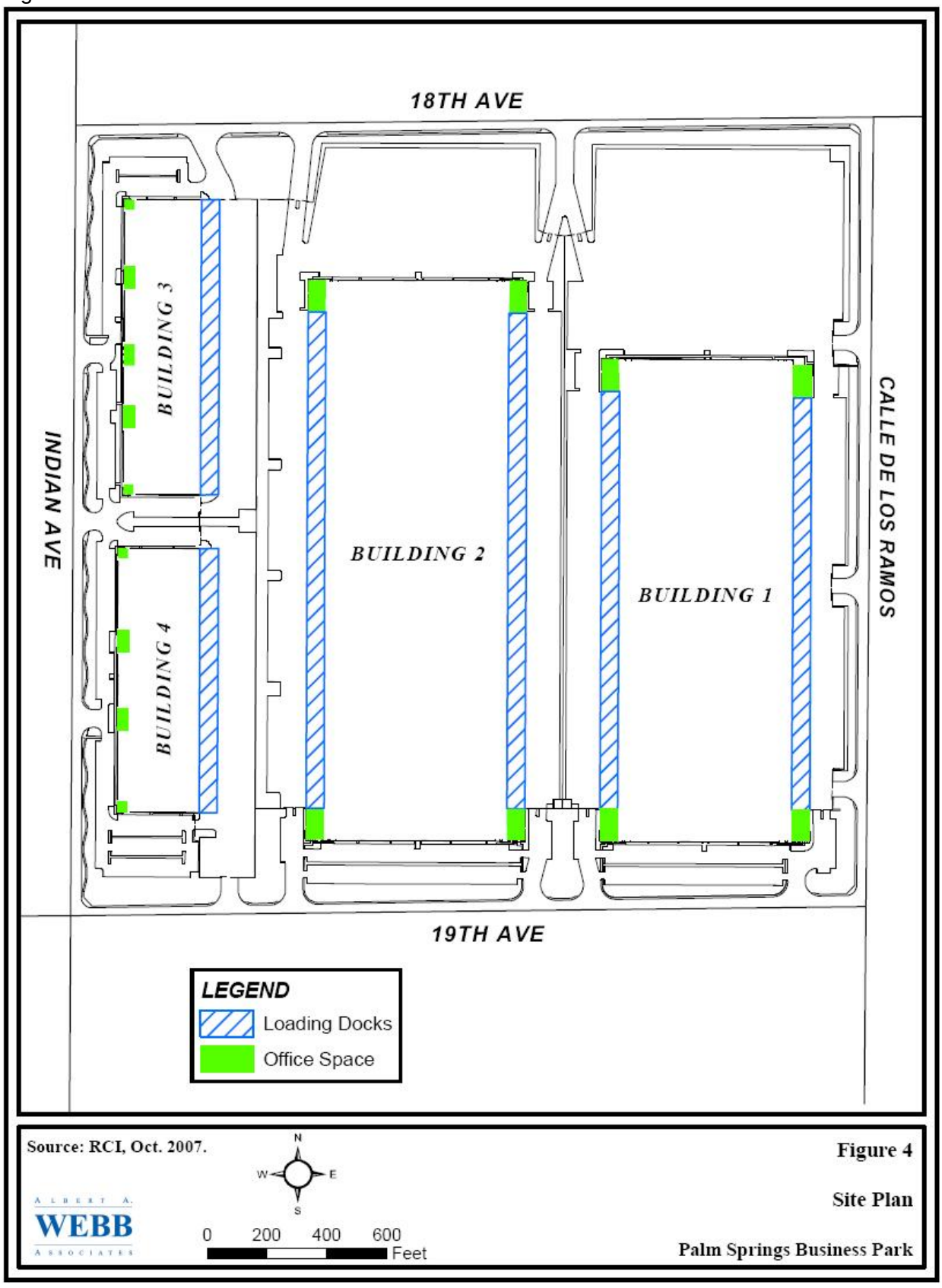


Figure 4 – Site Plan



ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: RCIP Fig. C-7 "Scenic Highways"

Findings of Fact:

a) The project site is located along the east side of Indian Avenue, between Avenue 18 and Avenue 19. According to the Riverside County General Plan, these roads are not designated as a State or County Scenic Highway. The project site is located within a scenic highway corridor. The nearest Officially Designated State Scenic Highway is Interstate 10 which is approximately ¼-mile south of the project. The project abuts Indian Avenue for ½-mile and a 12 KV electrical distribution line provides electricity to users to the north creating visual impacts along a highly travelled arterial street which is highly visible to the public. Visual impacts would be addressed by perimeter treatment including masonry wall, tubular steel fencing, and landscaping and relocating electrical lines underground.

A PM10 Dust Mitigation Plan required during project grading would also improve aesthetics during project grading. The design of this proposed industrial development will be compatible with the existing environmental and surrounding setting, and will, therefore, have a less than significant impact on scenic resources.

b) No specific scenic resources such as rock outcroppings or unique features exist on the site and development of the project will not obstruct any prominent scenic vista or other views open to the public. The proposed project will change the appearance of the project site from the adjacent public roadways. The project will not create an aesthetically offensive site open to public view and impacts related to aesthetics are considered to be less than significant.

Mitigation: Compliance with conditions of approval on file in LMS, including 80 .PLANNING. 8 – Landscaping CV Project Specific.

Monitoring: Monitoring shall be done by both the Planning and Building and Safety Departments.

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

Source: Ord. No. 655, GIS
Findings of Fact:
According to the RCIP, the project site is located within 45 miles of the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact.
Mitigation: Compliance with conditions of approval on file in LMS, including 10 .PLANNING. 18 – Mt Palomar Lighting Area.
Monitoring: Monitoring to be provided by the Building and Safety Department, Planning Department, and by the California Institute of Technology, or other responsible organization associated with the maintenance of the Mt. Palomar Observatory and through Ordinance No. 655.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source: GP
Findings of Fact:
a) The project will introduce new sources of nighttime light and glare into the area from street lighting, as well as outdoor lighting from industrial and other project-related uses. Spill of light onto surrounding properties, and "night glow" can be reduced by using hoods and other design features on light fixtures used within the proposed project. Inclusion of these design features in the project will be required through standard County conditions of approval, plan checks, permitting procedures, and code enforcement. Potential impacts associated with substantial light glare are reduced to below the level of significance through these standard County practices and procedures.

b) Existing residential uses within the vicinity of the proposed project will be subject to additional nighttime light levels due to additional street lights and other outdoor lighting throughout the project. However, the proposed project will reduce light spill to surrounding areas through the use of hoods and other design features. Inclusion of these design features in the project will be required through implementation of standard County conditions of approval, plan check and permit procedures. Therefore, impacts from lighting to the neighboring residential uses are considered to be less than significant.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project:				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing agricultural use, or a	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source: RCIP Fig. OS-2 "Agricultural Resources," GIS database and Project Materials, NRCS, Ord. No. 625, FMMP

Findings of Fact:

a) According to the Riverside County GIS database, and the Riverside County General Plan, the project site does not contain Prime Farmland, Unique Farmland, or Farmland or Statewide Importance. Therefore, no impacts will occur to Farmland from the proposed project.

b) Currently the project site is undeveloped and vacant with no existing agricultural uses on the project site. The project site is not within a County of Riverside Agricultural Preserve area, nor is it subject to a Williamson Act Contract. There will be no impacts due to conflicts with exiting agricultural.

c) Construction of the proposed project will establish an industrial park. There is no agriculturally-zoned property in the project vicinity. There will be no impacts due to development of non-agricultural uses near agriculturally zoned property.

d) There is no Farmland on or in the vicinity of the project. For this reason, impacts involving the conversion of Farmland to a non-agricultural use will not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project:				
5. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☒	☐
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Source: Air Quality Impact Analysis, Webb 2008, GP EIR

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

Findings of Fact:

a) The Air Quality Management Plan (AQMP) for the Salton Sea Air Basin (SSAB) sets forth a comprehensive program that will lead the SSAB into compliance with all federal and state air quality standards. The 2007 AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of South Coast Air Quality Management District (SCAQMD), and to return clean air to the region. Projects that are considered to be consistent with the AQMP would not interfere with attainment because this growth is included in the projections used to formulate the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections.

In addition to the AQMP, the SCAQMD also has a Coachella Valley State Implementation Plan (CVSIP) specifically for PM-10. The CVSIP includes control measures which will reduce the emissions of fugitive dust for construction, disturbed lands, unpaved roads/lots, paved roads, agriculture and over seeding. The proposed project will not conflict with any of these policies during construction or operation. Construction activities will be required to adhere to SCAQMD Rule 403 and 403.1 for the reduction of fugitive dust during construction activities. The project will comply with any operational control measures by paving project roads and parking areas and installing an eight-foot high wall around the project site, which will reduce the amount of windblown fugitive dust.

The project area is compatible with surrounding commercial and industrial uses. The Riverside County General Plan currently designates the project site as "Light Industrial". Because the project is industrial, and is consistent with the underlying land use assumptions utilized in the AQMP, the project will not conflict with or obstruct implementation of the AQMP or the CVSIP.

b) The short-term and long-term construction emissions from this project were modeled using URBEMIS2007 for Windows computer program. Construction was assumed to take 3 ½ years and to assess the worst-case scenario; it was assumed that the whole site will be developed in a single phase. Maximum short-term daily construction emissions in 2008 are 42.76 pounds (lbs) for VOC, 344.30 lbs for NO_X, 574.29 lbs for CO, 0.75 lbs for SO_2, 53.23 lbs for PM-10, and 16.87 lbs for PM-2.5. In 2009, the maximum short-term daily construction emissions are 39.87 lbs for VOC, 321.95 lbs for NO_X, 532.09 lbs for CO, 0.75 for SO_2, 18.84 for PM-10, and 15.55 lbs for PM-2.5. In 2010, the maximum short-term daily construction emissions are 142.19 lbs for VOC, 270.32 lbs for NO_X, 479.28 lbs for CO, 0.74 for SO_2, 15.56 for PM-10, and 12.55 lbs for PM-2.5. In 2011, the maximum short-term daily construction emissions are 139.53 lbs for VOC, 243.46 lbs for NO_X, 443.84 lbs for CO, 0.74 for SO_2, 14.33 for PM-10, and 11.41 lbs for PM-2.5.

The criteria pollutant emissions from construction of this project are above the SCAQMD-recommended daily regional thresholds for NO_X and CO in 2008, NO_X in 2009x; NO_X and VOC during 2010 and 2011. Based on the localized significance threshold (LST) analysis of the proposed project, the short-term construction will not exceed the thresholds at the nearest sensitive receptor for NO_X, CO, PM-10, or PM-2.5.

Although the construction emissions from the project are over applicable thresholds at the regional level, the project is below thresholds at the localized level. These construction emissions are temporary and with the incorporation of the mitigation measures (MM Air 1 through MM Air 6) listed below, the impact from construction emissions are considered less than significant.

The maximum daily long-term emissions associated with project operations are 117.92 lbs. for VOC, 122.72 lbs for NO_X, 1,007.34 lbs for CO, 0.99 lbs for SO_2, 151.23 lbs for PM-10, 30.82 lbs for PM-2.5 in summer, and 102.38 lbs for VOC, 156.69 lbs for NO_X, 851.06 lbs for CO, 0.83 lbs for SO_2, 151.23 lbs for PM-10, and 30.81 lbs for PM-2.5 in winter. Emissions of all criteria pollutants, except SO_2 and PM-2.5, are above the SCAQMD daily regional thresholds. The project's contribution of CO emissions to the project area will not result in any CO hot spots in the project vicinity. According to the SCAQMD's LST methodology, the project's operational emissions are below localized significance thresholds for CO, NO_X, PM-10, and PM-2.5.

The project is located in a sparsely populated area that is frequently subject to windy conditions. This wind would aid in dispersal and dry deposition of emissions and particulates generated by project operations. The surrounding land uses are mainly industrial/commercial and the project is compatible with those surrounding land uses (see (a) above). Also, the project site is located less than 0.4 miles from the I-10 freeway. The air quality impacts to sensitive receptors within the vicinity of the project site are below localized significance thresholds for operations. With the incorporation of the mitigation measures listed below (MM Air 7 through MM Air 11), the impact from operational emissions is considered less than significant.

c) The Coachella Valley portion of the SSAB within which the proposed project is located is designated as a non-attainment area for ozone and PM-10 under both state and federal standards. The project will exceed regional thresholds for VOC, NO_X, and CO during construction, and exceeds the daily threshold for VOC, NO_X, CO, and PM-10 during the operational phase of the project.

The Riverside County Integrated Project General Plan Final Program Environmental Impact Report and Draft Program EIR ("RCIP EIR") certified by the Riverside County Board of Supervisors on October 7, 2003, evaluated the potential environmental impacts associated with a theoretical build-out of all unincorporated areas which is expected to occur in 2037, or possibly later. The projections developed and analyzed in this EIR estimated potential population, dwelling units, and employment for unincorporated areas of the County. The General Plan's land uses served as the basis for these projections. The Riverside County General Plan reflects the past, present, and probable future development for the area within which the proposed project is located and the GP EIR described and evaluated the conditions contributing to area-wide and regional cumulative impacts.

The Riverside County Board of Supervisors found that despite adoption of all feasible mitigation measures, implementation of the Riverside County General Plan would result in significant unavoidable and cumulative impacts, including those to air quality. The Board of Supervisors adopted the Riverside County General Plan because, "in its view, the economic, social, and other benefits that the project will produce and will render the significant effects acceptable" and issued a Statement of Overriding Considerations. (Resolution No. 2003-488) The project's impacts to air quality would not exceed the impacts that have already been addressed during the adoption of the RCIP EIR. Therefore, the project's impact to air quality standards is considered cumulatively less than significant.

d) The closest sensitive receptor is located approximately 35 meters (~114 feet) north of the project site. The proposed project's short-term and long-term emissions were above regional thresholds for VOC, NO_X, CO, and PM-10, but were below all localized significance thresholds. Given the distance to sensitive receptors, and the results of the LST analysis for NO_X emissions, exposure of sensitive receptors to substantial concentrations of pollutants is not anticipated. Therefore, impacts are considered less than significant.

e) The proposed project does no involve the construction of sensitive receptors (residences, schools, hospitals, etc). Therefore, impacts are considered less than significant.

f) It is anticipated that the major potential sources of odor from the project would occur during construction. Construction equipment exhaust would be the main source of odors that could occur. However, given the fact that the project and its roadways for access are not located within or adjacent to large residential areas, nor an area which would have land uses of large numbers of people that could be exposed to the odors (outdoor malls, schools), impacts related to odors during construction are considered less than significant.

The project consists of four buildings, which will be used for warehouse purposes. Since no manufacturing purposes are expected, operation of the project will not result in the production of objectionable odors. In addition, the project is in an industrial area and the nearest sensitive receptor is approximately 114 feet to the north.

Since the project consists of a distribution/warehousing use, the trucks utilizing the project may emit odors during operation in the form of diesel exhaust; however, there are regulations from the California ARB related to diesel fuel contents that are intended to reduce the amount of odor from diesel exhaust. These rules and regulations, along with MM Air 8 which limits idling time, will help to reduce impacts related to odors from the project to less than significant levels.

Therefore, the project will not create objectionable odors affecting a substantial number of people and the impact is considered less than significant.
Mitigation: In addition to compliance with SCAQMD Rule 403 and Rule 403.1, the following mitigation measures shall be implemented in order to reduce emissions during project construction:

MM Air 1: Where economically and physically feasible, electricity from power poles shall be used instead of temporary diesel- or gasoline-powered generators to reduce the associated emissions. Feasibility shall be determined by the contractor and approved by the Planning Department prior to issuance of grading permits.

MM Air 2: All retail/commercial/industrial land uses greater than 45,000 square feet of floor space shall apply paints using either high-volume low-pressure (HVLP) spray equipment or by hand.

MM Air 3: Prior to issuance of grading permits, all applicants shall submit a traffic control plan that will describe in details, safe detours and provide temporary traffic control during construction activities.

MM Air 4: During construction, mobile construction equipment will be properly maintained at an off site location, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction.

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

MM Air 5: Prohibit all vehicles from idling in excess of five minutes, both on site and off site.

MM Air 6: Configure construction parking to minimize traffic interference.

In order to reduce emissions from project operation, the following mitigation measures shall be implemented:

MM Air 7: Prohibit on-site truck idling in excess of five minutes.

MM Air 8: Loading bays will be equipped with electrification, and/or auxiliary power units.

MM Air 9: Pave roads and parking areas.

MM Air 10: The project will post contact information outside the facility for the public to call if a specific air quality issue arises.

MM Air 11: The project will provide information about diesel particulate traps and alternatively fueled off-road equipment to all customers.
Compliance with conditions on file in the LMS, including 10 .PLANNING. 30 – Air Quality Impacts.
Monitoring: Monitoring shall be provided by the Building and Safety department.

BIOLOGICAL RESOURCES Would the project:				
6. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☐	☒	☐
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☒	☐	☐
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☒	☐
f) Have a substantial adverse effect on federally	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Source: GIS, Biological Assessment by AMEC dated January 31, 2008

Findings of Fact:

a) Applicable existing regional plans and public open space include the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and the Coachella Valley Flat-Tailed Lizard Habitat Conservation Plan (CVFTL HCP). Open space and preserve areas that occur in the project's vicinity include the CVFTL Preserve and Joshua Tree National Park.

The project site is located within the CVMSCHP area but is not located within designated Conservation Area. The CVMSHCP has not been issued Take Authorization by the United States Fish and Wildlife Service and the California Department of Fish and Game as of May 2008. The current terms of the CVMSHCP would not require the project proponent to take any further action towards detection of sensitive elements. The Conservation Area plans for the conservation of 29,440 acres and provides species protection of sixteen species. CVMSHCP fees are required for all projects located within the CVMSHCP area. Development impact fees are required at a cost of $5,730 per acre of development.

The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts associated with the project are less than significant.

b-c) A general field survey was conducted by AMEC on January 31, 2008, with additional visits on April 22 and May 8, 2008. Habitat on the project site was assessed based on the presence or absence of habitat components characteristic of sensitive species identified as potentially occurring by the literature review.

The plant community type present throughout the entire subject property is relatively low density Sonoran Creosote Bush Scrub, which is characterized by the dominance of Creosote Bush (*Larrea tridentata*). Throughout the project site, the native plant community has been degraded by trash dumping and as a result of other anthropogenic activities such as off-road driving. Coachella Valley Milk-vetch is federally-listed as endangered by the United States Fish and Wildlife Service (USFWS). Although Coachella Valley Milkvetch has a very limited distribution and has always been relatively uncommon, there is a moderate potential for its occurrence in appropriate habitat on the site.

The Desert Tortoise is listed by both the state and federal government as Threatened. No tortoise sign (scat, carcasses, burrows, etc.) was observed during the field visits to the project area and the site is disturbed. Previous occurrences of Desert Tortoise have been reported in the Garnet Hill area (approximately a mile south of the site, and in the Whitewater Hill area west approximately three miles west of the site. In addition, unoccupied tortoise burrows were found on and immediately east of the project site during spring 2007 Burrowing Owl surveys.

The Burrowing Owl has been designated a Species of Special Concern by California Department of Fish and Game (CDFG), and is protected by the Migratory Bird Treaty Act and the CDFG Code.

Although no Burrowing Owls were observed during any field visits, a state-wide survey in California in the spring of 2007, organized by the Institute for Bird Populations, included surveys in the immediate vicinity of the project site and twelve Burrowing Owls were found. Given the presence of suitable habitat within the project footprint and the documented occurrence of this species in the immediate project vicinity, there is at least a moderate potential for their occurrence on the site.

The Palm Springs Round-tailed Ground Squirrel is a federal candidate for listing, and a California Special Concern species. There is a moderate probability that this species occurs on the project site. During the site reconnaissance, relatively few small rodent burrows were noted. This coupled with the presence of suitable habitat for the species, means that there is at least a low to moderate potential for the Palm Springs Pocket Mouse to be present at the project site.

Impacts to sensitive species other than the burrowing owl and desert tortoise are less than significant as they are unlikely to occur in any quantity, if at all. With implementation of mitigation measures MM BIO 1 and 2, potential impacts to burrowing owl, desert tortoise and migratory birds are reduced to less than significant levels.

d) The project site is disturbed through illegal dumping and non-native invasive plant species. According to Preliminary Conservation Reports issued by Coachella Valley Association of Governments (CVAG), the property has not been determined to be a part of a biological corridor or linkage area. Due to the relatively high level of disturbance and lack of natural habitat, impacts to native species movement and nursery sites are considered less than significant.

e-f) The project site does not contain riparian habitat, wetlands (as defined in Section 404 of the clean water act), or other sensitive natural community. The proposed project would not have an adverse effect on federally protected wetlands, riparian habitat, or other sensitive natural community. Ephemeral washes are located within the project site. If the on site ephemeral washes meet the criteria of a “waters of the U.S.” under jurisdiction of the U.S. Army Corps of Engineers (Corps) or a “streambed” under jurisdiction of CDFG, impacts to these washes would require permits or authorizations from these agencies. With implementation of mitigation measures MM BIO 3 potential impacts to waters of the U.S. and streambeds are reduced to less than significant levels.

g) There are no local ordinances regarding biological issues that would need to be addressed as a result of the project. Therefore, the proposed project would not conflict with local policies or ordinances protecting biological resources.

Mitigation: **MM Bio 1:** Prior to grading permit issuance, the construction area and adjacent areas within 500 feet of the development site, or to the edge of the property if less than 500 feet, will be surveyed by an acceptable biologist for burrows that could be used by burrowing owl. If a burrow is located, the biologist will determine if an owl is present in the burrow. If the burrow is determined to be occupied, the burrow will be flagged and a 160-foot buffer during the non-breeding season and a 250-foot buffer during the breeding season, or a buffer to the edge of the property boundary if less than 500 feet, will be established around the burrow. The buffer will be staked and flagged. No development or O&M activities will be permitted within the buffer until the young are no longer dependent on the burrow.

If the burrow is unoccupied, the burrow will be made inaccessible to owls, and the covered activity may proceed. If either a nesting or escape burrow is occupied, owls shall be relocated pursuant to accepted Wildlife Agency protocols. A burrow is assumed occupied if records indicate that, based on surveys conducted following protocol, at least one burrowing owl has been observed occupying a

burrow on site during the past three years. If there are no records for the site, surveys must be conducted to determine, prior to construction, if burrowing owls are present. Determination of the appropriate method of relocation, such as eviction/passive relocation or active relocation, shall be based on the specific site conditions (e.g., distance to nearest suitable habitat and presence of burrows within that habitat) in coordination with the Wildlife Agencies. Active relocation and eviction/passive relocation require the preservation and maintenance of suitable burrowing owl habitat determined through coordination with the Wildlife Agencies.

MM Bio 2: Prior to the issuance of a grading permit, an acceptable biologist will conduct a presence/absence survey of the development area and adjacent areas within 200 feet of the development area, or to the property boundary if less than 200 feet and permission from the adjacent landowner cannot be obtained, for fresh sign of desert tortoise, including live tortoises, tortoise remains, burrows, tracks, scat, or egg shells. The presence/absence survey must be conducted during the window between February 15 and October 31. Presence/absence surveys require 100% coverage of the survey area. If no sign is found, a clearance survey is not required. A presence/absence survey is valid for 90 days or indefinitely if tortoise-proof fencing is installed around the development site.

If fresh sign is located, the development area must be fenced with tortoise-proof fencing and a clearance survey conducted during the clearance window. Desert tortoise clearance surveys shall be conducted during the clearance window from February 15 to June 15 and September 1 to October 31 or in accordance with the most recent Wildlife Agency protocols. Clearance surveys must cover 100% of the development area. A clearance survey must be conducted during different tortoise activity periods (morning and afternoon). All tortoises encountered will be moved from the development site to a specified location. Prior to issuance of the Permits, CVCC will either use the *Permit Statement Pertaining to High Temperatures for Handling Desert Tortoises* and *Guidelines for Handling Desert Tortoises During Construction Projects*, revised July 1999, or develop a similar protocol for relocation and monitoring of desert tortoise, to be reviewed and approved by the Wildlife Agencies. Thereafter, the protocol will be revised as needed based on the results of monitoring and other information that becomes available.

Utility development protocols have been developed to avoid or minimize potential adverse impacts to the desert tortoise in the Conservation Areas from utility and road right-of-way projects, such as the installation and maintenance of water, sewer, and electric lines and roadway maintenance. The objectives of these protocols are to provide reliable and consistent direction on utility development within the Conservation Areas. Two utility development protocols, *Inactive Season Protocol* and *Active Season Protocol*, provide specific direction on site preparation and construction phases of utility projects in the Conservation Areas. The protocols include steps to be followed during the desert tortoise active and/or inactive season. The inactive season protocol must be used for utility maintenance or development within the November 1 to February 14 time frame; the active season protocol must be used for utility maintenance or development within the February 15 to October 31 time frame. Deviations from these time frames must be presented to the RMOC.

Disposition of Sick, Injured, or Dead Specimens. Upon locating dead, injured, or sick desert tortoises under any utility or road project, initial notification by the contact representative or acceptable biologist must be made to the USFWS or CDFG within three (3) working days of its finding. Written notification must be made within five (5) calendar days with the following information: date; time; location of the carcass; photograph of the carcass; and any other pertinent information. Care must be taken in handling sick or injured animals to ensure effective treatment and care. Injured animals shall be taken

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

care of by the Acceptable Biologist or an appropriately trained veterinarian. Should any treated tortoises survive, USFWS or CDFG should be contacted regarding the final disposition of the animals.

MM Bio 3: Prior to the issuance of grading permit, a jurisdictional delineation shall be prepared to determine if the on site ephemeral washes meet the criteria of "waters of the U.S." under the jurisdiction of the Corps or of "streambeds" under the jurisdiction of CDFG. If it is determined that the on site washes are under jurisdiction of one or both of these agencies and the project will impact these washes implementation of one, or a combination of the following shall be implemented:

- Avoidance of on site jurisdictional washes through a revised project design;
- Enhancement of avoided on-site features;
- Restoration of on site jurisdictional washes following construction of the proposed project; or
- Mitigation or residual impacts to wetlands at a 3 to 1 ratio, or other ratio as negotiated between the applicant and the Corps and/or CDFG during the permitting process.

Applicable permits shall be obtained prior to project site development.
Compliance with condition of approval on file in the LMS, including 60 .EPD. 1 - 30 Day Burrowing Owl Survey.
Monitoring: Monitoring shall be performed by the Planning and Building and Safety Departments.

CULTURAL RESOURCES Would the project:				
7. Historic Resources a) Alter or destroy an historic site?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☒	☐	☐

Source: RCIP Fig. OS-7 "Historical Resources", CRM TECH
Findings of Fact:
a) & b) No prehistoric or historic-period cultural resources were located within the project area during the intensive pedestrian survey performed by CRM TECH. Historical background research was conducted and Historic maps were consulted for the proposed project site. Despite the gradual growth of the surrounding area, no buildings or other evidence of any settlement or land development activities were found within the project boundaries. Indian Avenue and Avenue 18 were the only notable man-made features known to be present in the immediate project vicinity. The project will not result in impacts to historical resources.

Site studies concluded that prehistoric cultural resources are "low" for the site; however, the project area has the potential to contained buried cultural resources. In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, State Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98.
Mitigation: Compliance with conditions of approval on file in the LMS, including 10 .PLANNING. 26 – Inadvertent Archaeological Find.
Monitoring: Monitoring to be provided by the Building and Safety Department.

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

Source: RCIP Fig. OS-6 "Archaeological Sensitivity", CRM TECH

Findings of Fact:

a) & b) The field survey performed by CRM TECH produced negative results for potential cultural resources. The records search conducted at the Eastern Information Center found that no recorded cultural resource sites were found on the project site. Outside the project boundaries but within a one-mile radius, EIC records show nearly 30 other previous studies covering various tracts of land and linear features. As a result of these and other similar studies in the vicinity, eight historical/archaeological sites and isolates were previously recorded within the scope of the records search.

Nearly 30 cultural resource studies have been conducted within the half-mile radius of the site and two cultural resources have been recorded within the one-half mile radius of the site. As discussed above, the records search results indicate that a prehistoric isolate was observed in the northern portion of the project area in 2005, but the artifacts could not be found during the field survey for this study. According to guidelines set forth by the California Office of Historic Preservation, such isolates, or localities with fewer than three artifacts, do not qualify as archaeological sites due to the lack of contextual integrity, and thus are not considered potential "historical resources." Since no potential "historical resources" were encountered throughout the course of this study, CRM TECH concludes that *no historical resources exist within or adjacent to the Project area*.

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired." Since no "historical resources" as defined by CEQA, were discovered during the course of this study, CRM TECH presents the following recommendations to the County of Riverside:

- No historical resources exist within or adjacent to the project area, and thus the project as currently proposed will not cause a substantial adverse change to any known historical resources.

- No further cultural resources investigation is necessary for the proposed project unless development plans undergo such changes as to include areas not covered by this study.

c) There are no known human burials on the project site. The proposed project is not expected to disturb any human remains, including those interred outside of formal cemeteries. Due to the previously disturbed and developed condition of the project area the discovery of human remains is extremely unlikely. Therefore impacts to human remains are less than significant and mitigation is not necessary. However, in the unlikely event that during construction suspected human remains are uncovered, all activities in the vicinity of the remains shall cease and the contractor shall notify the

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

County Coroner immediately pursuant to CA Health and Safety Code Section 7050.5 and CA RPC Section 5097.98.

With implementation of **MM Cult 1**, potential impacts to archaeological resources are less than significant.

d) A search of the Sacred Lands File by the Native American Heritage Commission (NAHC) found no presence of Native American sacred lands or traditional cultural properties within the immediate project area. Upon receiving the commission's response, CRM TECH initiated correspondence with all 12 individuals on the referral list and the organizations they represent. In a letter dated January 25, 2008, Ms. Stapp, Director of Cultural Affairs for the Cabazon Band of Mission Indians, states that the tribe has no archival information regarding cultural resources in or near the project area, but recommends that a qualified archaeologist be on site during ground-disturbing activities associated with the proposed project. In a letter dated February 4, 2008, Mr. Dancy, Project Manager for the Morongo Band of Mission Indians, requests that if any Native America cultural resources or human remains are discovered during earth-moving activities, all work in the immediate vicinity should be halted until the County Coroner and/or a qualified archaeologist, as appropriate, can be notified to assess the find. He further requests that if a treatment plan is to be drafted for such archaeologist finds, the Morongo Band of Mission Indians be contacted again for further consultation. Letters requesting additional information have been sent to contacts provided by the NAHC. With implementation of **MM Cult 1** and compliance with CA Health & Safety Code impacts to archaeological resources are less than significant.

Mitigation Measures: **MM Cult 1** If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

Compliance with conditions of approval on file in the LMS, including 1o .PLANNING. 25 – If Human Remains Found and 10 .PLANNING. 26 – Inadvertent Archaeological Find.

Monitoring: Monitoring will be performed by a qualified archaeologist.

9. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☒	☐	☐

Source: RCIP Fig. OS-8 "Paleontological Sensitivity", CRM TECH

Findings of Fact:

a) According to the Riverside County General Plan, the proposed project site is designated as an area of low paleontological sensitivity. A site-specific paleontological resource assessment was prepared by CRM TECH, in February 2008. A records search from the Natural History Museum of Los Angeles County (NHMLAC) and the San Bernardino County Museum (SBCM) found no know paleontological localities within or immediately adjacent to the project area. However, the NHMLAC reports a single paleontological locality somewhat nearby from sediment lithologies similar to those that may occur as subsurface deposits in the proposed project area.

According to the NHMLAC's records search results, the project area contains surface deposits of soils and younger Quaternary alluvium, derived primarily as fan deposits from the Little San Bernardino Mountains to the north, the northeast, and various drainages in the vicinity. No fossil localities have been found from these types of deposits, and they are unlikely to contain significant vertebrate fossils, at least in the uppermost layers. However, Garnet Hill, which is located approximately one mile southeast of the project area, south of Interstate 10, exhibits exposure of older Quaternary deposits

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

as well as exposure of the marine Pliocene Imperial Formation that may occur subsurface within the project area. Both of these sediment formations may contain significant fossil vertebrate remains if they are present within the subsurface of the project area.

The results of the records search conducted indicated that the project area is situated upon surface exposures of Recent alluvium, which has a low potential to contain significant nonrenewable paleontologic resources. The Recent alluvium overlies sediments of older Pleistocene age, which are present at unknown depths. Such sediments are often found at depths of ten feet or more below the existing surface. Older Pleistocene sediments have a high potential to contain significant fossil resources, and have demonstrated this with the discovery of several fossil remains of plants and extinct terrestrial Pleistocene vertebrates elsewhere in the Inland Empire.

The field survey produced completely negative results for potential paleontologic resources. The entire project area was closely inspected for any indications of paleontological remains, but none were found. The landscape within the project area is characterized by relatively level terrain, with an unnamed drainage channel found near the western boundary, and the northeast corner of the property exhibited some possible fluvial disturbances from runoff from the Mission Creek Wash.

Based on the study results, the proposed project's potential to impact paleontological resources is determined to be low within the shallow Recent surface soils, but high within any older Pleistocene-age sediments and formations that may be present subsurface. Due to the uncertainty of the surface soil thickness, periodic monitoring is recommended if any earth-moving activities in the project area reach ten feet below the existing ground surface. Mitigation measures are required to ensure potential impacts to paleontological resources are less than significant.
Mitigation: **MM Paleo 1:** If grading plans show that project-related excavations go deeper than ten (10) feet, a qualified paleontological monitor shall be retained by the site developer(s) to check for fossils. Should construction/development activities uncover paleontological resources, work will be halted in that area and moved to other parts of the project site and a qualified paleontologist shall be contacted to determine the significance of these resources. The paleontologist shall have authority to divert grading away from exposed fossils temporarily in order to recover the fossil specimens. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented.

MM Paleo 2: All fossils and associated data recovered during the paleontological monitoring shall be reposted in a public museum or other approved curation facility.
Monitoring: Monitoring shall be conducted by the Building and Safety Department.

GEOLOGY AND SOILS Would the project:				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	☐	☐	☒	☐
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐

Source: RCIP Fig. S-2 "Earthquake Fault Study Zones," SCG

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

Findings of Fact:
a & b) The site is located in a region of generally high seismicity, as is all of Southern California. The San Andreas Fault zone within the Coachella Valley includes the Garnet Hill, the Banning, and the Mission Creek Faults which traverse along the northeast margin of the valley. The Coachella Valley segment of the San Andreas Fault system may be capable of generating a magnitude seven or greater earthquake within the next 50 years. Therefore, during the life of the project, the site is expected to experience strong ground motions from earthquakes on regional and or local causative faults.

The limits of the Alquist-Priolo Earthquake Fault Zone cross the northeaster corner of the site. The fault lies to the extreme northeastern corner of the site, within the zone that has been designated as having no permanent buildings, only parking area and driveway. Although none of the proposed buildings are located within the Alquist-Priolo Earthquake Fault Zone, the site will be subject to very strong ground motions in the event of an earthquake on the Sand Andreas Fault, which is located approximately 2.4 km northeast of the site.

The project will be required to implement the site-specific recommendations in the October 2006 SoCal Preliminary Geotechnical Investigation Report. The proposed development must be designed in accordance with the requirements of the latest edition of the Uniform Building Code (UBC) or the California Building Code (CB). The UBC/CBC provides procedures for earthquake resistant structural design that include considerations for on-site soil conditions, seismic zoning, occupancy, and the configuration of the structure including the structural system and height. The seismic design parameters presented in the SoCal Preliminary Geotechnical Investigation Report are based on the seismic zone, soil profile, and the proximity of know faults with respect to the subject site.
Mitigation: No mitigation measures are required
Monitoring: No monitoring measures are required

11. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

Source: RCIP Fig. S-3 "Generalized Liquefaction", Uniform Building Code (UBC), SoCal
Findings of Fact:
a) The California Geological Survey (CGS) has not yet conducted detailed seismic hazards mapping in the area of the project site. The general liquefaction susceptibility of the site was determined by research of the Seismic Hazards Map for the Western Coachella Valley Area Plan, part of the Riverside County General Plan. This map indicates that the project site is located within an area of sediments that moderately susceptible to liquefaction. During the geotechnical investigation several borings were extended to depths of 50+/- feet, in order to evaluate the potential for liquefaction. The conditions encountered at the boring locations are no considered to be conducive to liquefaction. These condition consist of medium dense to very dense, well graded granular soils with no evidence of a static groundwater table in the upper 50+/- feet. Furthermore, based on the appearance of the encountered soils, and the fact that most of the moisture contents were less than 1 percent, there is no evidence to suggest that the historic groundwater table is within the upper 50 feet.

Therefore, it is SoCal's professional opinion that liquefaction is not considered to be a design concern for this project. Impacts are expected to be less than significant.

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

Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

12. Ground-shaking Zone	☐	☐	☒	☐
Be subject to strong seismic ground shaking?				

Source: RCIP Fig. S-18 "Inventory of Facilities Storing Hazardous Materials", SCG
Findings of Fact:
a & b) The project site would be subject to seismic ground shaking from a regional earthquake. The level of ground shaking that would be experienced at the project site from one of these faults or any other active faults in the region, would be a function of several factors including earthquake magnitude, type of faulting, rupture propagation path, distance from the epicenter, earthquake depth, duration of shaking, site topography, and site geology. To reduce the risks associated with seismically-induced ground shaking, engineered design and earthquake-resistant construction increases safety and allows development in seismic areas. The UBC requires the developer to take the location and type of subsurface materials into consideration when designing or retrofitting foundations and structures for a particular site. Because the proposed project is in Seismic Zone 4, structures are required to be designed in accordance with parameters of Chapter 16 of the current UBC. Therefore, adequate structural protection in the event of an earthquake would be provided, thus reducing impacts from strong seismic ground shaking to a less than significant level.

The project will be required to implement the site-specific recommendations in the October 2006 SoCal Preliminary Geotechnical Investigation Report. The proposed development must be designed in accordance with the requirements of the latest edition of the Uniform Building Code (UBC) or the California Building Code (CBC). The UBC/CBC provides procedures for earthquake resistant structural design that include considerations for on-site soil conditions, seismic zoning, occupancy, and the configuration of the structure including the structural system and height. The seismic design parameters presented in the SoCal Preliminary Geotechnical Investigation Report are based on the seismic zone, soil profile, and the proximity of know faults with respect to the subject site.
Mitigation: No mitigation measures are required
Monitoring: No monitoring measures are required

13. Landslide Risk	☐	☐	☐	☒
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				

Source: RCIP Fig. S-4 "Earthquake-Induced Slope Instability Map, RCIP Fig S-5 "Regions Underlain by Steep Slopes", SoCal
Findings of Fact:
a) Topographically, the site is relatively flat and slopes gently downward towards the southeast. The site is at approximately 140 feet above mean sea level. In addition, based on the County's Earthquake-Induced Slope Instability Map, the site is not in an area susceptible to earthquake-induced landslides. Therefore, the project site is not subject to landslide, collapse, or rockfall hazards. There is no evidence of past landslides on site or in the project vicinity. The proposed project will adhere to the Seismic Zone 4 soil and foundation support parameters of the UBC, as required by County and state law. There are no impacts associated with landslides risk.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in ground subsidence?	☐	☐	☒	☐

Source: RCIP Fig. S-7, "Documented Subsidence Areas," SCG, SoCal
Findings of Fact:
a**)** Land subsidence associated with groundwater-level declines has been recognized as a potential problem in the Coachella Valley. Removal and recompaction of the near-surface soils is estimated to result in an average shrinkage of 8 to 13 percent. Minor ground subsidence is expected to occur in the soils below the zone of removal, due to settlement and machinery working. The subsidence is estimated to be 0.1 +/- feet. This estimate may be used for grading in areas that are underlain by native alluvial soils.

Current UBC standards and the Geotechnical Report's recommendations for design and construction, are intended to reduce the potential for major structural damage.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

15. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source: USGS, RCIP Safety Element, Protocol, Site Visit, Known Property Uses
Findings of Fact:
a) Tsunamis and seiches do not pose hazards due to the inland location of the site and lack of nearby bodies of standing water at the site elevation. There are also no known active volcanoes in the project vicinity. Mudflows are usually associated with slopes and the project site is relatively flat.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

16. Slopes a) Change topography or ground surface relief features?	☐	☐	☒	☐
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☒	☐
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☒	☐

Source: USGS, RCIP Fig. S-4, "Earthquake-Induced Slope Instability Map", SoCal
Findings of Fact:
a, b, & c) The project site is relatively level and will not be significantly modified as a result of the project. Minor surface grading and leveling will be required. No cut or fill slopes great than 2:1 or higher than 10 feet will be created. Compliance with Riverside County Building and Safety Ordinance No. 457 is required regardless of the project's proposed changes to topography. Ordinance No. 457 will assure cut or fill slopes are manufactured appropriately. Prior to the issuance of grading permits, the County of Riverside requires Building and Safety review of the grading plans to assure the grading plans will not affect or negate subsurface sewage plans. Compliance with Ordinance No. 457 and the UBC will reduce potential impacts due to changes in topography and cut and fill slopes as a result of

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

the proposed project to a less than significant level. There are no known subsurface sewage disposal systems on site.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

17. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) 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?	☐	☐	☐	☒

Source: NRSC, SoCal, General Permit
Findings of Fact:
a) According to the Geotechnical report, the near-surface soils generally consist of loose to medium dense native alluvium. The alluvial soils were deposited as part of a complex fluvial/channel depositional environment that resulted in interbedded sands and silts. Erosion is always a consideration in arid regions. Desert soils are susceptible to wind and water erosion. Trenching, grading, and compacting associated with construction of structures, modification/relocation of underground utility lines, and landscape/hardscape installation could expose areas of soil to erosion by wind or water during these construction processes. The addition of paved and landscaped areas would, over the long term, decrease the potential for erosion because fewer exposed soils would exist at the site.

Because one of the major effects of loss of topsoil is sedimentation in receiving waters, erosion control standards are set by the Regional Water Quality Control Board (RWQCB) through administration of the National Pollutant Discharge Elimination System (NPDES) permit process for storm drainage discharge. The NPDES permit requires implementation of nonpoint source control of stormwater runoff through the application of a number of BMPs. These BMPs are meant to reduce the amount of constituents, including eroded sediment, that enter streams and other water bodies. A Storm Water Pollution Prevention Plan (SWPPP), as required by the RWQCB, must describe the stormwater BMPs (structural and operational measures) that would control the quality (and quantity) of stormwater runoff.

The project site is relatively flat; therefore, is not subject to significant erosion by water through surface drainage during construction. Earth-disturbing activities associated with demolition and construction would be temporary and would be regulated by the NPDES permitting process. Construction of the project would eliminate exposed, un-landscaped areas, which would tend to decrease erosion. Specific erosion impacts would depend largely on the effectiveness of the required erosion control programs for the site and the length of time soils would be subject to conditions that would be affected by erosion processes.

The project site is greater than one acre in size, and, therefore, is subject to the provisions of the General Construction Activity Stormwater Permit adopted by the State Water Resources Control Board (SWRCB). The developer for the proposed project must submit a Notice of Intent (NOI) to the SWRCB for coverage under the Statewide General Construction Activity Stormwater Permit and must comply with all applicable requirements, including the preparation of a SWPPP, applicable NDPES Regulations, and BMPs. The SWPPP must describe the site, the project, construction period erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of

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

approved local plans, control of post-construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. Inspection of the construction site before and after storms is required to identify stormwater discharge from the construction activity and to identify and implement controls where necessary.

In addition, all construction activities would be required to comply with Chapter 33 of the UBC which regulates excavation activities and the construction of foundations and retaining walls, including drainage and erosion control. Compliance with the NPDES permit process and the UBC requirements would minimize effects from erosion.

Because the NPDES permit requirements of the RWQCB and the UBC must be satisfied prior to and during project construction, the potential hazards posed by substantial soil erosion or the loss of topsoil would be regulated and reduced to a less-than-significant level.

b) The on-site soils consist of sands, silty sands, and gravelly sands that have been visually classified as very low to non-expansive. Therefore, no design considerations related to expansive soils are considered warranted for this site.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required

18. Erosion	☐	☐	☒	☐
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	☐	☐	☒	☐

Source: NRSC, Project location, SoCal
Findings of Fact:
a) The proposed project is in relatively flat terrain. The site is not adjacent to a river, stream, or lake bed. Therefore, the project will not result in a significant change in disposition, siltation or erosion. The County's SCA and BMPs in conjunction with the SWPPP will minimize the potential for erosion and siltation during construction.

b) As indicated in Section 17a above, the project site is greater than one acre in size, and, therefore, is subject to the provisions of the General Construction Activity Stormwater Permit adopted by the SWRCB. The developer for the proposed project must comply with all applicable requirements of the above Permit, including the preparation of a SWPPP, applicable NDPES Regulations, and BMPs. The SWPPP must describe the site, the project, construction period erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. Inspection of construction site before and after storms is required to identify stormwater discharge from the construction activity and to identify and implement controls where necessary.

In addition, all construction activities would be required to comply with Chapter 33 of the UBC, which regulates excavation activities and the construction of foundations and retaining walls, including drainage and erosion control. Compliance with the NPDES permit process and the CBC requirements would minimize effects from erosion.

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

Because the NPDES permit requirements of the RWQCB and the UBC must be satisfied prior to and during project construction, any increase in water erosion, either on or off site, would be regulated and reduced to a less-than-significant level.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

19. Wind Erosion and Blowsand from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☐	☒

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484
Findings of Fact:
a) The project site is located in a very high to high wind erosion susceptibility area. The County requires a site-specific wind erosion study as a SCA and BMP in areas of very high to high wind erosion susceptibility and a disclosure about wind erosion susceptibility on property title, building design to resist wind loads, and builder education about the wind environment and design features. The grading contractor will need to secure an approved PM_{10} plan and comply with the provisions contained therein. Continued compliance with the PM_{10} plan will assure that there are no significant impacts associated with blowsand.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are necessary

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

Source: Project proposal, Ord. 348, Phase 1 ESA
Findings of Fact:
a & b) Development of the proposed industrial/business park land uses will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies, etc. The proposed project buildings are to be used for light industrial and warehouse/distribution uses under the existing I-P, M-SC, and M-M zoning. These zoning

designations allow certain land uses which might use hazardous materials. Such uses, if ever proposed on the site in the future, would be subject to standard Department of Environmental Health policies and permitting procedures. However, as proposed, the project will not involve transport, use or disposal of hazardous materials. The proposed project will not create a significant hazard to the public or environment; potential impacts are less than significant.

c) The proposed project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel. No impacts are expected.

d) The proposed project would not emit hazardous emissions or handle hazardous materials, substances, or waste. Furthermore, there are no existing or proposed schools within one-quarter mile of the project site. Therefore, the proposed project would not emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of a school. No impacts are expected.

e) An environmental regulatory database search was performed for the project site in early 2006. This environmental regulatory database search reviewed all regulatory agency lists compiled pursuant to Government Code Section 65962.5, and revealed that the proposed project is not located on a site which is included on the Cortese list of hazardous materials sites. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

21. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	☐	☐	☐	☒
d) For a Project within the vicinity of a private airstrip, or heliport, would the Project result in a safety hazard for people residing or working in the Project area?	☐	☐	☐	☒

Source: RCIP Figure S-19 “Airport Locations”, GP
Findings of Fact:
a) According to the General Plan, the project site is not located within an Airport Compatibility Zone Safety Compatibility Map. No impacts will occur.

b) The proposed project will not require review by the Riverside County Airport Land Use Commission (ALUC) because it is not located within an airport policy area. No impacts will occur.

c) The proposed project is not located within an airport land use plan, nor within two miles of a public airport. No impacts will occur.

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

d) The project site is not located within the vicinity of a private airstrip, therefore no impacts will occur.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

22. Hazardous Fire Area a) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Source: RCIP Fig. S-11 "Wildfire Susceptibility", GIS
Findings of Fact:
a) According to the County General Plan (Figure S-11), the proposed development site is not located within a High Fire Area where wildlands are adjacent to urbanized areas or residences are intermixed with wildlands. The proposed project site is currently vacant, with vacant lands that abut the site to the east and west. The site is covered with scrub brush and wind blow debris. The proposed project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires; therefore, potential impacts are considered less than significant.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
c) 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)?	☐	☐	☒	☐
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☒	☐
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g., water	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors and odors)?				

Source: Project design, RCIP Fig. S-9 "100- and 500- Year Flood Hazard Zone", FEMA,

Findings of Fact:

a) Implementation of the proposed project will result in the alteration of the site's use and will introduce structures which will impede percolation of storm water as it travels across the project site. This will result in the alteration of the existing drainage patterns on site as well as downstream from the site; the impervious surfaces proposed by the project will reduce infiltration of rainfall and increase storm water runoff volumes. In the existing condition a substantial amount of off site would sheet flow into the site. Approximately 5,053 acres of off site area is tributary to the north boundary line of the site; along Avenue 18. The proposed commercial buildings are designed in such a way as to allow open areas between the buildings to perpetuate the estimated flows of 3,235 cfs across the site without negative impacts. Based upon the findings of the hydrology report, it is concluded that the construction and implementation of the proposed facilities, detention basins, and basin outlet structures will adequately protect the project site as well as the surrounding downstream areas from flood damage associated with the development of the site. The proposed facilities, with ultimate developments of the tributary areas, necessary connections, and adequate maintenance of the facilities, will convey flows safely through the region in accordance to RCFC&WCD and Riverside County Road Department Requirements. The construction of storm drain and/or other flood control devices are required by the County's regulatory requirements and are enforced through the project's conditions of approval. Impacts will be less than significant after mitigation is incorporated.

Construction activities would temporarily alter the existing drainage pattern of the project site as project grading exposes soils creating a potential impact on local drainage. Pursuant to the requirements of the State Water Resources Control Board (SWRCB), the proposed project is subject to the provisions of the General Construction Activity Stormwater Permit adopted by the SWRCB. The developer for the proposed project must comply with all applicable requirements of the Statewide General Construction Activity Stormwater Permit, including the preparation of a SWPPP, applicable NDPES Regulations, and BMPs. The SWPPP must describe the site, the project, construction period erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. Inspection of construction site before and after storms is required to identify stormwater discharge from the construction activity and to identify and implement controls where necessary. Conformance with the above requirements and standards, along with other federal, state, and county regulations will reduce potential impacts to drainage, erosion, and siltation from construction of the project to less than significant levels.

b) The Colorado River Regional Water Quality Control Board (CRRWQCB) sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the CRRWQCB are documented in the Basin Plan (2006). Beneficial uses consist of all the various ways that water can be used for the benefit of people and/or wildlife. Nineteen beneficial uses are recognized within the Colorado River Region.

Potential pollutants of concern (POC's) for downstream receiving water bodies include pathogens, salinity, toxaphene, and selenium. Expected pollutants from this type of development include trash and debris, oil and grease, sediment/turbidity, nutrients, oxygen demanding substances, pesticides, organic compounds, and pathogens. A project-specific WQMP is required and will reduce the impacts to downstream receiving waters. Best Management Practices (BMPs) have been designed to address the POC's that will be discharged by the site (pathogens) and will reduce the potential impacts to water quality from operation of the proposed project to less than significant.

c) No groundwater extraction is proposed as part of the project. However, the proposed project would increase the amount of impervious surface located at the project site, thus reducing the amount of water infiltrating the soil into the groundwater. The Coachella Valley Water District's (CVWD) Water Management Plan (WMP) and Urban Water Management Plan (UWMP) assure the reliability of water supply from the aquifer and other sources. Therefore, impacts due to interference with groundwater recharge would be less than significant.

d) The proposed commercial buildings are designed in such a way as to allow open areas between the buildings to perpetuate the estimated flows of 3,235 cfs across the site without negative impacts. Furthermore, with the incorporation of the SCA and BMPs outlined above, the amount of polluted runoff from the project site would be minimized. Therefore, the proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant after mitigation is incorporated.

e) There is no residential development as part of the proposed project. The project site is not located within a mapped 100-year flood plain or flood hazard area. No impacts will occur.

f) See response to item 23 (e), above.

g) Following construction, project development with structures, concrete, asphalt, and landscaping would reduce the potential for sediment discharges or erosion on the site. However, use and operation of the project would generate pollutants that could impact water quality. These pollutants could be washed from the project site into downstream receiving waters. The Coachella Valley Storm Drain (Whitewater River) is impaired for toxaphene and pathogens and the Salton Sea is impaired for nutrients, salinity, and selenium. The addition of pollutants for which the downstream receiving waters are impaired, would have a greater likelihood of resulting in impacts. Since the receiving water bodies are impaired for pathogens, nutrients, salinity and selenium, a Treatment Control BMP with a Medium or High effectiveness for treating these pollutants will be incorporated into the project design. Through compliance with NPDES permit requirements and implementation of BMPs outlined in the WQMP, impacts to water quality will be less than significant.

It has been determined that non-point source discharges associated with urbanization contribute pathogens to receiving waters. The project will be subject to the State's General Permit for Storm Water Discharges Associated with Construction Activities (General Permit) and will be required to comply with conditions for new development that are identified through the Riverside County Flood Control District's implementation of their Municipal Separate Storm Sewer System (MS4) permit. Construction and post-construction BMPs and best available technology will be implemented by the project in compliance with state and local regulations. Through compliance with General Permit requirements and BMPs, impacts will be less than significant.

These SCA and BMPs include:

- Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollutant Discharge Elimination System (NPDES) construction permit shall apply to all construction activities (e.g., clearing, grading, excavation, etc.) that results in the disturbance of one acre of land or activity that is part of a larger common plan of development of one acre or greater. Such permits shall be obtained prior to the start of grading activities.

- The project shall incorporate the current Standard Conditions of Approval, Best Management Practices, and Best Available Technologies (SCA, BMPs, and BATs) available at the time of application for pollution and erosion/siltation control permits. Example of BMPs and BATs include, but are not limited to:

  - Energy dissipation structures and rip-rap at storm water discharge points to stabilize flow and reduce velocities;
  - Desilting basins for pollutant and siltation control during construction, resource based if possible;
  - Mulching of cleared or freshly seeded areas for erosion/sedimentation control;
  - Geotextiles and mats for erosion control during construction, storm drain inlet/outlet protection for siltation control;
  - Slope drains for erosion control, silt fences/sand bags barriers for siltation control during construction;
  - Selection of slope planting species with low fertilization requirements; and
  - Requiring permanent irrigation systems to be inspected on a regular basis and properly maintained.

- The project shall comply with the requirements of the California State Water Quality Control Board.

h) Based upon the findings of the hydrology report, it is concluded that the construction and implementation of the proposed facilities, detention basins, and basin outlet structure will adequately protect the project site as well as the surrounding downstream areas from flood damage associated with the development of the site. The proposed facilities, with ultimate developments of the tributary areas, necessary connections, and adequate maintenance of the facilities, will convey flows safely through the region in accordance to RCFC&WCD and Riverside County Road Department Requirements. The construction of storm drain and/or other flood control devices are required by the County's regulatory requirements and are enforced through the project's conditions of approval. Potential impacts to site drainage after construction of the proposed project will be less than significant.

The project will be required to comply with conditions for new development through the Riverside County Flood Control District's implementation of their MS4 permit. On site BMPs will be designed to meet WQMP requirements and potential impacts are less than significant.
Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 10 .FLOOD. 1 – Flood Hazard Report.

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

Monitoring: Monitoring to be provided by the Building and Safety Department.

24. Floodplains

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

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☒	☐	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☒	☐	☐
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☒	☐

Source: RCIP Fig. S-9 "100- and 500- Year Flood Hazard Zone," RCIP Fig. S-10 "Dam Failure Inundation Zone", USGS

Findings of Fact:

a) The proposed project site is located on relatively flat terrain where on-site storm water moves across the site in the form of sheet flow. The proposed storm drain system and the existing storm drain system to which the proposed system will connect will be designed to handle a 1-hour/100-year storm event. Prior to installation of the storm drain system, the site will use BMPs to divert or channel off-site flows through or around the site. Therefore, flooding will not occur on site during the construction and operational phases. Through compliance with the General Permit requirements and implementation of WQMP BMPs, potential impacts are less than significant.

b) Development of the proposed project will result in the alteration of the existing drainage patterns of the project site by increasing the amount of impervious surfaces within the site. Construction activities would temporarily alter the existing drainage pattern of the project site as there would be areas of exposed soil during grading and excavation. Through compliance with the General Permit requirements and implementation of WQMP BMPs potential impacts from increased runoff are less than significant.

c) There are no dams or levees in the proximity of the project area, nor would development of the project site result in adverse conditions that could weaken or damage flood-control structures. The project site is not located in a Dam Inundation Area. Therefore, no impacts are expected.

d) As discussed in Response No. 23 d) above, the project includes an on-site drainage system to accommodate stormwater. Therefore, the proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of water that would change the amount of surface water in any water body. Impacts would be less than significant.

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

Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 10 .FLOOD. 1 – Flood Hazard Report and 10 .FLOOD RI. 7 – Elevate Finish Floor.
Monitoring: Monitoring to be provided by the Building and Safety Department.

LAND USE/PLANNING Would the project:				
25. Land Use a) Result in a substantial alteration of the present or planned land use of an area?	☐	☒	☐	☐
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☒	☐	☐

Source: GP
Findings of Fact:
a) The vacant site is designated Light Industrial (LI) in the Western Coachella Valley Area Plan (WCVAP). LI allows industrial and related uses including warehousing/ distribution, assembly and light manufacturing, and repair facilities. The proposed project is consistent with this existing General Plan designation as shown on Figure 9, Riverside County General Plan Land Use Designations (Riverside County GIS). Impacts are expected to be less than significant.

b) The proposed project is located within a designated Sphere of Influence (SOI) of the City of Desert Hot Springs whose boundary is located approximately 1¼ mile to the northeast. The City of Palm Springs lies directly west and south of the project site. The project was transmitted to the Cities of Desert Hot Springs and Palm Springs in November 2007. Both cities are concerned with the impact the project may have on traffic especially along Indian Avenue in the vicinity of the I-10 interchange ramps. To alleviate this impact, the applicant has proposed to build the project in four phases. Phase 1 will consist of Building 1 and Phase 2 consists of Building 2 etc. Building permits for Building 1 only, maybe issues prior to the completion of the new I-10 interchange. However, final inspection/occupancy shall not be granted until the completion of the new interchange by the California Department of Transportation. Project construction is expected to start in late 2009 and completed by late 2011.

Both cities were also concerned with the aesthetical appearance of the proposed project relating to building architecture and landscaping. The project was reviewed by the City of Palm Springs Architectural Advisory Committee on February 11, 2008 and comments from the City were incorporated into the project.

The City of Palm Springs was concerned with mitigation impacts regarding hydrology and water quality for the proposed warehouse and distribution center. The hydrology was reviewed by the Riverside County Flood Control District and mitigation measures were made conditions of approval. These include adequate flow-through areas by orientating the buildings in a north-south direction; constructing the finished floor two feet above the surrounding ground allowing flows to be perpetuated between the buildings and into detention basins located along the southern boundary. Impacts are expected to be less than significant with mitigation.
Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 10 .PLANNING. 1 – Compliance with Ordinances/Codes and 10 .PLANNING. 5 – Land Division Required, 80 .TRANS. 18 – Interchange Improvements
Monitoring: Monitoring to be provided by Planning Department and Building and Safety Department through Ordinance No. 348 and 457.

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

Source: GIS, Ord. No. 348, RCIP Fig. LU-1 "General Plan Land Use", WCVAP

Findings of Fact:

a & b) The project is currently zoned Manufacturing Service Commercial (M-SC), Industrial Park (I-P), and Controlled Development Areas (W-2) with a proposal to change the W-2 and I-P zoning designation on an approximately 44-acre portion of the 161-acre site to M-SC. This proposed zoning designation is consistent with General Plan Land Use Designation for Light Industrial (LI). The proposed project will be consistent because it proposes warehousing/ distribution, assembly, light manufacturing and repair facilities within an area that is zoned for light industrial uses. Surrounding zoning includes Controlled Development Areas (W-2) to the north and east; Manufacturing-Service Commercial (MS-C) and Industrial Park (I-P) to the south, and the City of Palm Springs is located across Indian Avenue to the west with a general plan designation of Industrial and a zoning designation of Manufacturing (M2).

c) See the response to item 26 (b), above.

d) The Western Coachella Area Plan (WCVAP) designation for the project site is Light Industrial. The proposed project's is for warehousing/ distribution, assembly and light manufacturing, and repair facilities are compatible with Light Industrial. Impacts are considered less than significant.

e) The project does not divide and will not disrupt the physical arrangement of the existing community or the cities of Palm Springs and Desert Hot Springs. Impacts are considered less than significant.

Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 10 .PLANNING. 1 – Compliance with Ordinances/Codes and 10 .PLANNING. 5 – Land Division Required. Change of zone from Controlled Development Areas (W-2) and Industrial Park (I-P) to Manufacturing Service Commercial (M-SC).

Monitoring: Monitoring to be provided by Planning Department and Building and Safety Department through Ordinance No. 348 and 457.

MINERAL RESOURCES Would the project:				
27. Mineral Resources	☐	☐	☐	☒
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source: RCIP Fig. OS-5 "Mineral Resources Area"
Findings of Fact:
a & b) As indicated on Figure OS-5 of the General Plan, no mineral resources are known to exist on the project site. Therefore, the proposed project would not result in the loss or availability of a known mineral resource that would be of value to the region or residents of the state. No impacts are expected.

c & d) As indicated on Figure OS-5 of the General Plan, no state classified or designated areas, or mineral resources are known to exist adjacent to the project site. Additionally, no existing, proposed, or abandoned quarries or surface mines are adjacent to the project site. No impacts are expected.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

NOISE Would the project result in:				
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked. NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable C - Generally Unacceptable D - Land Use Discouraged				
28. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the Project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Table N-1, "Land Use Compatibility for Community Noise Exposure"
Findings of Fact:
a) The proposed project is not located within an Airport Influence Policy Area. No impacts will occur.

b) The project site is not within the vicinity of a private airstrip. No impacts will occur.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

29. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Thomas Guide, RCIP Fig. S-21 "Rail Facilities"
Findings of Fact:

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

The railroad is located on the south side of I-10, which is approximately 2 miles south of the project. Due to the distance of the nearest railroad, no impacts will occur.
Mitigation: No mitigation measures are required for railroad noise.
Monitoring: No mitigation measures are required.

30. Highway Noise	☐	☐	☐	☒
NA ☒ A ☐ B ☐ C ☐ D ☐				

Source: Thomas Guide, GP
Findings of Fact:
The nearest freeway to the proposed project site is I-10, approximately ½-mile to the south. Because the project will be industrial, it is reasonable to conclude that freeway noise will not have an impact on the project site. No impacts are expected.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

31. Other Noise	☐	☐	☐	☒
NA ☒ A ☐ B ☐ C ☐ D ☐				

Source: Project location and description
Findings of Fact:
There are no other known sources of noise in the project area that present the potential for significant impacts upon the proposed project. No impacts are expected.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

32. Noise Effects on or by the project				
a) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the project?	☐	☒	☐	☐
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Source: RCIP Ch. 7, Table N-1, "Land Use Compatibility for Community Noise Exposure", County of Riverside Ordinance No. 457, Noise Study
Findings of Fact:
a & b) The project site is currently vacant. The project site is largely surrounded with vacant land and limited to commercial development to the south, adjacent to I-10, and residential to the north. The General Plan classifies noise levels as “Normally Acceptable” for residential, commercial, and industrial land uses as less than or equal to 60dBA, 70dBA and 75dBA, respectively. The construction truck traffic associated with the project may increase noise levels on streets to a level greater than the County’s 65 dBA standard. Due to construction activities, the proposed project site may have temporary or periodic increases in ambient noise levels. It is estimated that there could be significant short-term noise impacts during construction and incremental long-term impacts from project

occupancy, primarily due to vehicular noise. With implementation of mitigation measures identified below, potential impacts from increased noise levels will be reduced to less than significant levels.

c) Operational activity noise from industrial center/warehousing operations would possibly derive from on-site loading or unloading operations, or from on- and off-site truck movements. Materials handling at cross-dock facilities occur within the warehouse where truck trailers block any noise propagation through any open truck bay doors. An occasional "thump" is audible when a fork-lift drives into a trailer to pick up or set down a pallet of materials, but such single-event noise is infrequent. If truck unloading occurs at night and in close proximity to residential uses, the low frequency thumps can be intrusive and sleep-disturbing if adjacent residences have open bedroom windows. Because the County noise policy is a 10-minute average, single-event loading/unloading noise would not likely cause the nocturnal (45 dBA Ldn/CNEL) threshold to be exceeded. The nuisance factor from nocturnal dock operations would, however, be sufficient for the impact to be significant, unless mitigated.

Daytime operational noise is not considered a source of significant impact if topography or a barrier shields the visibility of the (loading) activity from any ground-floor observers.

Construction noise impacts are minimized by time restrictions placed on grading permits. Ordinance 457.90, Section 1G of the Riverside County Building and Safety Department, states the following:

> "Whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official."

There are currently residences north of the project site. The masking effects of background noise conditions and compliance with the County time limits are predicted to create a less than significant temporary noise impact during construction activities.

d) Given the nature of the construction activities that will be required for the project, some vibration may be perceived by off-site receptors within approximately 100 feet of the site during the construction phase. However, this impact will be short term and will not be of a magnitude to become severely unpleasant or potentially damaging to property. Therefore, project construction and operation would not generate significant levels of ground-borne vibration or ground-borne noise.

Mitigation:

MM Noise 1: Heavy equipment operations during facility construction shall be limited to the hours of 7:00 AM to 7:00 PM, Monday through Saturday.

MM Noise 2: Construct a 6-foot barrier separation wall between the project and the existing residences to the north of the project if daytime trucking activity occurs within 200 feet of the property line.

MM Noise 3: An 8-foot high barrier shall be required if nocturnal (10:00 PM to 7:00 AM) loading dock materials handling activities are conducted within 300 feet of any residence. If nocturnal trucking activities are conducted simultaneously with the operation of the warehouse/loading dock, the 8-foot high barrier shall be required if such combined activities occur within 600 feet of an existing home.

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

MM Noise 4: A final acoustical impact analysis shall be performed for the Palm Springs Business Park (once project use, precise grading, and architectural plans are made available) in order to obtain building permits for the project. The final acoustical impact analysis will be utilized to verify the preliminary acoustical impact analysis' assumptions and mitigation, and establish office-specific interior noise levels and potential mitigation measures necessary to achieve applicable County interior noise standards.

MM Noise 5: Mitigation entails a solid barrier that completely blocks the line-of-sight between the source and receiver. Because both the diesel truck exhaust stack and the reverberating trailer are tall sources, the barrier itself (a solid building, property line sound wall, berm or any combination thereof) must also be tall. A 6-foot high barrier is proposed along the northern site perimeter where future operations may cause adverse noise impacts to the existing residences. The minimum recommended barrier height is 8 feet if nocturnal operations are proposed within the zone of potential impact. Compliance with conditions of approval on file in the LMS, including, 10 .PLANNING. 31 – OIH Letter.
Monitoring: Monitoring shall be conducted by the Building and Safety Department.

POPULATION AND HOUSING Would the project				
33. Housing a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Source: Project description, GIS, GP
Findings of Fact:
a & c) The project site is a vacant parcel. Therefore, the proposed project would not displace any existing housing or people.

b) The proposed project will result in the development of industrial uses within a region that currently supports this type of development. The project will provide new employment opportunities however the mix of housing types proposed as separate development projects in the region and the mixed housing stock in the area, the appropriate mix of housing needs should be met. Potential impacts are less than significant.

d) The project site is located outside of a County Redevelopment Project Area, therefore, the proposed project would not affect a Redevelopment Project Area.

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

e) Since the proposed project will not consist of the construction of dwelling units, no direct population impacts are expected. The project's land use designations are also consistent with the General Plan, and the WCVAP. Therefore, the project does not indirectly induce population growth because, as analyzed in the General Plan, the proposed project will provide employment opportunities for the existing population growth in western Riverside County and current residential development, impacts are expected to be less than significant.

f) See Item 33e, above.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

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

Source: RCIP Fig. S-13 "Inventory of Emergency Response Facilities"
Fire protection services are provided by the Riverside County Fire Department (RCFD). RCFD is an all risk emergency organization that delivers regional fire services to the unincorporated areas of the County and contract cities. Three RCFD fire stations are located within six miles of the project site.

- North Bermuda Dunes #81, 37955 Washington Street
  - 1 County Medic Engine, 1 Haz Mat Support Unit
  - 3 ¼ mile from Project site
- Palm Desert North #71, 73995 Country Club Drive
  - 1 City Medic Ambulance, 1 City Engine
  - 7 ¾ mile from project site
- Thousand Palms #35, 72695 La Canada Way
  - 1 County Medic Engine
  - 5¼ mile from Project site

The proposed project is considered as Category 2, Urban, with a fire station required within 3 road miles and receipt of a full "First Alarm" assignment on scene within 15 minutes. North Bermuda Dunes #81 meets this 3-mile requirement.

The proposed project will incrementally increase the demand for fire services in the project area. However, Riverside County has established a development impact fee via Ordinance No. 659 that is intended to offset any incremental increases in need for fire protection. The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will not have a significant impact on fire services.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Sheriff Services	☐	☒	☐	☐

Source:
RCIP General Plan Safety Element, Riverside County Ordinance No. 659
Findings of Fact:
The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the Project site and vicinity. The nearest County Sheriff's station is located at 73-520 Fred Waring Drive, Palm Desert, about 8 miles from the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, Riverside County's development impact fee Ordinance No. 659 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services. The proposed project is required to pay these development impact fees prior to issuance of building permits.
Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 10 .PLANNING. 34 – Sheriff's Letter
Monitoring: Monitoring to be provided by Planning Department and Building and Safety Department

36. Schools	☐	☐	☒	☐

Source: RCIP Fig. S-14, "Inventory of School Locations"
Findings of Fact:
The project site is located within the boundaries of the Palm Springs Unified School District. The proposed project will be developed with industrial land uses. Although the project does not include residential uses, the project will, however, result in additional employment opportunities. If employees live near the project site, potential impacts to schools in the area may occur. Such potential impacts are reduced to below the level of significance through the payment of school fees in accordance with State law. Impacts will be less than significant.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

37. Libraries	☐	☐	☒	☐

Source: GP
Findings of Fact:
Library services are provided by the Riverside County Public Library System. The proposed residential community will incrementally increase the demand for library services. The three closest libraries are:

- Palm Springs Library at 300 S. Sunrise Way, Palm Springs, CA
- Desert Hot Springs Library a11-691 West Drrive, Desert Hot Springs, CA
- Palm Desert Library at 73-300 Fred Waring Drive, Palm Desert, CA

Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

38. Health Services	☐	☐	☒	☐

Source: RCIP Fig. S-12 "Inventory of Hospital Locations"

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

Findings of Fact:
There are numerous health care providers and medical facilities in proximity to the project site. The project will create an incremental need for health services. However, these types of services are normally user fee or tax supported services. Therefore, the proposed project will have a less than significant impact.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.
.

RECREATION				
39. Parks and Recreation a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

Sources: RCIP Fig. OS-3 "Parks, Forest, and Recreation Areas"; Ord. No. 460
Findings of Fact:
a) The proposed project will not require the construction or expansion of recreational facilities. Therefore, there are no impacts associated with recreational facilities.

b) See response to Item 39 (a), above.

c) The project is not located within a C.S.A. or recreation and park district. The proposed project is not subject to Quimby Fees (Section 10.35 of Ordinance No. 460) as these fees only apply to residential developments. Therefore, there will be no impacts associated with recreational facilities.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

40. Recreational Trails	☐	☐	☒	☐

Sources: RCIP Fig. C-7, "Riverside County Trails and Bikeway System"; RCIP Fig. C-8, "Multipurpose Recreational Trails Details"; WCVAP Fig. 8, "Trails and Bikeway System"
Findings of Fact:
The proposed project is not required to provide recreational trails within the project area nor along the adjacent roadways. The project proponent will be required to pay development impact fees pursuant to Riverside County Ordinance No. 659, which includes a component for the development of Regional Multipurpose Trails. Compliance with this regulatory requirement reduces the project's impact to below the level of significance.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project:				
41. Circulation	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b) Result in inadequate parking capacity?	☐	☐	☐	☒
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☒	☐	☐
d) 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?	☐	☐	☐	☒
e) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☒	☐	☐
h) Cause an effect upon circulation during the Project's construction?	☐	☒	☐	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
j) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Sources: Project proposal, Webb TIA 2008 with updates available for inspection at Transportation Department offices located at 4080 Lemon street, 8th Floor, or 3525 14 th Street, Riverside, CA 92501.

Findings of Fact:

a) A Traffic Impact Analysis (TIA) was prepared by Albert A. Webb Associates to evaluate the development of the proposed project. The scope of the analysis was discussed with the County's Transportation Department prior to its preparation. Study objectives included:

- Documentation of existing traffic conditions in the site vicinity;
- Analysis of existing plus ambient plus project traffic conditions;
- Evaluation of traffic conditions for the project opening year;
- Analysis traffic conditions for General Plan Buildout with and without the proposed project; and
- Determination of on-site and off-site improvements and system management actions needed to achieve County of Riverside level of service requirements.

The TIA study area includes the following intersections:

1. Twenty-nine Palms Highway Southbound / Dillon Road
2. Twenty-nine Palms Highway Northbound / Dillon Road
3. Worsley Road / Dillon Road
4. Diablo Road / Dillon Road
5. Indian Avenue / Dillon Road
6. Little Morongo Road / Dillon Road

7. Palm Drive / Dillon Road
8. Indian Avenue / Pierson Boulevard
9. Indian Avenue / Avenue 14
10. Indian Avenue / Avenue 20
11. Indian Avenue / I-10 Westbound Ramps

11A. Avenue 20 / I-10 Westbound Ramps (reconfigured Interchange)

12. Indian Avenue / I-10 Eastbound Ramps

12A. Garnet Avenue / I-10 Eastbound Ramps (reconfigured Interchange)

13. Indian Avenue / Garnet Avenue (City of Palm Springs)
14. Indian Canyon Drive / San Rafael Road (City of Palm Springs)
15. Indian Canyon Drive / Racquet Club Road (City of Palm Springs)
16. Indian Canyon Drive / Vista Chino (SH-111) (City of Palm Springs)
17. Indian Avenue / Avenue 18
18. Project Driveway 1 / Avenue 18
19. Project Driveway 2 / Avenue 18
20. Project Driveway 3 / Avenue 18
21. Calle de los Romos / Project Driveway 4
22. Calle de los Romos / Project Driveway 5
23. Calle de los Romos / Project Driveway 6
24. Project Driveway 7 / Avenue 19
25. Project Driveway 8 / Avenue 19
26. Project Driveway 9 / Avenue 19
27. Project Driveway 10 / Avenue 19
28. Project Driveway 11 / Avenue 19
29. Indian Avenue / Avenue 19
30. Indian Avenue / Project Driveway 12
31. Indian Avenue / Project Driveway 13
32. Indian Avenue / Project Driveway 14

According to the County of Riverside General Plan, Policy C 2.1:

> *Maintain the following countywide target Levels of Service:*
>
> *LOS "C" along all County-maintained roads and conventional state highways. As an exception, LOS "D" may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways, or freeway ramp intersections.*
>
> *LOS "E" may be allowed in designated community centers to the extent that it would support transit-oriented development and walkable communities.*

According to the City of Palm Springs General Plan:

The City has established that roadways and intersections shall operate at LOS D or better to maintain a successful circulation system and to be consistent with the Riverside County Congestion Management Program (CMP).

Levels of Service – Existing Conditions

The existing levels of service (LOS) for the study area intersections vary from LOS A to F. The following intersections operate at an unacceptable LOS:

- Indian Avenue / Dillon Road
- Indian Avenue / Avenue 20

Levels of Service – Existing Plus Ambient Growth (Phase 1) Conditions

For existing plus ambient growth (phase 1) traffic conditions without offsite improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to F. The following intersections would operate at an unacceptable LOS:

- Indian Avenue / Dillon Road
- Indian Avenue / Avenue 20
- Indian Avenue / Avenue 20

Levels of Service – Existing Plus Ambient Growth Plus Project (Phase 1) Conditions

For existing plus ambient growth plus project (phase 1) traffic conditions without offsite improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to F. The following intersections would operate at an unacceptable LOS:

- Indian Avenue / Dillon Road
- Indian Avenue / Avenue 20
- Indian Avenue / Avenue 20
- Indian Avenue / Avenue 19

Levels of Service – Existing Plus Ambient Growth Plus Cumulative (Phase 1) Conditions

For existing plus ambient growth plus cumulative (phase 1) traffic conditions without offsite improvements, the study area intersections are expected to operate at levels of service that vary from LOS B to F. The following intersections would operate at an unacceptable LOS:

- Twenty-nine Palms Highway Southbound / Dillon Road
- Twenty-nine Palms Highway Northbound / Dillon Road
- Indian Avenue / Dillon Road
- Little Morongo Road / Dillon Road
- Indian Avenue / Avenue 20
- Indian Avenue / I-10 Westbound Ramps
- Indian Avenue / I-10 Eastbound Ramps
- Indian Avenue / Avenue 19

Levels of Service – Existing Plus Ambient Growth Plus Cumulative Plus Project (Phase 1) Conditions

For existing plus ambient growth plus cumulative plus project (phase 1) traffic conditions without offsite improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to F. The following intersections would operate at an unacceptable LOS:

- Twenty-nine Palms Highway Southbound / Dillon Road
- Twenty-nine Palms Highway Northbound / Dillon Road
- Indian Avenue / Dillon Road
- Little Morongo Road / Dillon Road
- Indian Avenue / Avenue 19
- Indian Avenue / I-10 Westbound Ramps
- Indian Avenue / I-10 Eastbound Ramps
- Indian Avenue / Avenue 19
- Indian Avenue / Avenue 19

Levels of Service – Existing Plus Ambient Growth (Phase 2) Conditions

For existing plus ambient growth (phase 2) traffic conditions without offsite improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to F. The following intersections would operate at an unacceptable LOS:

- Indian Avenue / Dillon Road
- Indian Avenue / Avenue 19

Levels of Service – Existing Plus Ambient Growth Plus Project (Phase 2) Conditions

For existing plus ambient growth plus project (phase 2) traffic conditions without offsite improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to F. The following intersections would operate at an unacceptable LOS:

- Indian Avenue / Dillon Road
- Indian Avenue / Avenue 18
- Indian Avenue / Avenue 19
- Indian Avenue / Project Driveway 13

Levels of Service – Existing Plus Ambient Growth Plus Cumulative (Phase 2) Conditions

For existing plus ambient growth plus cumulative (phase 2) traffic conditions without offsite improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to F. The following intersections would operate at an unacceptable LOS:

- Twenty-nine Palms Highway Southbound / Dillon Road
- Twenty-nine Palms Highway Northbound / Dillon Road
- Indian Avenue / Dillon Road
- Little Morongo Road / Dillon Road
- Indian Avenue / Avenue 19

Levels of Service – Existing Plus Ambient Growth Plus Cumulative Plus Project (Phase 2) Conditions

For existing plus ambient growth plus cumulative plus project (phase 2) traffic conditions without offsite improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to F. The following intersections would operate at an unacceptable LOS:

- Twenty-nine Palms Highway Southbound / Dillon Road
- Twenty-nine Palms Highway Northbound / Dillon Road
- Indian Avenue / Dillon Road
- Little Morongo Road / Dillon Road
- Palm Drive / Dillon Road
- Indian Avenue / Avenue 18
- Indian Avenue / Avenue 19
- Indian Avenue / Project Driveway 12
- Indian Avenue / Project Driveway 13
- Indian Avenue / Project Driveway 14

The on-site circulation and access improvements recommended as mitigation in the TIA are listed below. Desert Commerce Center should be required to comply with the following conditions of approval:

Roadways

For phases 1 and 2, construction of the following roadways shall conform to Riverside County Standards:

- Construct partial width improvements on the easterly side of Indian Avenue at its ultimate cross-section as an arterial highway (128' to 141' right-of-way) adjacent to project boundary line.

- Construct partial width improvements on the southerly side of Avenue 18 at its ultimate cross-section as a secondary highway (100' right-of-way) adjacent to project boundary line.

- Construct partial width improvements on the northerly side of Avenue 19 at its ultimate cross-section as an industrial collector (78' right-of-way) adjacent to project boundary line.

- Construct partial width improvements on the westerly side of Calle de los Romos at its ultimate cross-section as an industrial collector (78' right-of-way) adjacent to project boundary line.

Intersections

Existing Plus Ambient Growth Plus Project (Phase 1) Conditions:

- Construct the signalized intersection of Indian Avenue and Avenue 18 to include the following geometrics:
  Northbound: One shared through and right turn lane.
  Southbound: One left turn lane. One through lane.
  Eastbound: Not Applicable.
  Westbound: One shared left turn and right turn lane.

- Construct the intersection of Project Driveway 3 and Avenue 18 to include the following geometrics:
  Northbound: One shared left turn and right turn lane. Stop Controlled.
  Southbound: Not Applicable.
  Eastbound: One shared through and right turn lane.
  Westbound: One shared left turn and through lane.

- Construct the intersection of Calle de los Romos and Project Driveway 4 to include the following geometrics:
  Northbound: One shared left turn and through lane.
  Southbound: One shared through and right turn lane.
  Eastbound: One shared left turn and right turn lane. Stop Controlled.
  Westbound: Not Applicable.

- Construct the intersection of Calle de los Romos and Project Driveway 5 to include the following geometrics:
  Northbound: One shared left turn and through lane.
  Southbound: One shared through and right turn lane.
  Eastbound: One shared left turn and right turn lane. Stop Controlled.
  Westbound: Not Applicable.
- Construct the intersection of Calle de los Romos and Project Driveway 6 to include the following geometrics:
  Northbound: One shared left turn and through lane.
  Southbound: One shared through and right turn lane.
  Eastbound: One shared left turn and right turn lane. Stop Controlled.
  Westbound: Not Applicable.

- Construct the intersection of Project Driveway 7 and Avenue 19 to include the following geometrics:
  Northbound: Not Applicable.
  Southbound: One shared left turn and right turn lane. Stop Controlled.
  Eastbound: One shared left turn and through lane.
  Westbound: One shared through and right turn lane.

- Construct the intersection of Project Driveway 8 and Avenue 19 to include the following geometrics:
  Northbound: Not Applicable.
  Southbound: One shared left turn and right turn lane. Stop Controlled.
  Eastbound: One shared left turn and through lane.
  Westbound: One shared through and right turn lane.

- Install a traffic signal at the intersection of Indian Avenue and Avenue 19 to include the following geometrics:
  Northbound: One left turn lane. One shared through and right turn lane.
  Southbound: One left turn lane. One shared through and right turn lane.
  Eastbound: One shared left turn, through, and right turn lane.
  Westbound: One shared left turn, through, and right turn lane.

Existing Plus Ambient Growth Plus Cumulative Plus Project (Phase 1) Conditions:

- Construct the signalized intersection of Indian Avenue and Avenue 18 to include the following geometrics:
  Northbound: One shared through and right turn lane.
  Southbound: One left turn lane. One through lane.
  Eastbound: Not Applicable.
  Westbound: One shared left turn and right turn lane.

- Construct the intersection of Project Driveway 3 and Avenue 18 to include the following geometrics:
  Northbound: One shared left turn and right turn lane. Stop Controlled.
  Southbound: Not Applicable.
  Eastbound: One shared through and right turn lane.
  Westbound: One shared left turn and through lane.

- Construct the intersection of Calle de los Romos and Project Driveway 4 to include the following geometrics:
  Northbound: One shared left turn and through lane.
  Southbound: One shared through and right turn lane.
  Eastbound: One shared left turn and right turn lane. Stop Controlled.
  Westbound: Not Applicable.

- Construct the intersection of Calle de los Romos and Project Driveway 5 to include the following geometrics:
  Northbound: One shared left turn and through lane.
  Southbound: One shared through and right turn lane.
  Eastbound: One shared left turn and right turn lane. Stop Controlled.
  Westbound: Not Applicable.

- Construct the intersection of Calle de los Romos and Project Driveway 6 to include the following geometrics:
  Northbound: One shared left turn and through lane.
  Southbound: One shared through and right turn lane.
  Eastbound: One shared left turn and right turn lane. Stop Controlled.
  Westbound: Not Applicable.

- Construct the intersection of Project Driveway 7 and Avenue 19 to include the following geometrics:
  Northbound: Not Applicable.
  Southbound: One shared left turn and right turn lane. Stop Controlled.
  Eastbound: One shared left turn and through lane.
  Westbound: One shared through and right turn lane.

- Construct the intersection of Project Driveway 8 and Avenue 19 to include the following geometrics:

Northbound: Not Applicable.
Southbound: One shared left turn and right turn lane. Stop Controlled.
Eastbound: One shared left turn and through lane.
Westbound: One shared through and right turn lane.

- Install a traffic signal at the intersection of Indian Avenue and Avenue 19 to include the following geometrics:
  Northbound: One left turn lane. One through lane. One right turn lane.
  Southbound: One left turn lane. One shared through and right turn lane.
  Eastbound: One shared left turn, through, and right turn lane.
  Westbound: One left turn lane. One shared through and right turn lane.

Existing Plus Ambient Growth Plus Project (Phase 2) Conditions:

- Construct the signalized intersection of Indian Avenue and Avenue 18 to include the following geometrics:
  Northbound: One shared through and right turn lane.
  Southbound: One left turn lane. One through lane.
  Eastbound: Not Applicable.
  Westbound: One shared left turn and right turn lane.

- Construct the intersection of Project Driveway 1 and Avenue 18 to include the following geometrics:
  Northbound: One shared left turn and right turn lane. Stop Controlled.
  Southbound: Not Applicable.
  Eastbound: One shared through and right turn lane.
  Westbound: One shared left turn and through lane.

- Construct the intersection of Project Driveway 2 and Avenue 18 to include the following geometrics:
  Northbound: One shared left turn and right turn lane. Stop Controlled.
  Southbound: Not Applicable.
  Eastbound: One shared through and right turn lane.
  Westbound: One shared left turn and through lane.

- Construct the intersection of Project Driveway 3 and Avenue 18 to include the following geometrics:
  Northbound: One shared left turn and right turn lane. Stop Controlled.
  Southbound: Not Applicable.
  Eastbound: One shared through and right turn lane.
  Westbound: One shared left turn and through lane.

- Construct the intersection of Calle de los Romos and Project Driveway 4 to include the following geometrics:
  Northbound: One shared left turn and through lane.
  Southbound: One shared through and right turn lane.
  Eastbound: One shared left turn and right turn lane. Stop Controlled.

Westbound: Not Applicable.

- Construct the intersection of Calle de los Romos and Project Driveway 5 to include the following geometrics:
  Northbound: One shared left turn and through lane.
  Southbound: One shared through and right turn lane.
  Eastbound: One shared left turn and right turn lane. Stop Controlled.
  Westbound: Not Applicable.

- Construct the intersection of Calle de los Romos and Project Driveway 6 to include the following geometrics:
  Northbound: One shared left turn and through lane.
  Southbound: One shared through and right turn lane.
  Eastbound: One shared left turn and right turn lane. Stop Controlled.
  Westbound: Not Applicable.

- Construct the intersection of Project Driveway 7 and Avenue 19 to include the following geometrics:
  Northbound: Not Applicable.
  Southbound: One shared left turn and right turn lane. Stop Controlled.
  Eastbound: One shared left turn and through lane.
  Westbound: One shared through and right turn lane.

- Construct the intersection of Project Driveway 8 and Avenue 19 to include the following geometrics:
  Northbound: Not Applicable.
  Southbound: One shared left turn and right turn lane. Stop Controlled.
  Eastbound: One shared left turn and through lane.
  Westbound: One shared through and right turn lane.

- Construct the intersection of Project Driveway 9 and Avenue 19 to include the following geometrics:
  Northbound: Not Applicable.
  Southbound: One shared left turn and right turn lane. Stop Controlled.
  Eastbound: One shared left turn and through lane.
  Westbound: One shared through and right turn lane.

- Construct the intersection of Project Driveway 10 and Avenue 19 to include the following geometrics:
  Northbound: Not Applicable.
  Southbound: One shared left turn and right turn lane. Stop Controlled.
  Eastbound: One shared left turn and through lane.
  Westbound: One shared through and right turn lane.

- Construct the intersection of Project Driveway 11 and Avenue 19 to include the following geometrics:
  Northbound: Not Applicable.

Southbound: One shared left turn and right turn lane. Stop Controlled.
Eastbound: One shared left turn and through lane.
Westbound: One shared through and right turn lane.

- Install a traffic signal at the intersection of Indian Avenue and Avenue 19 to include the following geometrics:
  Northbound: One left turn lane. One through lane. One right turn lane.
  Southbound: One left turn lane. One shared through and right turn lane.
  Eastbound: One left turn lane. One shared through and right turn lane.
  Westbound: Two left turn lanes. One shared through and right turn lane.

- Construct the intersection of Indian Avenue and Project Driveway 12 to restrict movement to right-in and right-out only from the driveway with the following geometrics:
  Northbound: One shared through and right turn lane.
  Southbound: One through lane.
  Eastbound: Not Applicable.
  Westbound: One right turn lane. Stop Controlled.

- Construct the signalized intersection of Indian Avenue and Project Driveway 13 to include the following geometrics:
  Northbound: One shared through and right turn lane.
  Southbound: One left turn lane. One through lane.
  Eastbound: Not Applicable.
  Westbound: One shared left turn and right turn lane.

- Construct the intersection of Indian Avenue and Project Driveway 14 to restrict movement to right-in and right-out only from the driveway with the following geometrics:
  Northbound: One shared through and right turn lane.
  Southbound: One through lane.
  Eastbound: Not Applicable.
  Westbound: One right turn lane. Stop Controlled.

Existing Plus Ambient Growth Plus Cumulative Plus Project (Phase 2) Conditions:

- Construct the signalized intersection of Indian Avenue and Avenue 18 to include the following geometrics:
  Northbound: One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. One through lane.
  Eastbound: Not Applicable.
  Westbound: One shared left turn and right turn lane.

- Construct the intersection of Project Driveway 1 and Avenue 18 to include the following geometrics:
  Northbound: One shared left turn and right turn lane. Stop Controlled.
  Southbound: Not Applicable.
  Eastbound: One shared through and right turn lane.
  Westbound: One shared left turn and through lane.

- Construct the intersection of Project Driveway 2 and Avenue 18 to include the following geometrics:
  Northbound: One shared left turn and right turn lane. Stop Controlled.
  Southbound: Not Applicable.
  Eastbound: One shared through and right turn lane.
  Westbound: One shared left turn and through lane.

- Construct the intersection of Project Driveway 3 and Avenue 18 to include the following geometrics:
  Northbound: One shared left turn and right turn lane. Stop Controlled.
  Southbound: Not Applicable.
  Eastbound: One shared through and right turn lane.
  Westbound: One shared left turn and through lane.

- Construct the intersection of Calle de los Romos and Project Driveway 4 to include the following geometrics:
  Northbound: One shared left turn and through lane.
  Southbound: One shared through and right turn lane.
  Eastbound: One shared left turn and right turn lane. Stop Controlled.
  Westbound: Not Applicable.

- Construct the intersection of Calle de los Romos and Project Driveway 5 to include the following geometrics:
  Northbound: One shared left turn and through lane.
  Southbound: One shared through and right turn lane.
  Eastbound: One shared left turn and right turn lane. Stop Controlled.
  Westbound: Not Applicable.

- Construct the intersection of Calle de los Romos and Project Driveway 6 to include the following geometrics:
  Northbound: One shared left turn and through lane.
  Southbound: One shared through and right turn lane.
  Eastbound: One shared left turn and right turn lane. Stop Controlled.
  Westbound: Not Applicable.

- Construct the intersection of Project Driveway 7 and Avenue 18 to include the following geometrics:
  Northbound: Not Applicable.
  Southbound: One shared left turn and right turn lane. Stop Controlled.
  Eastbound: One shared left turn and through lane.
  Westbound: One shared through and right turn lane.

- Construct the intersection of Project Driveway 8 and Avenue 19 to include the following geometrics:
  Northbound: Not Applicable.
  Southbound: One shared left turn and right turn lane. Stop Controlled.

Eastbound: One shared left turn and through lane.
Westbound: One shared through and right turn lane.

- Construct the intersection of Project Driveway 9 and Avenue 19 to include the following geometrics:
  Northbound: Not Applicable.
  Southbound: One shared left turn and right turn lane. Stop Controlled.
  Eastbound: One shared left turn and through lane.
  Westbound: One shared through and right turn lane.

- Construct the intersection of Project Driveway 10 and Avenue 19 to include the following geometrics:
  Northbound: Not Applicable.
  Southbound: One shared left turn and right turn lane. Stop Controlled.
  Eastbound: One shared left turn and through lane.
  Westbound: One shared through and right turn lane.

- Construct the intersection of Project Driveway 11 and Avenue 19 to include the following geometrics:
  Northbound: Not Applicable.
  Southbound: One shared left turn and right turn lane. Stop Controlled.
  Eastbound: One shared left turn and through lane.
  Westbound: One shared through and right turn lane.

- Install a traffic signal at the intersection of Indian Avenue and Avenue 19 to include the following geometrics:
  Northbound: One left turn lane. One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. One through lane. One shared through and right turn lane.
  Eastbound: One left turn lane. One shared through and right turn lane.
  Westbound: Two left turn lanes. One shared through and right turn lane.

- Construct the intersection of Indian Avenue and Project Driveway 12 to restrict movement to right-in and right-out only from the driveway with the following geometrics:
  Northbound: One through lane. One shared through and right turn lane.
  Southbound: One through lane.
  Eastbound: Not Applicable.
  Westbound: One right turn lane. Stop Controlled.

- Construct the signalized intersection of Indian Avenue and Project Driveway 13 to include the following geometrics:
  Northbound: One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. One through lane.
  Eastbound: Not Applicable.
  Westbound: One shared left turn and right turn lane.

- Construct the intersection of Indian Avenue and Project Driveway 14 to restrict movement to right-in and right-out only from the driveway with the following geometrics:

Northbound: One through lane. One shared through and right turn lane.
Southbound: One through lane.
Eastbound: Not Applicable.
Westbound: One right turn lane. Stop Controlled.

Based on the traffic study, it is concluded that the traffic impacts generated from the proposed project can be mitigated to a level of insignificance if the recommended improvements are adopted. With implementation of the conditions of approval and mitigation measures from the TIA, impacts will be less than significant.

b) The proposed project will comply with the County's parking code requirements. Therefore, project-related parking impacts will be less than significant.

c) The project will participate in the cost of off-site improvements through payment of the following "fair share" mitigation fees:

- Transportation Uniform Mitigation Fee (TUMF), current at time of construction.
- Riverside County Traffic Signal Systems Fee Program.

These fees should be collected and utilized as needed by Riverside County to construct the improvements necessary to maintain the required level of service. With implementation of the conditions of approval and mitigation measures, impacts will be less than significant.
Impacts are expected to be less than significant.

d) The closest airport to the project site is the privately owned Bermuda Dunes airport, southeast of the site. The proposed project does not contain any components that could alter air traffic patterns or increase air traffic. No impacts are expected to occur.

e) The privately owned Bermuda Dunes Airport is located over three miles southeast of the proposed Project. This airport serves general aviation aircraft. The proposed project does not contain any components that could alter air traffic. Therefore, the project will not result in a change in air traffic patterns.

The Southern Pacific railroad track parallels the I-10 Freeway on the opposite side of the freeway from the proposed project approximately 1 mile away. There is no waterborne traffic in the project vicinity. Therefore, the proposed project will not result in a change to air traffic patterns; alter waterborne, rail or air traffic, including either an increase in traffic levels or a change in location that results in substantial safety risks. No impacts are expected to occur.

f) The circulation system for the proposed project has been designed in accordance with the County of Riverside circulation and roadway standards and accepted engineering practices. Therefore, the proposed project would not substantially increase hazards due to a design feature or incompatible uses. Sight distance at each project access shall be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.

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

g) Potential impacts to road maintenance from project-related traffic will be offset by existing fee mechanisms established and required by the Riverside County Transportation Department. With implementation of the conditions of approval and mitigation measures, impacts regarding the need for new or additional road maintenance will be less than significant.

h) Construction activities may impact circulation in the project vicinity. However, any impact will be short-term and will not block or close Avenue 18. At any one time, only one side of Avenue 18 will be closed in front of and immediately adjacent to the project site. All County and State requirements will be followed to ensure the construction has a limited impact on circulation. With implementation of the conditions of approval and mitigation measures, impacts will be less than significant.

i) Considering the temporary nature of project construction, the volume of traffic circulation in the area, and established County requirements for traffic control on public roadways during construction, the project is expected to have less than significant impacts upon emergency access during construction. Emergency access throughout the project site will be developed in accordance County ordinances, standard conditions of approval, and permits related to emergency access. Impacts will be less than significant.

j) The proposed project consists of an industrial development that would not conflict with adopted policies, plans, or programs supporting alternative transportation. The project does not propose to alter any existing bus turnouts or established alternative transportation programs within the County. As more development occurs in the Project vicinity, the Riverside Transit Agency should consider expanding service within the area. Impacts will be less than significant.
Mitigation: Compliance with conditions of approval on file in LMS, including 10 .TRANS. 5 – Standard Intro. 3 and 80 .TRANS. 4 – R-O-W Dedication and such other conditions of approval as determined by the Transportation Department.
Monitoring: Monitoring shall be done by both the Planning and Building and Safety Departments.

42. Bike Trails	☐	☐	☒	☐

Sources: GP Fig. C-7, "Riverside County Trails and Bikeway System"; RCIP Fig. C-8, "Multipurpose Recreational Trails Details"; WCVAP Fig 8, "Trails and Bikeway System"
Findings of Fact:
According to the WCVAP Figure 8, a Class I Bike path is planned along the Indian Canyon Drive from Washington Street to the northwestern boundary of the Western Coachella Valley near the Pacific Crest Trail. This planned Class I Bike path roughly parallels the I-10 freeway. This Class I Bike Trail will ultimately connect to other trails throughout the County. There are no other recreational trails planned or adjacent to the project site. The project is required to pay all development impact fees and regional park fees, which will offset any incremental increase in demand for or usage of bicycle trails. Therefore, the potential for impact will be less than significant.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project				
43. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐

Source: MSWD, Water Report

Findings of Fact:

a & b) The estimated water demands of the proposed project were based upon the estimated number of employees for each of the proposed industrial facilities. Each facility was estimated to have one employee per 1,000 square feet of building space. The water demands were then calculated based on 25 gallons per day (gpd) per employee. The total projected average daily water demand for the proposed project is calculated as follows:

Number of Employees = 2,700,000 sq. ft. of building / 1,000 = 2,700 Employees

Average Daily Water Demand = 2,700 Employees x 25 gpd/Employee = 67,500 gpd

For analysis and design purposes it is necessary to calculate the maximum day demand for the water system. A peaking factor of 1.8 was used to calculate maximum day demands from average day demands. The resulting maximum day demand for the proposed development area is 85 gallons per minute (gpm).

Fire flow requirements were obtained from the Riverside County Fire Department, Fire Protection Planning Section. The required fire flow is 4,000 gpm, with a residual pressure of 20 pounds per square inch (psi). This demand is in addition to the maximum day demand, and must be sustained for four hours. Currently, the system is capable of providing 3,826 gpm at a pressure of 20 psi, at the intersection of Avenue 19 and Denae Way. With max day and a fire flow demands, the residual pressure at the point of service is currently only 7.25 psi.

H2ONET hydraulic modeling software was used to analyze multiple scenarios to utilize the existing system (based on atlas maps provided by MSWD) and optimize the pipes to be added to the water distribution system. Based upon our hydraulic analysis, adding a 16-inch pipeline along Avenue18, between Indian Avenue and Little Morongo Road (approximately 5,400 feet of pipe) will enable the system and meet and exceed the required demands. The proposed layout will support a fire flow of 5,724 gpm, with a residual pressure of 20 psi, at the point of service. Therefore impacts are considered less than significant.

Mitigation: Compliance with conditions of approval on file in LMS, including 10 .PLANNING. 24 – MSWD Letter.

Monitoring: Monitoring shall be done by both the Planning and Building and Safety Departments.

44. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☒	☐	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

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

Source: MSWD, Water Report

Findings of Fact:

a & b) Although this project and the surrounding area is within MSWD's sewer service area, the District does not currently provide wastewater collection or treatment service in this area. All of the existing developments utilize individual on-site septic systems and leech lines or seepage pits to dispose of wastewater. The sewage flow estimates for the project are the equivalent of water to sewer return rate of 80% for each proposed industrial facility. As was assumed in the water demand analysis, each facility was estimated to have one employee per 1000 square feet of building space. The sewer flows were then calculated based on 20 gallons per day (gpd) per employee. The total projected average daily wastewater flow for the proposed development area is calculated as follows:

- Number of Employees = 2,700,000 sq. ft. of building / 1000 = 2,700 Employees
- Average Daily Wastewater Flow = 2,700 Employees x 20 gpd/Employee = 54,000 gpd

For analysis and design purposes it was necessary to calculate the peak flows for the sewer system. Peak flow was calculated using assumed peak flow factors. The peak wastewater flow from the proposed development area was calculated as follows:

- Peak Flow = Average Flow x District Peak Factor = 54,000 gpd x 2.75 = 0.15 mgd

It has been determined that the projected sewerage flows cannot be effectively and efficiently managed by a septic system. Therefore, the project sewage must be treated prior to disposal or reuse. As stated, previously, MSWD does not currently have a treatment facility near the project. However, MSWD does own property along Little Morongo Road between Avenue 18 and Avenue20 which is the proposed site for the District's future wastewater treatment plant.

Based upon the information presented above, Webb Associates has identified two alternatives to handle the project's sewerage treatment and disposal issue. The first alternative is to construct an on-site packaged wastewater treatment plant (WWTP) to adequately treat the project sewer flows prior to being disposed of through on-site leech lines or seepage pits. This alternative would also support utilization of recycled water for irrigation purposes assuming the water is treated to Title 22 recycled water standards. The second alternative is to construct a small packaged wastewater treatment plant on property owned by the Mission Springs Water District (MSWD) located southeast of the project. This option would include the construction of approximately 5,500 linear feet of off-site sewer pipeline to connect the project to the WWTP. Recycled water could be produced in this alternative as with alternative one, but would require additional recycled water pipeline. It should be noted that either alternative will require MSWD to take ownership and operational responsibility of the WWTP in order for a waste discharge permit to be issued by the Regional Water Quality Control Board. Environmental issues relating to the construction of the sewer line and the package plant will be addressed in an Environmental Impact Report with the MSWD as the lead agency.

MSWD will require the project proponent to complete a project application and make a cash deposit to the District in the amount of $10,000 in order to proceed with the review of this project. Upon receipt of the deposit and completion of the project analysis, it is anticipated that MSWD will issue a "will serve" letter to Riverside Commercial Investors, Inc. for the development of their Desert Commerce Center project based upon intended use and project descriptions contained herein.

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

The construction of 5,500 feet of 16-inch pipeline along Avenue 19 will benefit the surrounding areas and will allow further development in this area. Therefore, the potential impact is less than significant.
Mitigation: Compliance with conditions of approval on file in LMS, including 10 .PLANNING. 24 – MSWD Letter.
Monitoring: Monitoring shall be done by both the Planning and Building and Safety Departments.

45. Solid Waste a) Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	☐	☐	☒	☐
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

Source: GP
Findings of Fact:
a) The Riverside County Waste Management Department (RCWMD) permits Waste Management of the Desert Inc. (WM), the franchise-owned water management/hauler, to provide waste management services for the communities of Cathedral City, Coachella, Indian Wells, Indio, La Quinta, Palm Desert, Rancho Mirage, Salton Sea, Twenty-nine Palms, Yucca Valley, and areas of unincorporated Riverside and San Bernardino Counties. WM provides collection, recycling, and disposal services.

The solid waste from the project area is taken to the Edom Hill Transfer Station, located in Cathedral City, approximately 6 ½ miles from the project site. Solid waste from the Edom Hill Transfer Station is taken to one of three landfills; Lamb Canyon in Beaumont with a projected closure date of 2023, Badlands in Moreno Valley with a projected closure date or 2018 or El Sobrante in Corona with a projected closure date of 2020.

The project is not expected to significantly contribute to the area's planned solid waste disposal needs because the proposed project is in conformance with the County's General Plan land use designation and there is planned capacity at the above three landfills to dispose of the solid waste generated by the proposed project. Therefore, the potential for impact is less than significant impact.

b) Federal, state and local statutes and regulations regarding solid waste generation, transport and disposal are intended to assure adequate landfill capacity through mandatory reductions in solid waste quantities (e.g., through recycling and composting of green waste) and the safe and efficient transport of solid waste. The project will comply with all regulatory requirements regarding solid waste. Through compliance impacts are less than significant.
Mitigation: Compliance with conditions of approval on file in LMS, including 10 .PLANNING. 32 – Waste Management Letter.
Monitoring: Monitoring shall be done by both the Planning and Building and Safety Departments.

46. Utilities a) Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☐	☒
h) Conflict with adopted energy conservation plans?	☐	☐	☒	☐

Source: GP, Project design

Findings of Fact:

a) The project will use existing electricity service provided by Southern California Edison. Extensions will have to be made into the proposed project site as part of the final design plan. Since service already exists for the residents the north, extending electricity service to the proposed project will be considered a less than significant impact. Currently, a 12 KV distribution line conveys electricity along Indian Avenue to users to the north.

The project will also incorporate solar energy. The buildings will be constructed to accommodate Photovoltaic panels which will be installed on the rooftops in the future. Riverside Commercial Investors, plan to negotiate with Southern California Edison (SCE) to discuss partnering in SCE's new Solar Energy Program. The program, which utilizes the latest solar cell technology, plans to place 250 megawatts of advanced Photovoltaic generating technology on 65 million square feet of Southern California commercial buildings. This will provide a new source of clean energy, directly in this fast-growing region of the Coachella Valley.

In addition to the conventional and solar energy, wind energy will also be utilized on the project. A single wind turbine with a 50 x 50 ft pad is proposed in the northeast portion of the project (See Figure 4 Site Plan). A single turbine can produce from 75 to 500 kilowatts of electricity. The wind turbine generates electricity by the conversion of kinetic energy of the moving air into electrical energy. This too will provide an alternate source of clean energy.

b) The project will use existing natural gas service provided by Southern California Gas Company. Extensions will have to be made into the project site and to proposed project structures. Since service exists within the project area, extending natural gas service to the proposed project will be considered a less than significant impact.

c) The project will use existing communications service provided by Verizon. Extensions will have to be made into the project site and to proposed project structures. Since service already exists for the residents to the north, extending electricity service to the proposed project will be considered a less than significant impact.

d) The project will require construction of an on-site storm water drainage system to carry flows away from the project site into the area's storm drain system. The proposed facilities are included within the project design and are in accordance with Riverside County Flood Control and Water Conservation District requirements. Construction of on-site drainage systems and any potential impacts due to increased storm water runoff from the project site are considered less then significant.

e) The proposed project will require new street lighting on the streets within the project boundaries and along the project's frontage on Indian Canyon Drive, Avenue 18, and Calle de los Romos. However, the amount of new street lighting construction needed to serve this project would be considered environmentally insignificant. Impacts will be less than significant.

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

f). The project will result in increased traffic along public roads, which may result in the need for increased road maintenance. With design guidelines and SCA's impacts related to road maintenance will be less than significant.

g) No other governmental services are expected to be required for the project. No impacts would occur.

h) The proposed project will meet all requirements of Title 24 California Code of Regulations construction for energy savings, and there is no energy conservation plan associated with the Western Coachella Valley Area Plan which would affect the project site. Therefore, impacts to energy conservation plans are expected to be less than significant.
Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

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

Source: Phase 1, Staff review, Application materials, above checklist
Findings of Fact:
The preceding analyses do not reveal any significant un-mitigable impacts to the environment. Based on these findings, the proposed project is not expected to substantially degrade the quality of the environment. As discussed previously in Section 6, Biological Resources, the proposed project would not substantially reduce the habitat of fish, cause a fish to drop below self-sustaining levels, or restrict the range of a rare or endangered plant or animal. As discussed in Sections 7 through 8, no known cultural or historical resources exist onsite. As discussed in Section 9, there are no known paleontological resources on the project site. However, project-related geologic sediments with a high paleontological sensitivity may occur at a depth of ten (10) feet or greater below the surface. Any impacts to paleontological resources would be mitigated to less than significance with the mitigation specified in Section 9.

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	☐	☐	☒	☐

Source: Staff review, Project application
Findings of Fact:
The project as proposed would cumulative, but non-significant, impacts on Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hydrology/Water Quality, Land Use/Planning, Noise,

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

Public Services, Transportation/Traffic, and Utilities/Service Systems. These items are discussed elsewhere in the initial study.

The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. All identified impacts have been mitigated to levels considered less than significant.

49.	Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects as defined in California Code of Regulations, Section 15130.)	☐	☐	☒	☐

Source: Above checklist, Staff review, project application
Findings of Fact:
The potential for cumulative impacts occurs when the independent impacts of the proposed project are combined with the impacts of related projects in proximity to the project site such that impacts occur that are greater than the impacts of the project alone. As discussed in the preceding analysis, for the majority of the environmental topics covered in this EA, it has been determined that the proposed project would have less than significant cumulative impacts. All cumulative impacts would be reduced to a less than significant level with implementation of the proposed mitigation measures. Because many of the mitigation measures for these topics are project-specific, no cumulative impacts would occur. Furthermore, any similar impacts from development of related projects would also implement similar mitigation measures so impacts would not be cumulatively considerable.

50.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Source: Above checklist Staff review, Project application
Findings of Fact:
The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. As discussed in the preceding analysis, all potentially significant impacts can be reduced to less than significant levels with the incorporation of appropriate SCA, BMPs, and mitigation measures.

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: None

Location Where Earlier Analyses, if used, are available for review: Not Applicable

VII. REFERENCES

The following documents were referred to as information sources during preparation of this document. They are available for public review at the locations abbreviated after each listing and spelled out at the end of this section. Some of these documents may also be available at the Palm Springs Library Center, 300 S. Sunrise Way, Palm Springs, CA 92262 and/or at branches of the library.

Cited As:	Source:
BIO	AMEC, *General Habitat Assessment,* August 22, 2007. (Available at Riv Co – Planning.)
CRM 1	CRM TECH, *Historical/Archeological Resources Survey Report for the RCI Industrial Park Project, February 22, 2008.* (Available at Riv Co – Planning.)
CRM 2	CRM TECH, *Paleontological Resources Assessment Report for RCI Industrial Park Project,* February 22, 2008. (Available at Riv Co – Planning.)
FEMA	Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Rate Map, Riverside County, California, Community-Panel Number Panels 060245-0680A. April 15, 1980. (Available at Riv Co – Flood Control.)
FMMP	State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, *Riverside County Important Farmland 2000 - Western Sheet,* December 2001. (Available for review at Department of Conservation.)
General Permit	State Water Quality Control Board, *National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity.* (Available on the Internet at www.swrcb.ca.gov/stormwtr/gen_const.html on April 4, 2008.)
GP	County of Riverside, *Riverside County General Plan,* Adopted October 7, 2003. (Available at Riv Co – Planning and at http://www.rcip.org/generalplan.htm)
GIS	County of Riverside, Geographic Information System Database. (Available at Riv Co – Planning.)

GP EIR	County of Riverside, *Riverside County Integrated Project, General Plan Draft Program Environmental Impact Report*, March 2003. (Available for review at Riv Co – Planning and on the Internet at www.rcip.org)
Hydrology Report	Albert A. Webb & Associates, *Preliminary Hydrology Report, May 2008.* (Available for review at Riv Co – Planning.)
MSHCP	County of Riverside, *Riverside County Multiple Species Habitat Conservation Plan*, June 17, 2003. (Available at Riv Co – Planning or on the Internet at www.rcip.org on March 28, 2008.)
NRCS	U.S. Department of Agriculture, Soil Conservation Service, *Soil Survey, Western Riverside Area, California,* November 1971. (Available at USDA.)
NOISE	Albert A. Webb Associates, *Preliminary Acoustical Impact Analysis, Palm springs Business Park*, April 14, 2008. (Available for review at Riv Co – Planning.)
Ord. No. 348	Riverside County Ordinance No. 348 - Providing for Land Use Planning and Zoning Regulations and Related Functions. (Available at Riv Co – Planning & Clerk of the Board.)
Ord. No. 457	Riverside County Ordinance No. 457 – Uniform Building Code. (Available at Clerk of the Board and on March 20, 2008 the Internet at www.tlma.co.riverside.ca.us/building/ordinances.html)
Ord. No. 655	Riverside County Ordinance No. 655 – Regulating Light Pollution. (Available at Riv Co – Planning & Clerk of the Board.)
Ord. No. 659	Riverside County Ordinance No. 659.6 – Development Impact Fees for Development. (Available at Riv Co – Planning and Clerk of the Board.)
Ord. No. 810	Riverside County Ordinance No. 810.2 – Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee Ordinance. (Available at Riv Co – Planning & Clerk of the Board.)
PHASE 1	Earth Systems Southwest, *Report of Phase I Environmental Assessment.* July 22, 2004. (Available at Riv Co – Planning.)
RCALUC	Riverside County Airport Land Use Commission*, Riverside County Airport Land Use Compatibility Plan Policy Document*, October 2004. (Available on the internet on June 30, 2006 at www.rcaluc.org)
SCAG	Southern California Association of Governments, SCAG growth forecast data and 2000 census data, September 2005. (Available at SCAG.)
SCAQMD	South Coast Air Quality Management District, CEQA Air Quality Handbook, April 1993, with November 1993 Update. (Available at SCAQMD.)

SOCAL — Southern California Geotechnical, *Geotechnical Investigation and Liquefaction Evaluation,* October 2006. (Available for review at Riv Co – Planning.)

USGS — U.S. Department of the Interior, Geologic Survey, *Corona North Quadrangle, California* 7.5 minute series (topographic). (Available at Riv Co – Planning.)

Water Report — Albert A. Webb and Associates, Preliminary Water and Wastewater Engineering Services*, Desert Commerce Center*, February 19, 2008. (Available at Riv Co – Planning.)

Webb 2008 — Albert A. Webb and Associates, *Air Quality Impact Analysis, Desert Commerce Center (ST 781)*, April 21, 2008. (Available at Riv Co – Planning.)

Location:	Address:
Clerk of the Board	County of Riverside, Office of the Clerk of the Board, 4080 Lemon Street, 14th Floor, Riverside, CA 92502
Riv Co – Planning	County of Riverside, Desert Office 38686 El Cerrito Road, Palm Desert, CA 92211
Riv Co – Transportation	County of Riverside, 4080 Lemon Street, 8th Floor, Riverside, Ca 92502
Riv Co – Flood Control	Riverside County Flood Control and Water Conservation District, 1995 Market Street, Riverside, CA 92501
Conservation	California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, 801 K Street, MS 13-71, Sacramento, CA 95814-3528
SCAQMD	South Coast Air Quality Management District, 21865 East Copley Drive, Diamond Bar, CA 91765-4182
USDA	U.S. Department of Agriculture, Natural Resource Conservation Service (formerly Soil Conservation Service), 1299 Columbia Avenue, Suite E-5, Riverside, CA 92507

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

VIII. LIST OF INITIAL STUDY PREPARERS

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