COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: CEQ180036
Project Case Type (s) and Number(s): CUP180008
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford
Telephone Number**:** (951) 955-6646
Applicant's Name: Sam Ibrahim
Applicant's Address: 3343 Deputy Evans Drive, Norco, CA 92860

I. PROJECT INFORMATION

Project Description:

The proposed project is located on three parcels comprising 1.68 acres in the Mead Valley Area Plan within unincorporated Riverside County. The site is located at 21419 and 21425 Cajalco Road west of the southwest corner of the Clark Street intersection (318-140-028, -029, -007) (see Figure 1 – Vicinity Map). The applicant is proposing construction and operation of a 3,100 square foot convenience store and 1,622 square feet of retail, including a drive thru aisle, along the eastern site boundary. A canopy over a 12-dispenser gasoline fueling island would be constructed near the center of the site. An 1,850 square foot restaurant with a drive thru and 2,556 square feet of retail space would be constructed on the west side of the site. A total of 85 surface parking spaces would be provided. All fuel tanks would be underground and located near the fueling areas. The preliminary site plan is shown on Figure 2 – Proposed Site Plan.

The southern one-half (approximate) of the site is located in Flood Zone A; the northern one-half is located in Flood Zone X. Thus, design features have been incorporated into the project that will mimic preconstruction permeability conditions and avoid exacerbating potential flood conditions on the southern portion of the site during a 100-year storm event. This will be achieved by maintaining the existing grade to the extent feasible in the flood plain and minimally grading the remainder of the site. Further, the project will use self-treating and self-retaining areas that will aid in flood control management. These measures consist of permeable paving and at-grade landscaping. Further, no curbs will be installed within the Flood Zone A area. The permeable paving will have a minimal storage layer below the paved surface to facilitate and mimic the permeability of existing site conditions.

Primary access would be from Cajalco Road near the center of the site and constructed to a minimum of 24-feet in width to accommodate emergency vehicle and semi-truck access. Secondary access will be via a new driveway to the east connecting to Clark Street. The secondary access is provided through parcel 318-140-018. This property is owned by Eastern Municipal Water District and a lease agreement for the secondary access is provided to the applicant for use. The project includes approximately 0.48 acres of off-site improvements, this includes the secondary access and road improvements along Cajalco Road.

Construction of the project is expected to begin in early 2022 and completed in mid-2022.

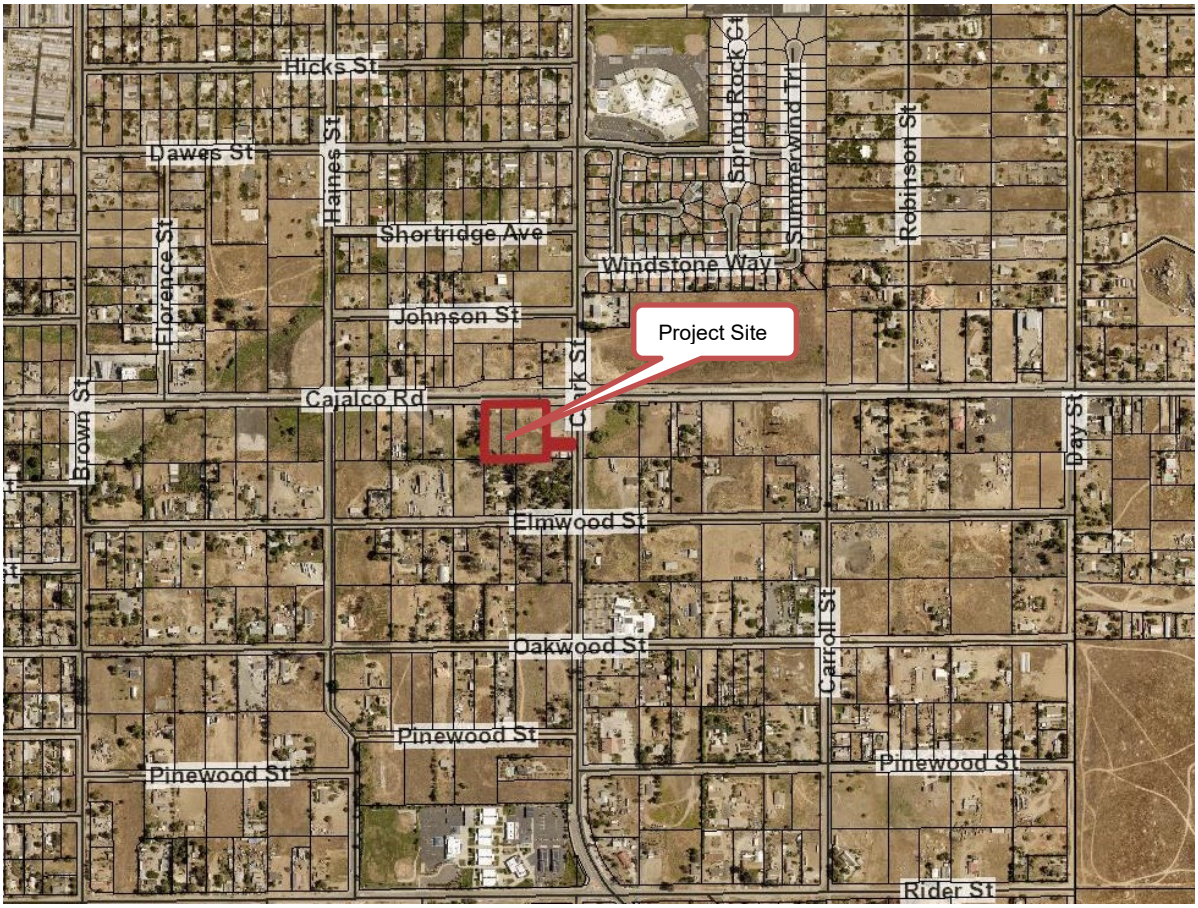

Figure 1 - Project Vicinity

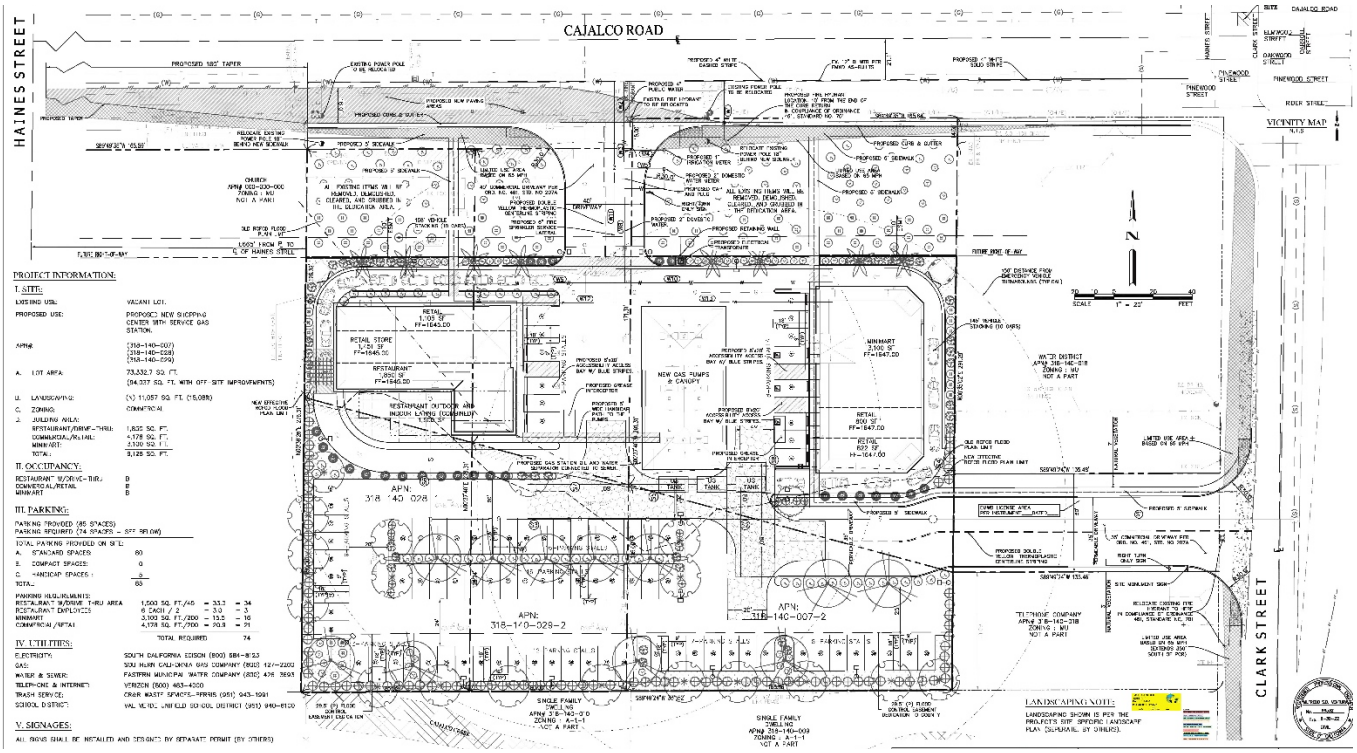

Figure 2 - Site Plan

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

B. Total Project Area: 1.68 acres

Residential Acres:		**Lots:**		**Units:**		**Projected No. of Residents:**	
Commercial Acres:	1.68	**Lots:**	3	**Sq. Ft. of Bldg. Area:**	9,128	**Est. No. of Employees:**	
Industrial Acres:		**Lots:**		**Sq. Ft. of Bldg. Area:**		**Est. No. of Employees:**	
Other:							

C. Assessor's Parcel No(s): 318-140-028, 318-140-029, 318-140-007, Secondary Access 318-140-020

Street References: Northeast corner of Cajalco Road and Clark Street

D. Section, Township & Range Description or reference/attach a Legal Description: Township 4 South, Range 4 West, Section 10 SW

E. Brief description of the existing environmental setting of the project site and its surroundings: The site is currently vacant and is located on the south side of Cajalco Road, westerly of Clark Street. The site is highly disturbed with mostly bare ground with a sparse covering of desiccated non-native grasses, cheeseweed, puncture vine, red stem filaree, and Russian thistle. A stand of large red gum eucalyptus borders the south and west fence line.A 150 square concreate slab is located near the project's northern boundary. The project site is surrounded by vacant and single-family residences. A small church building and commercial development are located to the west, and a municipal water pump station located to east. Commercial development is also located further east along the south side of Cajalco Road.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The following Policies are applicable to the proposed project: LU 7.1 and LU 7.5.

LU 7.1: Require land uses to develop in accordance with the General Plan and Area Plan to ensure compatibility and minimize impacts.

Consistent. The proposed project is consistent with the Mixed-Use Area land use designation of the Riverside County General Plan. Per the Land Use Element, the intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office entertainment, educational, and/or recreational uses or other uses are planned. The property is located within the Mead Valley Area Plan, specifically the Cajalco Road-Carroll/Brown Streets Neighborhood 1. This neighborhood encompasses approximately 48 gross acres. The Mead Valley Area Plan policy MVAP 5.4 requires highest density residential development on fifty percent of this neighborhood. The project will occupy 1.68 acres of the neighborhood, which is 3.5% of the entire neighborhood. The project provides retail opportunity that will serve existing and future residential development in this area. The remaining vacant properties within this neighborhood can accommodate the required 50% HHDR development. The project site includes a property that is included in the Housing Element site inventory. Additional information regarding residential capacity is provided below under the Housing Element.

LU 7.5: Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses.

Consistent. The project will be located on a commercial site. Residential uses are located adjacent to the site to the south and north; however, vacant land will remain between the project uses and the nearest residential uses.

LU 21.2: Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use.

Consistent. The project would be served by Eastern Municipal Water District and connect to the existing water and sewer system for potable water and wastewater treatment.

2. **Circulation:** The following Policies are applicable to the proposed project: C 2.5, C 3.6, C 3.24.

C 2.5: The cumulative and indirect traffic impacts of development may be mitigated through the payment of various impact mitigation fees such as County of Riverside Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development.

Consistent. The project would pay fair share costs to improve intersections that are cumulatively affected by project traffic.

C 3.6: Require private developers to be primarily responsible for the improvement of streets and highways that serve as access to developing commercial, industrial, and residential areas. These may include road construction or widening, installation of turning lanes and traffic signals, and the improvement of any drainage facility or other auxiliary facility necessary for the safe and efficient movement of traffic or the protection of road facilities.

Consistent. The applicant would construct both access driveways, pay fair share costs to address cumulative traffic impacts and pay in lieu fees for off-site improvements, if required.

C 3.24: Provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turn-around radius, secondary access, and other factors as determined by the Transportation Department in consultation with the Fire Department and other emergency service providers.

Consistent. The project access driveways and drive aisles have been designed consistent with Riverside County Transportation Department and Fire Department standards.

3. **Multipurpose Open Space:** The southern half of the project site is located in Flood Zone A and the northern half is within Flood Zone X. The proposed buildings will be located outside of the flood plain limit of Zone A and the project will adhere to all required WQMP, BMPs, NPDES, and SWPPP requirements. As described above under Project Description, site design features have been incorporated into the project that will mimic preconstruction permeability conditions and avoid exacerbating potential flood conditions on the southern portion of the site during a 100-year storm event.

4. **Safety:** The following Policies are applicable to the proposed project: S 3.1, S 5.1

S 3.1: Require the following in landslide potential hazard management zones, or when deemed necessary by the California Environmental Quality Act:

a. Preliminary geotechnical and geologic investigations.
b. Evaluations of site stability, including any possible impact on adjacent properties, before final project design is approved.
c. Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications be prepared by state-licensed professionals.

Consistent. A Geotechnical Report was prepared for the proposed project. See *Geotechnical Investigation Report and Infiltration Feasibility Study,* prepared by Mesopotamia Geotechnical Consultants, Inc., January 2019 (Appendix E).

S 5.1 Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following as applicable:

a. All proposed development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire and Building and Safety departments.
b. All proposed development and construction shall meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.
c. In addition to the standards and guidelines of the California Building Code and California Fire Code fire safety provisions, continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.
d. Proposed development and construction in Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County Ordinances.
e. Proposed development and construction in Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.
f. Proposed development and construction in Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, and constructed that provide adequate defensibility from wildfires.

Consistent. The project has been reviewed by all relevant departments within Riverside County with respect to design and safety standards. The project is being designed to comply with all applicable standards related to fire safety.

5. Noise: The following Policies are applicable to the proposed project: N 2.2

N 2.2: Require a qualified acoustical specialist to prepare acoustical studies for proposed noise-sensitive projects within noise impacted areas to mitigate existing noise.

Consistent. A noise evaluation was prepared as part of the Initial Study. The project would not generate sufficient traffic or on-site stationary noise to cause an exceedance of the Riverside County standards at neighboring residential properties to the north and south.

6. **Housing:** The Housing Element identifies vacant and underutilized properties that may be suitable for residential development. These sites are specifically inventoried to show that the County has the land use capacity to accommodate its Regional Housing Needs Assessment (RHNA) allocation. The General Plan Housing Element Appendix P Table P-39 includes parcel 318-140-007 and estimates a capacity of sixteen (16) units for the lower-income RHNA allocation. For the lower income RHNA, the 6th Cycle Housing Element identified sites that has the capacity to accommodate 19,338 units, this provides a surplus of 2,340 units for the lower-income category. Therefore, the County will still have the land use capacity to accommodate its lower-income RHNA allocation with the removal of this site from the inventory.

7. **Air Quality:** The following Policies are applicable to the proposed project: AQ 20.11, AQ 20.13, AQ 20.20, AQ 23.2, AQ 24.2

AQ 20.11: Increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy efficient mechanical systems and equipment.

Consistent. The project would be designed consistent with Title 24 of the California Energy Code to minimize energy and utility demand and assumes installation of low flow fixtures and implementation of measures to reduce potable water and irrigation demand.

AQ 20.13: Reduce water use and wastewater generation in both new and existing housing, commercial and industrial uses. Encourage increased efficiency of water use for agricultural activities.

Consistent. The project would be designed to minimize water use for potable and landscaping purposes.

AQ 20.20 Reduce the amount of solid waste generation by increasing solid waste recycle, maximizing waste diversion, and composting for residential and commercial generators. Reduction in decomposable organic solid waste will reduce the methane emissions at County landfills.

Consistent. It is assumed the project would comply with AB 341 and recycle waste to the extent feasible or up to 75% of all solid waste.

AQ 23.2 For discretionary actions, land use-related greenhouse gas reduction objectives shall be achieved through development and implementation of the appropriate Implementation Measures of the Climate Action Plan for individual future projects. County programs shall also be developed and implemented to address land use-related reductions for County operations and voluntary community efforts.

Consistent. The project would generate less than 3,000 metric tons annually of CO2E and comply with applicable measures contained with the CAP as addressed in Section 20, *Greenhouse Gas* emissions.

AQ 24.2 For discretionary actions, energy efficiency and conservation objectives shall be achieved through development and implementation of the appropriate Implementation Measures of the Climate Action Plan for all new development approvals. County programs shall also be developed and implemented to address energy efficiency and conservation efforts for County operations and the community.

Consistent. See response to AQ 23.2.

8. Healthy Communities: The project is within an area that is identified as an Environmental Justice Community pursuant to Senate Bill 1000. The Environmental Justice (EJ) policies provided in the Healthy Communities Element addresses quality of life and environmental safety. The major topics that are addressed includes Civic Engagement, Pollution Exposure, Food Access, Safe and Sanitary Homes, Physical Activity, and Public Facility. For civic engagement, the applicant presented the project to the Mead Valley Municipal Advisory Committee on May 5th, 2021 and received feedback from the Community. The project addresses the applicable policies through site design, condition of approval and community contribution. The proposed restaurant and mini market will provide healthy food options for the community. The applicant will also contribute to improving the Mead Valley Community Center and public art.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Mixed Use Area (MUA)

E. Overlay(s), if any: March Air Reserve Base Airport Influence Area – Zone D

F. Policy Area(s), if any: None

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Lakeview/Nuevo Area Plan, Harvest Valley/Winchester Area Plan and Lake Mathews/Woodcrest Area Plan

2. **Foundation Component(s):** Community Development to the North, West and East; Rural Community to the South

3. **Land Use Designation(s):** MUA to the North, West and East of the project site; Rural Community- Very Low Density Residential (RC-VLDR) to the South

4. **Overlay(s), if any:** None

5. **Policy Area(s), if any:** None

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** The subject site is not located within a Specific Plan.

2. **Specific Plan Planning Area, and Policies, if any:** None

I. Existing Zoning: Mixed Use (MU)

J. Proposed Zoning, if any: None

K. Adjacent and Surrounding Zoning: MU to the North, West and East. Light Agricultural, 1 acre min (A-1-1) to the South

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	☐ Recreation
☐ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☐ Transportation
☐ Air Quality	☐ Land Use / Planning	☐ Tribal Cultural Resources
☐ Biological Resources	☐ Mineral Resources	☐ Utilities / Service Systems
☐ Cultural Resources	☒ Noise	☐ Wildfire
☐ Energy	☐ Paleontological Resources	☒ Mandatory Findings of Significance
☐ Geology / Soils	☐ Population / Housing	
☐ Greenhouse Gas Emissions	☐ Public Services	

IV. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1)

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

Signature	Date
	For: John Hildebrand *Planning Director*
Printed Name	

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
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?	☐	☐	☒	☐

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

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways", California Department of Transportation, Officially Designated State Scenic Highways.

Findings of Fact: a) There are three designated state scenic highways in Riverside County as defined by the California Department of Transportation. The nearest state-designated scenic highway to the study area is the segment of State Route 74 (SR-74) from the San Bernardino National Forest boundary to Highway 111 in the City of Palm Desert approximately 30 miles east of the project site. As noted, the site is undeveloped.

Implementation of the project would occur on a vacant undeveloped site. Development would occur consistent with contemporary design standards and architectural styles. While the site would visually change, it would generally be consistent with developing parcels along Cajalco Road and development in the City of Perris located to the northeast. Views within the area are not designated scenic nor does the site contain any unique visual features. **No impact** to views along a scenic highway would occur with the project.

b) The County of Riverside General Plan (2015) includes the project area and provides planning and policy guidance for development within the County. No specific visual features are noted in the General Plan that pertain to the general project area nor does it include policy guidance referencing the protection or preservation of visual resources.

Implementation of the project would occur on a vacant undeveloped site. Views into the site are of flat, disturbed ground with rural residential and undeveloped parcels in the area. Bare ground with limited ruderal vegetation can be seen from Cajalco Road looking south. No rock features are visible on the site. There are ornamental trees visible; however, there are no native trees, historic structures or other visually prominent features on the site. Views within the area are not designated scenic nor does the site contain any unique visual features.

The project would develop various commercial uses including a convenience store and fueling station, drive-thru restaurant, a retail building and related infrastructure on a 1.68 gross acre site. While views would change, no designated scenic views or resources would be affected. Thus, impacts to scenic vistas would be **less than significant.**

c) The project would be developed on a vacant site. While views from Cajalco Road would change, these are not considered scenic nor does site contain any unique visual features that would be adversely affected by the project as discussed under thresholds a) and b) above. The proposed architectural design of the buildings resembles modern farmhouse/barn with an earth tone color pallet, which is compatible with this area of Mead Valley, which is predominately residential agricultural. Impacts would be **less than significant.**

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution), Mead Valley Area Plan (Figure 7)

Findings of Fact: The project site is located approximately 43 miles northwest of the Mt. Palomar Observatory and is subject to lighting restrictions. All proposed outdoor lighting shall be in conformance with County Ordinance No. 655. The project would use Class I, II and Class III lighting. Class I would be used for illuminating signs. Class II would be used for the illumination of streets, sidewalks, signs and parking areas. Class III lighting would illuminate outdoor features including landscaping and building walls. Lighting would require low pressure sodium fixtures that are full shielded and focused to minimize spill light into the sky and onto adjacent properties. A note will be made on the Environmental Constraints Sheet that the site is located within Zone B of County Ordinance No. 655 and are subject to outdoor lighting restrictions. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): On-site Inspection, Project Application Description; Ordinance No. 915 Regulating Outdoor Lighting

Findings of Fact: a-b) The project would add new security and parking lot lights; commercial signs and landscape lighting. Lighting would be visible from residences, commercial buildings, outdoor signage and vehicles operating on the streets. All outdoor street lighting would be designed to Riverside County standards defined per Ordinance No. 461.10 (December 2007). A corral style fence would be constructed along the rear of the property to avoid impeding any flood flows that may occur within the area. The buildings are expected to shield residents located south of the site from headlights. The project will be required to comply with the County Ordinance No. 655 and No. 915, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project's conditioned to comply with Ordinance No. 655 and Ordinance No. 915. This is a typically standard condition of approval and is not considered unique mitigation pursuant to CEQA. It is not anticipated that the project would result in the creation of a new substantial light sources; and therefore, any impacts related to light and glare would be **less than significant.**

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE & FOREST RESOURCES Would the project:				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☐	☐	☒
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(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," Map My County GIS database, Riverside County Ordinance No. 625, California Department of Conservation – California Important Farmland Finder, and Project Application Materials.

Findings of Fact: a) The project site is zoned Mixed Use (MU) which is intended to support the development of commercial and residential uses. The site is currently vacant; however, no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs on the project site and these resources would not be affected by project implementation. **No impact** would occur under this threshold.

b) According to Map My County GIS, the project site is not enrolled in a Williamson Act contract and is not within an agricultural preserve. The proposed project would not conflict with any zoning designations designed to promote agriculture. The site and surrounding land uses are not currently used for agricultural purposes. **No impact** would occur under this threshold**.**

c) The intent of Ordinance No. 625 is to conserve, protect, and encourage the development, improvement, and continued viability of its agricultural land and industries for the long-term production of food and other agricultural products, and for the economic well-being of the County's residents. It is also the intent of the County to balance the rights of farmers to produce food and other agricultural products with the rights of non-farmers who own, occupy, or use land within or adjacent to agricultural areas. It is the intent of this ordinance to reduce the loss to the County of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance. The project site is located north of an area that is zoned Light Agriculture (A-1), which would qualify as "land zoned for primarily agricultural purposes" per Ordinance No. 625. However, there are no agricultural activity, operation or facility or appurtenances thereof as defined in Ordinance No. 625 located within 300 feet of the project site. Thus the project, would not conflict with Ordinance No. 625 "Right to Farm". **No impact** would occur under this threshold.

d) According to the Map My County Farmland layer and verified on the California Department of Conservation – California Important Farmland Finder, the project site is located 200 feet west of an area identified as Farmland of Local Importance. This area includes parcels 318-100-011, 318-130-001,

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

318-130-020 and 318-130-017, and partially 318-130-016. In examining the historic aerial dating back to 1996 provided in the County's GIS database, these parcels have not been used for commercial agricultural purposes for the last three years and longer. Neither the site nor surrounding areas are used for commercial agriculture. Therefore, the project would not convert Farmlands to non-agricultural use. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	☐	☐	☐	☒
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact: a-c) Neither the site nor surrounding areas are used for timber production. The project would not conflict with any zoning designations designed to preserve forest land or land designated for timber production. The project site is not located within or near forest land. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts	☐	☐	☐	☒
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Source(s): SCAQMD CEQA Air Quality Handbook, Air Emissions Calculations prepared by Birdseye Planning Group, September 2021 (Appendix A).

Findings of Fact: The project site is located within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). A significant adverse air quality impact may occur when a project individually or cumulatively interferes with progress toward the attainment of the ozone standard by generating emissions that equal or exceed the established long term quantitative thresholds for pollutants or exceed a state or federal ambient air quality standard for any criteria pollutant. Table 1 shows the significance thresholds that have been recommended by the SCAQMD for projects within the South Coast Air Basin.

Table 1
SCAQMD Air Quality Significance Thresholds

Mass Daily Thresholds		
Pollutant	**Construction**	**Operation**
Nitrogen Oxides (NO_x)	100 lbs/day	55 lbs/day
Reactive Organic Gases (ROG)	75 lbs/day	55 lbs/day
Particulate Matter 10 (PM_{10})	150 lbs/day	150 lbs/day
Particulate Matter 2.5 ($PM_{2.5}$)	55 lbs/day	55 lbs/day
SO_x	No standard	150 lbs/day
CO	550 lbs/day	550 lbs/day

[a] Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, unless otherwise stated.
[b] Ambient air quality threshold based on SCAQMD Rule 403.

lbs/day = pounds per day

Regional construction emissions associated with implementing the proposed project were calculated using the CalEEMod 2016.3.2 software. Construction emissions modeling for demolition, site preparation, grading, building construction, paving, and architectural coating application is based on the overall scope of the proposed development and construction phasing which is expected to begin early 2022 and extend through mid-2022. The entire 1.68-acre site would be disturbed during construction of the project. In addition to SCAQMD Rule 403 requirements for fugitive dust control (i.e., water twice daily), emissions modeling also accounts for the use of low-VOC paint (100 g/L for non-flat coatings for non-residential uses) as required by SCAQMD Rule 1113.

a) According to SCAQMD Guidelines, to be consistent with the Air Quality Management Plan (AQMP), a project must conform to the local General Plan and must not result in or contribute to an exceedance of the County's projected population growth forecast. The 2016 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local city General Plans and the Southern California Association of Government's (SCAG) Regional Transportation Plan socioeconomic forecast projections of regional population, housing and employment growth.

The applicant is proposing construction and operation of a 3,100 square foot convenience store and 1,622 square feet of retail, including a drive thru aisle, along the eastern site boundary. A canopy over

a 12-dispenser gasoline fueling island would be constructed near the center of the site. An 1,850 square foot restaurant with a drive thru and 2,556 square feet of retail space would be constructed on the west side of the site. A total of 85 surface parking spaces would be provided. All fuel tanks would be underground and near the fueling areas. The proposed project is consistent with the zoning. The project would not provide housing or otherwise increase density beyond what is allowed per the mixed-use zone. Thus, the proposed project would be consistent with current planning documents; thus, it would be consistent with the AQMP. **No impact** would occur under this criterion.

b) As discussed, operation of the project would add new commercial uses as described above. Emissions associated with both construction and operation of the project are provided below (see Appendix A).

Construction Emissions

Construction vehicles and equipment operation, as well as grading/site preparation activities have the potential to generate fugitive dust (PM_{10} and $PM_{2.5}$) through the exposure of soil to wind erosion and dust entrainment. Project related construction activities would also emit ozone precursors (oxides of nitrogen (NO_X), reactive organic gases (ROG)) as well as carbon monoxide (CO). The majority of construction-related emissions would result from site preparation and the use of heavy-duty construction equipment. However, emissions would also be associated with constructing each building (including the application of paint) and paving the parking area.

As indicated in Table 2, maximum daily emissions from construction activities would not exceed SCAQMD construction thresholds. Therefore, construction impacts would be **less than significant.** Model calculations are provided in Appendix A.

Table 2
Estimated Maximum Construction Emissions (lbs/day)

	Air Emissions (lbs/day)[2]					
	ROG	**NOx**	**CO**	**SOx**	**PM_{10}**	**$PM_{2.5}$**
Construction Emissions – 2022	5.0	9.0	9.7	0.01	1.1	0.6
SCAQMD Pollutant Thresholds	*75*	*100*	*550*	*150*	*150*	*55*
Threshold Exceeded	**No**	**No**	**No**	**No**	**No**	**No**

I. II.Source: CalEEMod calculations, see Appendix A.

As indicated in Table 2, maximum daily emissions from construction activities would not exceed SCAQMD construction thresholds. This assumes the architectural coating phase would overlap with the building construction phase by at least 20 workdays as a design feature to avoid exceeding the daily ROG standards. The project would be required to comply with SCAQMD Rule 403, which identifies measures to reduce fugitive dust and is required to be implemented at all construction sites located within the South Coast Air Basin. Rule 403 measures to reduce fugitive dust emissions are as follows:

1. **Minimization of Disturbance.** Construction contractors should minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent

excessive amounts of dust.

2. **Soil Treatment.** Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day.
3. **Soil Stabilization.** Construction contractors should monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
4. **No Grading During High Winds.** Construction contractors should stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).
5. **Street Sweeping.** Construction contractors should sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.

Localized Significance Thresholds. The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. Construction-related emissions reported by CalEEMod are compared to the localized significance threshold lookup tables. The CalEEMod output in Appendix A shows the equipment assumed for this analysis.

LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size and distance to the sensitive receptor. However, LSTs only apply to emissions within a fixed stationary location, including idling emissions during both project construction and operation. LSTs have been developed for NO_X, CO, PM_{10} and $PM_{2.5}$. LSTs are not applicable to mobile sources such as cars on a roadway (Final Localized Significance Threshold Methodology, SCAQMD, June 2003). As such, LSTs for operational emissions do not apply to the proposed development as the majority of emissions would be generated by vehicles operating on roadways.

LSTs have been developed for emissions within areas up to five acres in size, with air pollutant modeling recommended for activity within larger areas. The SCAQMD provides lookup tables for project sites that measure one, two, or five acres. Based the mix of construction equipment used on-site and acreage disturbed daily construction, a total of one acre would be disturbed daily during site preparation and 1.5 acres would be disturbed during grading. These calculations are based on the disturbance area for the

types of equipment used during site preparation and grading as specified in the SCAQMD *Fact Sheet for Applying CalEEMod to Local Significance Thresholds*. http://www.aqmd.gov/docs/default-source/ceqa/handbook/localizedsignificance-thresholds/caleemod-guidance.pdf. To provide a conservative evaluation of project consistency with the LSTs, look up table values for one acre were used. LSTs for construction related emissions in the SRA 24 at varying distances between the source and receiving property are shown in Table 3.

Table 3
SCAQMD LSTs for Construction

Pollutant	**Allowable emissions as a function of receptor distance in meters from a one-acre site (lbs/day)**				
	25	**50**	**100**	**200**	**500**
Gradual conversion of NO_x to NO_2	118	148	212	335	652
CO	602	887	1,746	4,359	17,640
PM_{10}	4	12	30	67	178
$PM_{2.5}$	3	4	8	20	86

Source: http://www.aqmd.gov/CEQA/handbook/LST/appC.pdf, October 2009.

The nearest sensitive receptor to the project site are located approximately 64 feet (20 meters) south of the southern property boundary. For sensitive properties located less than 25 meters from an emission source, the 25-meater values are used to evaluate construction emissions relative to LST thresholds as stated in Chapter 3 of the SCAQMD Final Significance Threshold Methodology (Revised July 2008). As shown in Table 2, total emissions of NOx, CO, PM_{10} and $PM_{2.5}$ would not exceed the LST thresholds shown in Table 3 at 25 meters. Emissions would be **less than significant** per thresholds (b) and (c) referenced above.

Operational Emissions

Table 4 summarizes emissions associated with operation of the proposed project. Operational emissions include emissions from electricity consumption (energy sources), vehicle trips (mobile sources), and area sources including natural gas, landscape equipment and architectural coating emissions as the structures are repainted over the life of the project. The majority of operational emissions are associated with vehicle trips to and from the project site. Trip volumes were based on trip generation factors for mixed use projects incorporated into CalEEMod. Reactive organic gas numbers for area sources were adjusted to add evaporative emissions associated with daily operation of the fueling station.

As shown, the net change in emissions would not exceed the SCAQMD thresholds for ROG, NO_X, CO, SO_X, PM_{10} or $PM_{2.5}$. Therefore, the project's regional air quality impacts (including impacts related to criteria pollutants, sensitive receptors and violations of air quality standards) would **be less than significant.**

c) The nearest sensitive receptor to the project site are residences located approximately 64 feet south

of the southern site boundary. As shown in Tables 2 and 4, project construction and operation would not exceed SCAQMD pollutant thresholds. Pollutants generated during operation would be negligible. Therefore, impacts would be **less than significant.**

SCAQMD also recommends a local CO hotspot analysis be performed if an intersection meets one of the following criteria: 1) the intersection is at Level of Service (LOS) D or worse and where the project increases the volume to capacity ratio by 2 percent, or 2) the project decreases LOS at an intersection to D or worse. A CO hotspot is a localized concentration of CO that is above the state or national 1-hour or 8-hour CO ambient air standards. Localized CO "hotspots" can occur at intersections with heavy peak hour traffic. Specifically, hotspots can be created at intersections where traffic levels are sufficiently high such that the local CO concentration exceeds the federal AAQS of 35.0 parts per million (ppm) or the state AAQS of 20.0 ppm.

Table 4
Estimated Operational Emissions

	Estimated Emissions (lbs/day)					
	ROG	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Proposed Project						
Area	5.05	0.01	0.01	0.01	0.01	0.01
Energy	0.01	0.14	0.1	0.01	0.01	0.01
Mobile	1.6	11.3	13.3	0.05	3.6	1.1
Maximum lbs/day	**6.7**	**11.5**	**13.4**	**0.07**	**3.6**	**1.12**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

See Appendix for CalEEMod version. 2016.3.2 computer model output. Summer emissions shown.
Note: Emissions reported as zero are rounded and not necessarily equal to zero.
[1] VOC emissions from gasoline transfer and dispensing activities at the proposed gas station were based on maximum VOC limits of 0.15, 0.024, 0.32, 0.009, and 0.24 pounds (lbs) VOC per 1,000 gallons daily from the loading, storage tank breathing, refueling, hose permeation, and spillage processes, respectively.

As discussed in the Traffic Impact Assessment (K2 Traffic Engineering, Inc., June 2021), the project would add 2,576 new daily trips along Cajalco Road. A total of five intersections in the project area were evaluated for operational impacts. With payment of fair share fees to make improvements to the intersections of Cajalco Road/Alexander Street and Cajalco Road/Clark Street, all intersections studied would operate at LOS D or better. Thus, no hotspot would be created with operation of the project. A **less than significant** impact would occur under this threshold.

Fueling Station Health Risk Assessment. A health risk assessment was prepared for the fueling station to determine whether sensitive properties located in proximity to the site would be at risk of adverse health effects associated with operation of the fueling station. The analysis presented herein reflects a maximum annual throughout of approximately 2,500,000 gallons. Ultimate fuel throughput allowances/requirements would be established by SCAQMD through the fueling station permitting processes noted above. For purposes of this evaluation, cancer risk estimates have been made consistent with the methodology presented in SCAQMD's *Risk Assessment Procedures for Rules 1401, 1401.1 & 212* which provide screening-level risk estimates for gasoline dispensing operations.

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

Sensitive receptors, as identified by SCAQMD, may include residences, schools, playgrounds, athletic facilities, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes. Sensitive receptors in proximity to the project are rural residential. The nearest sensitive receptors are the residential properties located approximately 220 feet (69 meters) south of the proposed gasoline canopy. Existing commercial receptors include a church located adjacent to and west of the site. The building is located approximately 250 feet (79 meters) west of the proposed gasoline canopy.

Based on the SCAQMD Risk Tool version 1.103 that implements the SCAQMD Risk Assessment Procedures for Rule 1401, 1401.1, and Rule 212 and Permit Application Package "N" Version 8.12 it is estimated that the cancer risk to sensitive residential and commercial receptors closest to the proposed gasoline dispensing station would be 2.1 in one million and 1.3 in one million, respectively. As stated in the Risk Assessment Procedures for Rules 1401, 1401.1 & 212, although gasoline vapors and its TAC constituents (for example, benzene, toluene, and xylene) have non-cancer impacts, the risks from retail gasoline dispensing facilities are dominated by cancer risk. Therefore, the chronic and acute non-cancer health risk do not need to be calculated. Health risks associated with operation of the proposed gasoline dispensing facility would be less than the 10 per 1,000,000; and thus, **less than significant.** No mitigation is required.

d) The primary source of odors during operation would be operation of the restaurant(s). During operation, the project would be subject to SCAQMD Rule 1138 which addresses restaurant emissions, specifically from chain-driven char-broilers. Rule 1138 requires the use of a catalytic oxidizer control device to control emission. With the implementation of Rule 1138, odor impacts would be **less than significant.**

Mitigation: No mitigation is required.

Monitoring: No monitoring would be required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f) Have a substantial adverse effect on federally protected wetlands (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(s): GIS database, WRCMSHCP, On-site Inspection, Sapphos Environmental, Inc., *Biological Memorandum, Results of the Biological Survey Conducted for the Proposed New Construction at 21419 and 21425 Cajalco Road, Mead Valley, California*, November 30, 2018 (Appendix B); Sapphos Environmental, Inc., *Biological Memorandum, Results of Burrowing Owl Habitat Assessment for the Proposed New Construction at 21419 and 21425 Cajalco Road, Mead Valley, California*, November 30, 2018 (Appendix C).

Findings of Fact:

This section describes the biological resources on the project and is based on the information above. The field investigation was conducted on November 5, 2018, to document baseline conditions and assess the potential for special-status plant and wildlife species to occur within the proposed project site that could pose a constraint to implementation of the proposed project. Additionally, this section provides an assessment of the suitability of the on-site habitat to support burrowing owl (*Athene cunicularia*), as well as other special-status plant and wildlife species identified by the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB), and other electronic databases as potentially occurring on and in the vicinity of the project site.

The Western Riverside County Regional Conservation Authority (RCA) MSHCP Information Map was queried to determine if the MSHCP identifies survey requirements for the project site. The project site was reviewed per MSHCP polices to determine if the site is located within any MSHCP areas including Criteria Cells (core habitat and wildlife movement corridors) or areas proposed for conservation.

The site was also evaluated for its potential to support natural drainage features, ponded areas, and/or water bodies that have the potential to fall under the regulatory authority of the of the United States Army Corps of Engineers (Corps), Regional Water Quality Control Board (Regional Board), California Department of Fish and Wildlife (CDFW), or qualify as riparian/riverine habitat under the MSHCP.

The following material describes the findings and recommendations with respect to biological resources as required per the CEQA thresholds of significance listed above.

a) The project site is located within the Mead Valley Area Plan Area Plan of the MSHCP but is not located within any Criteria Cells or MSHCP Conservation Areas. Additionally, the project site is within the designated survey area for burrowing owl as identified by the Riverside Conservation Authority Information Map. No other species surveys are required for the site as summarized below:

- Amphibians - Not in an amphibian survey area;
- Burrowing Owls - Burrowing Owl Survey Area;
- Criteria Area Species - Not in a criteria area species survey area;
- Mammals - Not in a mammal survey area; and
- Narrow Endemic Plants - Not in a narrow endemic plant survey area.

Because the County is a permittee under the MSHCP, public and private developments, that are outside of Criteria Areas and Public/Quasi-Public (PQP) Lands, are permitted under the MSHCP, subject to consistency with MSHCP policies that apply to areas outside of Criteria Areas. Thus, to achieve coverage under the MSHCP, the project must be consistent with the following MSHCP policies:

- The policies for the protection of species associated with Riparian/Riverine areas and vernal pools as set forth in Section 6.1.2 of the MSHCP;

- The policies for the protection of Narrow Endemic Plant Species as set forth in Section 6.1.3 of the MSHCP;

- The requirements for conducting additional surveys as set forth in Section 6.3.2 of the MSHCP;

- Guidelines pertaining to the Urban/Wildlands Interface intended to address indirect effects associated with locating development in proximity to an MSHCP Conservation Area as detailed in Section 6.1.4 of the MSHCP.

The following addresses consistency with the applicable MSHCP policies:

Riparian/Riverine Areas and Vernal Pools
As identified in Section 6.1.2 of the MSHCP, *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools,* riparian/riverine areas are defined as areas dominated by trees, shrubs, persistent emergent plants or emergent mosses and lichens which occur close to or are dependent upon nearby freshwater, or areas with freshwater flowing during all or a portion of the year.

Conservation of these areas is intended to protect habitat that is essential to a number of listed or special-status water-dependent fish, amphibian, avian, and plant species. If impacts to riparian/riverine habitat cannot be avoided, a Determination of Biologically Equivalent or Superior Preservation (DBESP) must be developed to address the replacement of lost functions of habitats in regards to the listed species. This assessment is independent from considerations given to “waters of the U.S.” and “waters of the State” under the CWA and the California Fish and Game Code.

No jurisdictional drainages, riparian/riverine and/or wetland features were observed within the project site during the field investigation. Therefore, development of the proposed project will not result in impacts to riparian/riverine habitats and a DBESP will not be required for the loss of riparian/riverine habitat from development of the proposed project.

Burrowing Owl
Burrowing owl is currently designated as a California Species of Special Concern. The burrowing owl is a grassland specialist distributed throughout western North America where it occupies open areas

with short vegetation and bare ground within shrub, desert, and grassland environments. Suitable habitat for burrowing owl is characterized by annual and perennial grasslands, scrublands with low vegetation and areas with less than 30 percent canopy cover of trees and shrubs. Burrowing owls depend on burrows for shelter throughout the year, typically using shelters such as abandoned mammal burrows, but can also occupy structures such as cement culverts, cement asphalt or wood debris piles, or openings beneath cement or asphalt pavement. No portion of the project site or survey area was identified as suitable habitat for burrowing owls.

Under the MSHCP burrowing owl is considered an adequately conserved covered species that may still require focused surveys in certain areas. The survey for burrowing owl requires a systematic survey of all areas that provide suitable habitat plus a 150-meter (approximately 500 feet) zone of influence on all sides of suitable habitat, where applicable. The systematic search and field survey (November 5, 2018) did not find burrowing owls or sign (i.e., pellets, feathers, castings, or whitewash).

Based on the field survey results and site characteristics, it was determined that burrowing owls do not have potential to occur on-site and no focused surveys are recommended.

Urban/Wildlands Interface Guidelines
Section 6.1.4 of the MSHCP, *Guidelines Pertaining to Urban/Wildlands Interface,* is intended to address indirect effects associated with development in proximity to MSHCP Conservation Areas. The Urban/Wildlife Interface Guidelines are intended to ensure that indirect project-related impacts to the MSHCP Conservation Area, including drainage, toxics, lighting, noise, invasive plant species, barriers, and grading/land development, are avoided or minimized. The project site is not located within or immediately adjacent to any Criteria Cells, corridors, or linkages. Therefore, the urban/Wildlands Interface Guidelines do not apply to this project.

The proposed project is consistent with the above referenced policies; and thus, is consistent with the Western Riverside MSHCP.

b-c) OThe project area is highly disturbed with mostly bare ground with a sparse covering of desiccated non-native grasses, cheeseweed (*Malva parviflora*), puncture vine (*Tribulus terrestris*), red stem filaree (*Erodium cicutarium*), and Russian thistle (*Salsola* spp). A stand of large red gum eucalyptus (*Eucalyptus camaldulensis*) borders the south and west fence line.

No threatened, endangered, sensitive or special status plant species or their habitat were observed in the field survey. A juvenile Cooper's hawk carcass was observed beneath a small raptor nest and was likely predated by a great horned owl. Six bird nests, including one small raptor nest, were observed within the trees and shrubs of the proposed project site. The proposed project is highly disturbed with evidence of past clearing. Similarly, adjacent undeveloped properties within the buffer area are also highly disturbed and maintained by mowing or clearing. The site lacks natural habitat that would be suitable to support threatened, endangered or special status species having the potential to occur in the region.

*Special Status Plants***.** The CNDDB, CNPS, and USFWS record searches produced results for 116 special status species and seven communities and/or habitats (Appendix B of Appendix B). Of the 116 special status species, 57 were plants, 5 invertebrates, 2 crustaceans, 4 fish, 10 reptiles or amphibians, 25 birds, and 13 mammals. The results included 10 species that are solely federally listed, 4 solely state listed and 10 that are both federal and state listed. The remaining 92 species consist of other special status species that include birds of conservation concern, sensitive species, and species of special

concern. Because the site is heavily disturbed, it does not have the potential for the presence of special status species.

Special-Status Wildlife. No special-status wildlife species were observed on-site during the field investigation. Based on habitat requirements for specific species and the availability and quality of on-site habitats, it was determined that the project site has a low potential to support special status wildlife. However, to ensure no impacts to nesting birds occur from implementation of the proposed project, a pre-construction nesting bird clearance survey, as described below, shall be conducted prior to ground disturbance. With implementation of the pre-construction nesting bird clearance survey, impacts to sensitive bird species that may be nesting in the area will be less than significant.

Migratory Birds. The project site has the potential to support suitable habitat for foraging and nesting birds, which are protected by the Migratory Bird Treaty Act (MBTA) and Fish and Game Code. To avoid potential impacts to nesting birds, the following is recommended.

Pre-Construction Nesting Bird Clearance Survey
If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.

Pre-Construction Burrowing Owl Clearance Survey
In accordance with the *Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan*, a pre-construction burrowing owl clearance survey shall be conducted within 30 days prior to ground disturbing activities to ensure burrowing owl remain absent from the project.

Critical Habitat
Under the federal Endangered Species Act, “Critical Habitat” is designated at the time of listing of a species or within one year of listing. Critical Habitat refers to specific areas within the geographical range of a species at the time it is listed that include the physical or biological features that are essential to the survival and eventual recovery of that species. Maintenance of these physical and biological features requires special management considerations or protection, regardless of whether individuals or the species are present or not. All federal agencies are required to consult with the United States Fish and Wildlife Service (USFWS) regarding activities they authorize, fund, or permit which may affect a federally listed species or its designated Critical Habitat. The purpose of the consultation is to ensure

that projects will not jeopardize the continued existence of the listed species or adversely modify or destroy its designated Critical Habitat.

The designation of Critical Habitat does not affect private landowners, unless a project they are proposing is on federal lands, uses federal funds, or requires federal authorization or permits (e.g., funding from the Federal Highways Administration or a CWA Permit from the Corps). If a there is a federal nexus, then the federal agency that is responsible for providing the funding or permit would consult with the USFWS. The project site is not located with federally designated Critical Habitat. The closest designated Critical Habitat is located approximately 5.7 miles south of the site for coastal California gnatcatcher (*Polioptila californica californica*) and 6.0 miles southeast of the site for thread-leaved brodiaea (*Brodiaea filifolia*) and spreading navarretia (*Navarretia fossalis*), along the San Jacinto River. Therefore, the loss or adverse modification of Critical Habitat will not occur as a result of the proposed project and consultation with the USFWS will not be required for implementation of the proposed project.

With implementation of migratory bird surveys if needed, a **less than significant impact** would occur under criterion b and c.

d) Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet still inadequate for others. Wildlife corridors are features that allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

The project site has not been identified as occurring in a wildlife corridor or linkage. The proposed project will be confined to existing areas that have been heavily disturbed or developed, are isolated from regional wildlife corridors and linkages, and there are no riparian corridors, creeks, or useful patches of stepping stone habitat (natural areas) within or connecting the site to a recognized wildlife corridor or linkage. As such, implementation of the proposed project is not expected to impact wildlife movement opportunities. Therefore, **no impact** to wildlife corridors or linkages are not expected to occur under criterion d.

e and f) There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Corps Regulatory Branch regulates discharge of dredge or fill materials into “waters of the United States” pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the CDFW regulates alterations to streambed and bank under Fish and Wildlife Code Sections 1600 et seq., and the Regional Board regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

During the field survey, the biologist observed an area where runoff from the road and surrounding community is channeled and culverted under Cajalco Road and dispersed onto an undeveloped lot. This area receives enough water to support willow (*Salix* ssp.) and mule fat (*Baccharis salicifolia*), which are riparian species. These species can be present in the sensitive Southern Riparian Forest and the Southern Willow Scrub communities that were noted during the desktop review performed as part of

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

the project research. The project site is located well outside of the tree dripline and separated physically by Clark Street. The site is adjacent to several disturbed vacant lots, developed residential and commercial properties, and road shoulders. The proposed project is located within an area that is not subject to the jurisdiction of the CDFW under Section 1600 of the State Fish and Game Code. Additionally, the area is not subject to the jurisdiction of the USACE under Section 404 of the federal Clean Water Act. No impacts to waterways, drainages, or wetlands are anticipated.

No jurisdictional drainage and/or wetland features were observed on the project site during the field investigation. Further no blueline streams, have been recorded on the project site. Therefore, development of the project will not result in impacts to Corps, Regional Board, or CDFW jurisdiction and regulatory approvals will not be required. **No impacts** under criterion e and f would occur with project implementation.

g) As stated above, the project area is highly disturbed with mostly bare ground with a sparse covering of desiccated non-native grasses, cheeseweed (*Malva parviflora*), puncture vine (*Tribulus terrestris*), red stem filaree (*Erodium cicutarium*), and Russian thistle (*Salsola* spp). A stand of large red gum eucalyptus (*Eucalyptus camaldulensis*) borders the south and west fence line. There are no special status trees or vegetation species that are protected per the Riverside County Ordinance 559 occur on the project site. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Sapphos Environmental, Inc., *Cultural Memorandum, Results of the Cultural Resources Record Searches for the Proposed New Construction at 21419 and 21425 Cajalco Road, Mead Valley, California*, November 30, 2018 (Appendix D).

Findings of Fact:

a-b) Cultural resources records searches were conducted at the Eastern Information Center (EIC), housed at the University of California, Riverside, on November 6, 2018. These searches included reviews of all known relevant cultural resource survey reports within the proposed project area and a 1-mile radius to ascertain the presence of known prehistoric and historic archaeological resources. In addition, the Historic Property Data File for Riverside County, which includes the NRHP, CRHR, California Historical Landmarks, and California Points of Historical Interest, was searched to identify known historical resources within the cultural resources study area.

The results of the records searches performed for the proposed project determined that one historic built resource has been recorded within 1-mile of the proposed project area. None of these previously documented cultural resources are located within or adjacent to the proposed project area.

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

The project site has not been previously developed; thus, there are no habitable structures or remnants on the site. Further, there are no records of historic built resources within the proposed project area. There is a low probability of encountering historic built resources based on the inherent characteristics and location of the proposed project area. **No impact** to historic resources would be affected by the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

h) 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(s): Birdseye Planning Group, site observations, May May 26, 2021. Sapphos Environmental, Inc., *Cultural Memorandum, Results of the Cultural Resources Record Searches for the Proposed New Construction at 21419 and 21425 Cajalco Road, Mead Valley, California*, November 30, 2018 (Appendix D).

Findings of Fact: a-b) The results of the above referenced record search and literature reviews indicate that 14 archaeological studies (survey, excavation, and monitoring) have been conducted within a 1-mile radius of the proposed project area. Of these, none have been completed within the proposed project area. No rock outcrops or other features indicative of milling surfaces or other cultural activities were observed on the site detected. No known historic resources occur on-site; thus, none would be affected by the project. **No impact** would occur under this threshold.

c) The potential for encountering human remains at the project site is low. No known burial sites have been identified on the site or in the vicinity. In addition, California Health and Safety Code §7050.5, Public Resources Code § 5097.98, and § 15064.5 of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that, if human remains are encountered during excavation, all work must halt, and the County Coroner must be notified (Section 7050.5 of the California Health and Safety Code). The coroner will determine whether the remains are of forensic interest. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, the coroner will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD) responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the Public Resources Code. The MLD should make his/her recommendations within 48 hours of their notification by the NAHC. This recommendation may include A) the non-destructive removal and analysis of human remains and items associated with Native American human remains; (B) preservation of Native American human remains and associated items in place; (C) relinquishment of Native American human remains and associated items to the descendants for treatment; or (D) other culturally appropriate treatment. Section 7052 of the Health &

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

Safety Code also states that disturbance of Native American cemeteries is a felony. With adherence to these existing regulations, impacts would be **less than significant**.

d) Based on the record search findings, there is no evidence that the project site is used for sacred or religious activities by any Native American Tribes or affected parties. **No impact** to sacred or religious activities would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:				
i) Energy Impacts a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact: a) Construction of the project would use standard methods for equipment use, material storage and construction staging to minimize worker and vendor trips needed to travel to and from the job site. The project would be designed consistent with Title 24 of the California Energy Code. Landscaping would incorporate native drought tolerant species to minimize water required for irrigation. The project would consume energy; however, not to the extent that it would be considered wasteful or inefficient. Impacts would be less than significant.

b) As referenced, the project would be constructed consistent with Title 24 of the California Energy Code and applicable policies contained within the Climate Action Plan to further reduce energy demand. The project would recycle, to the extent practicable, up to 75% of solid waste per AB 341 and install low flow plumbing fixtures as well as incorporate drought tolerant landscaping to minimize water demand. The project would not conflict with or obstruct the implementation of State or Local plans for renewable energy or energy efficiency. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project:				
j) Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐

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

Source(s): *Geotechnical Investigation Report and Infiltration Feasibility Evaluation Study,* prepared by Mesopotamia Geotechnical Consultants, Inc., January 2019 (Appendix E). Mead Valley Area Plan, Figure 13.

Findings of Fact: The geologic structure of the entire southern California area is dominated mainly by northwest trending faults associated with the San Andreas system. The site is in a seismically active region. No active or potentially active fault is known to exist at this site nor is the site located within a State of California designated *"Alquist-Priolo"* Earthquake Fault Zone. The nearest zoned faults are the Lake Matthews Fault Zone to the southwest and Lakeview Fault Zone to the northeast. Both fault zones are located approximately 16 miles from the site. The project site has not been evaluated by the State of California for liquefaction or landslide potential. The County of Riverside has designated the site as "not in fault zone and "not in a fault line". Impacts are considered less than significant.
During the life of the proposed improvements, the property will likely experience moderate to occasionally high ground shaking from known faults, as well as background shaking from other seismically active areas of the Southern California region. However, site preparation and construction of building foundations consistent with the geotechnical report and current California Building Code (CBC) requirements would address seismic concerns and related structural impacts associated with ground shaking. Impacts would be **less than significant.**

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): *Geotechnical Investigation Report and Infiltration Feasibility Evaluation Study,* prepared by Mesopotamia Geotechnical Consultants, Inc., January 2019 (Appendix E). Mead Valley Area Plan, Figure 13.

Findings of Fact: a) Liquefaction occurs when loose, fine grained (poorly graded), saturated cohesionless soils are subject to ground shaking during an earthquake of large magnitude. Liquefaction potential in general is relatively high when the ground water table is less than thirty feet below ground surface. No groundwater was encountered during geotechnical boring at a depth of approximately 15 feet below ground surface (bgs). Historic data shows groundwater is at a depth of approximately 50 feet. Based on the preliminary soil investigation and Riverside County liquefaction map, the site is not located in a zone of potential liquefaction. Impacts would be **less than significant.**

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

l) Ground-shaking Zone a. Be subject to strong seismic ground shaking?	☐	☐	☒	☐

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

Source(s): *Geotechnical Investigation Report and Infiltration Feasibility Evaluation Study,* prepared by Mesopotamia Geotechnical Consultants, Inc., January 2019 (Appendix E). Mead Valley Area Plan, Figure 13.

Findings of Fact: a) The nearest zoned faults are the Lake Matthews Fault Zone to the southwest and Lakeview Fault Zone to the northeast. Both fault zones are located approximately 16 miles from the site. Moderate to strong ground shaking can be expected at the site. The project site is not located within the boundaries of an Earthquake Fault Zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act of 1972. As referenced, there are no known active or potentially active faults traversing the project site; thus, the risk of ground rupture resulting from fault displacement beneath the site is low. Impacts would be **less than significant.**

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

m) 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(s): *Geotechnical Investigation Report and Infiltration Feasibility Evaluation Study,* prepared by Mesopotamia Geotechnical Consultants, Inc., January 2019 (Appendix E). Mead Valley Area Plan, Figure 15.

Findings of Fact: a) The project site is flat and surrounded by predominantly flat parcels. No slopes would be disturbed by grading and no steep slopes would be created by the project. **No impact** would occur with respect to landslide risk.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

n) 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(s): *Geotechnical Investigation Report and Infiltration Feasibility Evaluation Study,* prepared by Mesopotamia Geotechnical Consultants, Inc., January 2019 (Appendix E).

Findings of Fact: a) Land subsidence is defined as the sinking or settling of land to a lower level. Causes can include: (1) earth movements; (2) lowering of ground water level; (3) removal of underlying supporting materials by mining or solution of solids, either artificially or from natural causes; (4) compaction caused by wetting (hydro-compaction); (5) oxidation of organic matter in soils; or (6) added load on the land surface.

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

As stated in the Geotechnical Investigation Report, with removal/replacement of the top 1-2 feet of fill material, soils below are suitable for supporting building foundations. Implementation of recommendations in the soils report during grading and site preparation, would minimize the potential for soil cohesion and expansion. Therefore, impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): On-site Inspection, Project Application Materials

Findings of Fact: a) Seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The project is located well inland (approximately 46 miles) from the Pacific Ocean and is not subject to tsunami hazard. The nearest inland body of water is the Diamond Valley Reservoir located approximately 17 miles to the southeast. Sieche events associated with Diamond Valley Reservoir were not determined to be a concern in the County of Riverside Environmental Impact Report No 521. The two water bodies that are considered a concern are Lake Elsinore and Lake Perris. Both have large public gathering areas located adjacent to the lakes. The proposed project is located approximately 20 miles southwest of Lake Perris and approximately 13 miles northeast of Lake Elsinore. Impacts from seiches are not an issue of concern associated with the proposed project. The project site where development would occur is generally flat. The developed areas would not be subject to a mudflow hazard. There are no known active volcanoes in the study area that could present a volcanic hazard. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

p) 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(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials; *Geotechnical Investigation Report and Infiltration Feasibility Evaluation Study,* prepared by Mesopotamia Geotechnical Consultants, Inc., January 2019 (Appendix E). Mead Valley Area Plan, Figure 14.

Findings of Fact: a-b) The project would require grading to create the building pads and the parking lot as well as excavation for the fuel tanks and installation of underground utilities. There are no sensitive geological features located on the site that would be adversely affected by the project. All grading would

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

occur consistent with the County of Riverside Grading Ordinance and conditions imposed by the County of Riverside Building and Safety Department. No slopes would be greater than 2:1 or higher than 10 feet. Impacts would be **less than significant.**

No slopes greater than 2:1 or 10 feet in height would be created by grading activities. **No impact** would occur under this threshold.

c) All project grading would occur on-site. No existing septic/sewage disposal systems would be affected. No subsurface sewage disposal system exists on site or is proposed. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

q) Soils a. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b. Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial risks to life or property?	☐	☐	☒	☐
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Source(s): *Geotechnical Investigation Report and Infiltration Feasibility Evaluation Study,* prepared by Mesopotamia Geotechnical Consultants, Inc., January 2019 (Appendix E). Mead Valley Area Plan, Figure 13.

Findings of Fact: a) Alluvial materials were encountered below the upper 1-2 feet of fill material. This material is comprise of firm-in-place fine-grained soils and medium dense-in-place granular soils layers. According to the results of the laboratory testing performed, the soils are suitable for foundation support provided recommendations are followed.

As noted, the site is generally flat. The site is greater than one acre in size and individual improvements may disturb more than one acre; thus, the project would be subject to State Water Resources Control Board General Construction Permit during construction to minimize soil erosion. For additional information, see Section IX, *Hydrology and Water Quality*. With implementation of Best Management Practices (BMPs) specified in the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, soil erosion hazard impacts would be **less than significant.**

b) Land subsidence is defined as the sinking or settling of land to a lower level. Causes can include: (1) earth movements; (2) lowering of ground water level; (3) removal of underlying supporting materials by mining or solution of solids, either artificially or from natural causes; (4) compaction caused by wetting (hydro-compaction); (5) oxidation of organic matter in soils; or (6) added load on the land surface. The soils on-site are characterized as having low expansion potential. Therefore, impacts would be **less than significant**.

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

c) The proposed project would connect to the existing sewer system. No onsite wastewater treatment systems (OWTS) (i.e., septic systems) would be installed. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

r) 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(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact: a) Wind erosion and fugitive dust emissions from the project site would be minimized with implementation of SCAQMD Rule 403 during grading and site disturbing activities. The project site would not be a source of windblown dust post-construction. The project site is not located in a blow sand area as defined identified in Figure S-8 in the County of Riverside General Plan. Impacts would be **less than significant** under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:				
s) Greenhouse Gas Emissions a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Source(s): Greenhouse Gas Emission Calculations prepared by Birdseye Planning Group, June 2021 (Appendix A). Riverside County Climate Action Plan, updated November 2019.

Findings of Fact: Gases that trap heat in the atmosphere are often referred to as greenhouse gases (GHGs), analogous to the way in which a greenhouse retains heat. Common GHG include water vapor, carbon dioxide (CO_2), methane (CH_4), nitrous oxides (N_2O_x), fluorinated gases, and ozone. GHGs are emitted by both natural processes and human activities. Of these gases, CO_2 and CH_4 are emitted in the greatest quantities from human activities. Emissions of CO_2 are largely by-products of fossil fuel combustion, whereas CH_4 results from off-gassing associated with agricultural practices and landfills. Man-made GHGs, many of which have greater heat-absorption potential than CO_2, include fluorinated gases, such as hydrofluorocarbons (HFCs), perfluorocarbons (PFC), and sulfur hexafluoride (SF_6). The accumulation of GHGs in the atmosphere regulates the earth's temperature. Without the natural heat trapping effect of GHGs, Earth's surface would be about 34°C cooler. However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and

transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations (Cal EPA, 2006).

Pursuant to the requirements of SB 97, the *CEQA Guidelines* were amended to include feasible mitigation of GHG emissions and analysis of the effects of GHG emissions. The adopted *CEQA Guidelines* provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

The majority of individual projects do not generate sufficient GHG emissions to create a project-specific impact through a direct influence to climate change; therefore, the issue of climate change typically involves an analysis of whether a project's contribution towards an impact is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15355).

The Riverside County Climate Action Plan was adopted in December 2015 and updated November 2019. As referenced, SB 97 allows climate action plans and other greenhouse gas reduction plans to be used for determining whether a project has significant impacts, based upon its compliance with the plan. The specific goals and actions included in the County of Riverside Climate Action Plan that pertain to the proposed project include those addressing energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed project would also be required to implement all mandatory green building measures for new commercial development under the CALGreen Code. This would require the project be designed to reduce water consumption, increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the proposed project.

The tool developed by Riverside County for determining project consistency with the CAP is referred to as the "Riverside County GHG Screening Table document". The Riverside County GHG Screening Table document provides guidance for the analysis of development projects and divide projects into two broad categories based upon the type of CEQA review being conducted. The CAP also recognizes that not all projects are large enough to warrant review per the screening tables. Projects that are projected to generate less than 3,000 metric MT CO2e annually are defined as small projects with less than significant GHG emissions. These projects do not require evaluation per the screening tables.

GHG emissions associated with the project's construction period were estimated using the CalEEMod computer program. Information below was obtained from the Deemarco Commercial Center *Air Quality-Greenhouse Gas Study* (November 2020).

a) Construction activities would generate greenhouse gas (GHG) emissions associated with equipment operation. The project-related construction emissions are confined to a relatively short period of time (approximately 6 months) in relation to the overall life of the proposed project. Site preparation and grading typically generate the greatest emission quantities because the use of heavy equipment is greatest during this phase of construction. Emissions associated with the construction period were estimated based on the projected maximum amount of equipment that would be used onsite at one time. Air districts such as the SCAQMD have recommended amortizing construction-related emissions over a 30-year period to calculate annual emissions. Complete CalEEMod results and assumptions can be viewed in the Appendix A. Construction of the project would generate approximately 79 metric tons

of GHG emissions during construction. Amortized over 30 years, the project would generate 3 metric tons as shown in Table 5 below.

Table 5 also shows the new construction, operational, and mobile GHG emissions associated with the proposed project. Detailed modeling calculations for operation of the proposed project are shown in Appendix A. Long-term emissions relate to energy use, solid waste, water use, and transportation. Each source is shown below.

Table 5
Combined Annual Greenhouse Gas Emissions

Emission Source	Annual Emissions (CO_2E)
Construction	3 metric tons
Operational	
Energy	89 metric tons
Solid Waste	18 metric tons
Water	7 metric tons
Mobile	620 metric tons
Total	**737 metric tons**

See Appendix for CalEEMod software program output (demolition and new construction).

Cumulatively, the estimated emissions would be less than 3,000 metric tons per year; and thus, does not require further analysis per the County of Riverside CAP. Impacts would be **less than significant.**

b) The Riverside County Climate Action Plan (CAP) was adopted in December 2015 and updated November 2019 to ensure consistency with the new statewide emission reduction goals associated with SB 32. Per the CAP Update, Riverside County's 2017 GHG emissions totaled 4,905,518 MT of CO_2e for that year. Under the Business As Usual (BAU) forecast, emissions will be 5,158,305 MT CO2e in 2020; 6,368,781 MT CO2e in 2030; and 11,305,026 MT CO2e in 2050. These emissions levels are 5.1 percent higher in 2020 than 2017, 29.8 percent higher in 2030 than 2017, and more than double 2017 emissions by 2050. Under the Adjusted Business As Usual (ABAU) forecast (which represents State efforts focused on reducing GHG emissions within the County), emissions will be 4,861,256 MT CO2e in 2020; 4,102,109 MT CO2e in 2030; and 4,175,146 MT CO2e in 2050. Compared to 2017, these emissions levels are 0.9 percent lower in 2020, 16.0 percent lower in 2030, and 14.8 percent lower in 2050. The CAP Update assesses the previous GHG reduction targets identified in the 2015 CAP and proposes new targets that are consistent with the State policies to meet the requirements of Senate Bill 32. The State recommends a 15 percent reduction below 2005–2008 baseline levels by 2020, a 49 percent reduction below 2008 levels by 2030, and an 80 percent reduction below 2008 levels by 2050. To continue reductions consistent with the State's long-term emissions reduction goals, the County would need to reduce emissions in 2030 by 525,511 MT CO2e from an ABAU forecast and by 2,982,947 MT CO2e from an ABAU forecast by 2050.

The specific goals and actions included in the County of Riverside Climate Action Plan that pertain to the proposed project include those addressing energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed project would also be required to implement all mandatory green building measures for new residential developments under the CALGreen Code. This would require the project be designed to reduce water consumption, increase building system efficiencies, divert construction waste from landfills and install

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

low pollutant emitting finish materials. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the proposed project.

The proposed project would entail construction and operation of a commercial center. Based on modeling results, the project would not exceed the 3,000 MT annual screening threshold established for evaluation of individual projects for GHG emissions. Projects that are projected to generate less than 3,000 metric MT CO2e annually are defined as small projects with less than significant GHG emissions.

With respect to consistency with plans or policies related to GHG emissions, the list of R2 Measures in the Climate Action Plan are related to energy efficiency requirements Riverside County can incorporate into existing residential and non-residential buildings or new development projects to achieve a State-aligned reduction target. These R2 energy measures also support related General Plan policies, particularly related to energy efficiency in buildings, regional agency coordination/education and outreach, including LU-4.1, OS-16.1 through OS-16.10, AQ-4.1 through AQ-4.4, AQ-5.2, AQ-5.4, and AQ-20.10 through AQ-20.12.

California's building efficiency standards are updated regularly to incorporate new energy efficiency technologies. The code was most recently updated in 2019 and went into effect for new development in 2020. For projects implemented after January 1, 2017, the California Energy Commission estimates that the 2019 Title 24 energy efficiency standards will reduce consumption by an estimated 50 percent for residential buildings and 30 percent for commercial buildings, relative to the 2016 standards. These percentage savings relate to heating, cooling, lighting, and water heating only.

Exceeding Title 24 standards is voluntary, and it is unknown whether this would occur; however, measures such as installing low-flow plumbing fixtures, use of energy efficient appliances and implementing a recycling programs would improve energy efficiency and reduce related GHG emissions associated with long-term operation of the project. As referenced, the project would not generate enough GHG emissions to warrant review per the screening tables. Further, the proposed project would be consistent with applicable measures in the CAP and General Plan policies focusing on reductions in GHG emissions. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:				
t) 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?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	☐	☐	☒	☐
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(s): *Phase I Environmental Site Assessment, 21419 and 21425 Cajalco Road prepared by Mesopotamia Geotechnical Consultants, Inc., November 2018* (see Appendix F).

Findings of Fact: a, b, d) The proposed retail element of the project would not require the ongoing use, storage or routine transport of hazardous materials. Aside from common household chemicals and those associated with building sanitation and maintenance, no hazardous materials would be used.

It is unknown what types of retail businesses; however, a convenience store and restaurant uses would be provided on-site. It is assumed they would be required to store and use and hazardous materials consistent with applicable rules and regulations pertaining to those specific chemical and materials. The proposed convenience store and fueling station would require the ongoing use, storage and routine transport of hazardous materials consisting primarily of gasoline and diesel fuel. Common cleaning chemicals would also be used on-site similar to those used in the other businesses. The fueling center would be designed and operated consistent with state and federal regulations pertaining to the underground storage and dispensation of flammable materials that include the following:

- 2013 California Fire Code Title 24, Part 9 (CFC 8003.1.3.2) Spill Control Requirements;
- California Code of Regulations Title 13, Motor Vehicles Division 1, 2 and 3;
- California Code of Regulations Title 27, Environmental Protection, as applicable
- California Mechanical Code (CMC);
- California Code of Regulations, Title 8, Industrial Relations, Chapter 4, Industrial Safety;
- Health and Safety Code, Section 13240 – 1343.6 (California Propane Storage and Handling Safety Act); and
- National Fire Protection Association (NFPA) Code Section 30a.

With adherence to all applicable regulations pertaining to the construction and operation of a fueling station containing below ground fuel storage tanks, the project would not emit or release hazardous waste or emissions or otherwise adversely impact public safety through the storage of flammable materials on-site. The nearest school to the project site is the Manual L. Real Elementary School located approximately 0.28 miles to the northeast. While the school is further than ¼ mile from the site, all elements of the project storing or dispensing hazardous materials would be designed and operate consistent with all applicable federal and state regulations and be subject to routine inspection. Based on these factors, a **less than significant** impact would occur under these thresholds.

c) The proposed project would not obstruct access to the project vicinity through road closures or other project actions that could impact evacuation routes or otherwise impair evacuation during emergencies. Currently, the site is vacant. A new access road would be constructed for the project from Cajalco Road. All internal access to the project as well as the primary and secondary emergency access roadways would be designed to meet Riverside County Fire Code (Ordinance 787) requirements addressing access for fire apparatus. **No impact** would occur.

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

e) No uses or activities that could have caused or contributed to a release of hazardous chemicals or materials on the property occur or have occurred on the site. Based on a review of the Phase I Environmental Site Assessment and available databases listing known hazard sites (i.e, Geotracker, Envirostar accessed May 2021), the site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There are no recognized environmental conditions or evidence of hazardous environmental conditions on the project site. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

u) 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 (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
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(s): March Air Reserve Base Airport Land Use Compatibility Plan, approved March 2011

Findings of Fact: a-b) The closest airport is the March Reserve Air Base which is located approximately 3.0 miles northeast of the project site. The project site is located within Zone D as defined in the March Air Reserve Base Airport Land Use Compatibility Plan (ALUCP) (June 2013) (Map MA-1). The only limitation are uses determined to be hazards to flight. Review and approval of the County of Riverside Airport Land Use Commission (ALUC) is required. On August 5, 2021, the Riverside County ALUC determined that the proposed project is consistent with the Airport Land Use Compatibility Plan subject to recommended conditions of approval that are incorporated into the recommended conditions of approval for the proposed project, specifically the following conditions:

Advisory Notification Document Planning. 1 ALUC General Conditions

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site.

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight

climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Hazards to flight.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property, and shall be recorded as a deed notice.

4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

6. The proposed structure shall not exceed a height of 15 feet above ground level and a maximum elevation at top point of 1,667 feet above mean sea level.

7. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission. The specific coordinates, frequencies, and power shall not be amended without

further review by the Federal Aviation Administration

8. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 15 feet in height and a maximum elevation of 1,667 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

9. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

060 – Planning – 1 ALUC – Detention Basins

Detention basin(s) shall be designed so as to provide for a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls.

080 – Planning – 2 ALUC – Detention Basins

Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “LANDSCAPING NEAR AIRPORTS” brochure, and the “AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT” brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: “There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes”. The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

090- Planning. 3 ALUC Detention Basins

Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “LANDSCAPING NEAR AIRPORTS” brochure, and the “AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT” brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

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

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

With ALUC approval, impacts would be **less than significant.**

c-d) The project site is not located within 2 miles of a privately owned, public use airport. The site is located approximately 5.6 miles northwest of Perris Airport. As referenced, the site is located in Airport Influence Area Zone D for March Air Reserve Base. The only restrictions are uses determined to be a hazard to flight. Development of the proposed project would not create a hazard to flight or otherwise create a safety concern for employees, vendors or customers. **No impact** would occur under these thresholds.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
v) Water Quality Impacts a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	☐	☐	☒	☐
d. Result in substantial erosion or siltation on-site or off-site?	☐	☐	☒	☐
e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	☐	☐	☒	☐
f. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
g. Impede or redirect flood flows?	☐	☐	☐	☒
h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	☐	☐	☐	☒
i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Source(s): *Preliminary Hydrology Report*, Ventura Engineering Inland, Inc., (April 2021) (Appendix G). Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact: a) The project site is vacant, undeveloped land. The proposed project would construct retail and restaurant buildings and an 8-pump fueling station with convenience store. The southern one-half (approximate) of the site is located in Flood Zone A; the northern one-half is located in Flood Zone X. Thus, design features have been incorporated into the project that will mimic preconstruction permeability conditions and avoid exacerbating potential flood conditions on the southern portion of the site during a 100-year storm event. This will be achieved by maintaining the existing grade to the extent feasible in the flood plain and minimally grading the remainder of the site. Further, the project will use self-treating and self-retaining areas that will aid in flood control management. These measures consist of permeable paving and at-grade landscaping. Further, no curbs will be installed within the Flood Zone A area. The permeable paving will have a minimal storage layer below the paved surface to facilitate and mimic the permeability of existing site conditions.

Adequate volume will be provided to retain all on-site design storm flows while avoiding modifications to natural flow conditions during 100-year storm events. The improvements will not exacerbate flood conditions or degrade surface or groundwater quality. Impacts would be **less than significant** under this threshold.

b) The project site is not located within the boundaries of a managed groundwater basin as defined by the Eastern Municipal Water District Urban Water Management Plan (2015). Further, the project is not proposing to use groundwater. Rather potable water service would be provided by Eastern Municipal Water District. **No impact** would occur under this threshold.

c) As proposed, the project does not substantially alter the existing drainage feature. The site has been designed to avoid alterations, particularly in the southern area which is located in Flood Zone A as described above. The existing drainage pattern of the site and local area would not be substantially altered nor would the project require alternation of a stream or river in a manner which would result in substantial erosion, siltation, or flooding on- or off-site. Impacts would be **less than significant** under this threshold.

d) Design features have been incorporated into the project that will mimic preconstruction permeability conditions and avoid exacerbating potential flood conditions on the southern portion of the site during a 100-year storm event. This will be achieved by maintaining the existing grade to the extent feasible in the flood plain and minimally grading the remainder of the site. Further, the project will use self-treating and self-retaining areas that will aid in flood control management. These measures consist of permeable paving and at-grade landscaping. Further, no curbs will be installed within the Flood Zone A area. The permeable paving will have a minimal storage layer below the paved surface to facilitate and mimic the permeability of existing site conditions.

The site will not erode or otherwise cause siltation to occur in adjacent surface water resources or stormwater detention systems. No increase in on- or off-site water erosion would occur as a result of the project. Impacts would be **less than significant**

e) The site will be designed to mimic existing storm flows such that stormwater will be retained on-site or allowed to flow through the site as occurs under existing conditions. Flooding off-site that may occur under existing conditions would not be exacerbated by the project. Impacts would be **less than significant** under this threshold.

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

f) Design features have been incorporated into the project that will mimic preconstruction permeability conditions and avoid exacerbating potential flood conditions on the southern portion of the site during a 100-year storm event. This will be achieved by maintaining the existing grade to the extent feasible in the flood plain and minimally grading the remainder of the site. Further, the project will use self-treating and self-retaining areas that will aid in flood control management. These measures consist of permeable paving and at-grade landscaping. Further, no curbs will be installed within the Flood Zone A area. The permeable paving will have a minimal storage layer below the paved surface to facilitate and mimic the permeability of existing site conditions. The runoff would not exceed the capacity of an existing system nor would the project otherwise cause or contribute to discharge of polluted runoff off-site. Impacts would be **less than significant.**

g) The project will not impede or redirect flood flows. As noted above, the southern one-half (approximate) of the site is located in Flood Zone A; the northern one-half is located in Flood Zone X. The stormwater management system designed for the site would mimic existing conditions to the extent feasible. The project will use self-treating and self-retaining areas that will aid in flood control management. Further, no curbs will be installed within the Flood Zone A area. The permeable paving will have a minimal storage layer below the paved surface to facilitate and mimic the permeability of existing site conditions. **No impact** would occur under this threshold.

h) Seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The project is located well inland (approximately 43 miles) from the Pacific Ocean and is not subject to tsunami hazard. The nearest inland body of water is the Diamond Valley Reservoir located approximately 4 miles to the northeast. Sieche events associated with Diamond Valley Reservoir were not determined to be a concern in the County of Riverside Environmental Impact Report No 521. The two water bodies that are considered a concern are Lake Elsinore and Lake Perris. Both have large public gathering areas in proximity. The proposed project is located 5.6 miles southeast of Lake Perris and approximately 12 miles northeast of Lake Elsinore. Impacts from seiches are not an issue of concern associated with the proposed project. **No impact** would occur under this threshold.

i) As referenced above under threshold b, the project site is not located within the boundaries of a managed groundwater basin as defined by the Eastern Municipal Water District Urban Water Management Plan (2015).The project is not proposing to use groundwater for potable or irrigation purposes. Rather potable water service would be provided by Eastern Municipal Water District. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:				
w) Land Use a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

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

Source(s): Riverside County General Plan, Mead Valley Area Plan (2011), GIS database, Project Application Materials Riverside County General Plan Land Use Element, County zoning designation, Staff review, GIS database

Findings of Fact: a-b) The surrounding land is vacant or developed with commercial and rural residential uses. The project would be consistent with the County of Riverside General Plan designation and applicable policies within the Mead Valley Area Plan. It would not introduce improvements that could disrupt or physically divide an established community. As stated in the Mead Valley Area Plan, Cajalco Road is the anchor for the community of Mead Valley. It is an important link between Interstate 215 to the east and Interstate 15 to the west. This important east/west corridor provides the opportunity for the commercial uses along Cajalco Road to assume a more prominent role in the future.

The proposed project is consistent with the Mixed-Use Area land use designation of the Riverside County General Plan. Per the Land Use Element, the intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office entertainment, educational, and/or recreational uses or other uses are planned. The property is located within the Mead Valley Area Plan, specifically the Cajalco Road-Carroll/Brown Streets Neighborhood 1. This neighborhood encompasses approximately 48 gross acres. The Mead Valley Area Plan policy MVAP 5.4 requires highest density residential development on fifty percent of this neighborhood. The project will occupy 1.68 acres of the neighborhood, which is 3.5% of the entire neighborhood. The project provides retail opportunity that will serve existing and future residential development in this area. The remaining vacant properties within this neighborhood can accommodate the required highest density residential development.

The proposed project would develop a new commercial center including a retail/restaurant building, fast food restaurant, convenience store and fueling station. The current site is zoned Mixed-Use. The proposed project is consistent with the Riverside County Zoning Ordinance No. 348with approval of a conditional use permit. The project would not change land use within an existing City sphere of influence and/or within adjacent city or county boundaries. As discussed, the project would be consistent with applicable policies from the various elements contained in the Riverside General Plan. N**o impact** would occur under these thresholds.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
x) Mineral Resources a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c. Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”

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

Findings of Fact: a-c) The County of Riverside General Plan Amendment EIR (2015) does not identify the project site as a mapped or designated Mineral Resource Zone (MRZ). The proposed project would not require excavation of mineral resources nor would construction result in the loss of availability of any known regional or local mineral resources. The project is not located in proximity to a mine. Residents would not be exposed to hazards from an existing or abandoned quarry or mine. Therefore, **no impact** would occur under this threshold.
Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:				
y) Airport Noise a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
b. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Source(s): Commercial Center Noise Calculations, prepared by Birdseye Planning Group, June 2021 (Appendix H), March Air Reserve Base Airport Land Use Compatibility Plan, March 2011.

Findings of Fact: a-b) The project site is not located within 2 miles of a privately owned, public use airport. The site is located approximately 5.6 miles northwest of Perris Airport. As referenced, the site is located in Airport Influence Area Zone D for March Air Reserve Base. The only restrictions are uses determined to be a hazard to flight. Development of the proposed project would not create a hazard to flight or otherwise expose people safety concern for employees, vendors or customers. **No impact** would occur under these thresholds.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

z) Noise Effects by the Project a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Commercial Center Noise Calculations, prepared by Birdseye Planning Group, December 2021, Riverside County Ordinance No. 847 – Regulating Noise

Findings of Fact: a) The project would not generate enough traffic to noticeably increase noise levels at receivers north of Cajalco Road or north of Elmwood Avenue south of the site. Traffic noise impacts associated with project operation would be **less than significant** as documented below.

Riverside County Ordinance No. 847 – Regulating Noise

The County of Riverside Ordinance No. Section 4 Table 1 establishes the exterior noise level criteria for properties affected by operational (stationary) noise sources. For residential properties the exterior noise level shall not exceed an average (Leq) of 55 A-weighted decibels (dBA) during daytime hours (7:00 a.m. to 10:00 p.m.) and 45 dBA Leq during the nighttime hours (10:00 p.m. to 7:00 a.m.). The 55/45 dBA daytime/nighttime limit is discussed because of its applicability to some of the surrounding land uses (i.e., Rural Community – Very Low Density Residential).

With respect to traffic noise, no specific standards for this source are provided in the Riverside County Noise Ordinance or General Plan Noise Element. Table N-1 in the General Plan Noise Element references the State Office of Planning and Research 2017 General Plan Guidelines Update which states that 60 dBA is an acceptable exterior noise level for rural residential areas. The interior standard of 45 dBA for stationary noise sources is used herein to determine consistency with the Riverside County Noise Ordinance.

Section 2 i of the County's Noise Ordinance states that noise sources associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is permitted between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. While the County of Riverside limits the hours of construction activity, it does not specifically address construction noise limits. Thus, construction activities occurring between the prescribed hours are considered exempt from the ambient noise standards of the ordinance.

Vibration Standards

Vibration is a unique form of noise as the energy is transmitted through buildings, structures and the ground whereas audible noise energy is transmitted through the air. Thus, vibration is generally felt rather than heard. The ground motion caused by vibration is measured as peak particle velocity in inches per second and is referenced as vibration decibels (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels.

The Riverside County Ordinance does not address construction-related vibration; thus, for the purpose of evaluating project-related vibration impacts, thresholds established in the Federal Transit Administration's (FTA) *Transit Noise and Vibration Impact Assessment* (September 2018) (Table 6-3) are used. A threshold of 65 VdB is used for buildings where low ambient vibration is essential for interior operations. These buildings include hospitals and recording studios. A threshold of 72 VdB is used for residences and buildings where people normally sleep (i.e., hotels and rest homes). A threshold of 75 VdB is used for institutional land uses where activities occur primarily during the daytime (i.e., churches and schools). The threshold used for the proposed project is 72 VdB as single-family residences are the nearest sensitive receptors to the site.

Construction activities such as blasting, pile driving, demolition, excavation or drilling have the potential to generate ground vibrations. With respect to ground-borne vibration impacts on structures, the FTA

states that ground-borne vibration levels in excess of 90 VdB would damage buildings extremely susceptible to vibration damage. No historic buildings or buildings extremely susceptible to vibration damage are known to occur near the site; thus, 94 VdB (PPV 0.2), the standard for non-engineered timber and masonry buildings is used herein to evaluate potential vibration impacts to neighboring structures. Construction activities referenced above that would generate significant vibration levels are not proposed. However, to provide information for use in completing the CEQA evaluation, construction-related vibration impacts are evaluated using the above referenced criteria.

Construction Noise. The main sources of noise during construction activities would include heavy machinery used during, grading and clearing the site, as well as equipment used during building construction and paving. Table 6 demonstrates the typical noise levels associated with heavy construction equipment. As shown, average noise levels associated with the use of heavy equipment at construction sites can range from about 81 to 95 dBA at 25 feet from the source, depending upon the types of equipment in operation at any given time and phase of construction.

Table 6
Typical Maximum Construction Equipment Noise Levels

Equipment Onsite	Typical Maximum Level (dBA) 25 Feet from the Source	Typical Maximum Level (dBA) 50 Feet from the Source	Typical Maximum Level (dBA) 100 Feet from the Source
Air Compressor	84	78	64
Backhoe	84	78	64
Bobcat Tractor	84	78	64
Concrete Mixer	85	79	73
Bulldozer	88	82	76
Jack Hammer	95	89	83
Pavement Roller	86	80	74
Street Sweeper	88	82	76
Man Lift	81	75	69
Dump Truck	82	76	70

Source: Noise levels based on FHWA Roadway Construction Noise Model (2006) Users Guide Table 1.
Noise levels based on actual maximum measured noise levels at 50 feet (Lmax).
Noise levels assume a noise attenuation rate of 6 dBA per doubling of distance.

Noise-sensitive uses near the project site are existing single-family residences located approximately 64 feet south of the southern property line and approximately 300 feet north of the site across Cajalco Road. Table 7 shows typical maximum construction noise levels at various distances from construction activity based on a standard noise attenuation rate of 6 dBA per doubling of distance. The noise level used to estimate the typical maximum noise level that could occur is based on use of a bulldozer as it is likely to be the noisiest type of equipment used over a sustained period of time adjacent to nearby residences during demolition, site preparation and grading activities. Actual noise levels will fluctuate throughout the day and may periodically exceed 88 dBA at the property line depending on the type and location of equipment used and whether multiple pieces of equipment are operating simultaneously in the same area.

Noise impacts related to construction activities are considered temporary and are regulated by Riverside County Ordinance No. 847. Section 9.52.020 states that noise sources associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is permitted between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. While the County of Riverside limits the hours of construction activity, it does not specifically address construction noise limits. However, based on the scope of construction and proximity of residential receivers to the site, construction noise impacts may occur depending on the type of equipment being used, distance between the operating equipment and the nearest residences and during of operation. Thus, Mitigation Measures NOI-1 through NOI-7 are recommended to reduce potential impacts to **less than significant**.

Operational Noise: Traffic is the primary noise source that would be generated by the proposed project. Existing noise levels were measured at the project site on May 23, 2021. The Leq during the 15-minute monitoring period was 62.4 dBA which exceeds the exterior residential standard (60 dBA for traffic noise) referenced above. Thus, whether a traffic-related noise impact would occur is based on whether project traffic, when added to the existing traffic, would cause noise to noticeably increase over ambient conditions (i.e., +3 dBA) and/or exceed the 60 dBA standard.

Table 7
Typical Maximum Construction Noise Levels at Various Distances from Project Construction

Distance from Construction	Typical Maximum Noise Level at Receptor (dBA)
25 feet	88
50 feet	82
100 feet	76
250 feet	70
500 feet	64
1,000 feet	58

The roadway network adjacent to the project site was modeled using the Federal Highway Administration Traffic Noise Model (TNM) version 2.5 software. The model calculates traffic noise at receiver locations based on traffic volumes, travel speed, mix of vehicle types operating on the roadways (i.e., cars/trucks, medium trucks and heavy trucks) and related factors. Traffic volumes and vehicle mix on Cajalco Road are based on traffic counts obtained during the monitoring period.

Hourly average baseline noise levels (Leq) were calculated for the residential receivers located along the north side of Cajalco Road and south of the site along Elmwood Street to establish baseline conditions. These are the closest receivers to the project site and would experience the highest concentration of project-related traffic.

1. Single-family residence at 21314 Cajalco Road west of the site;

2. Single-family residence at 21487 Elmwood Street south of the site; and
3. Single-family residence at 21457 Elmwood Street south of the site.

Baseline conditions exceed the 55 dBA exterior standard at existing single-family residence along Cajalco Road and is consistent with measured noise levels. Noise levels associated with the project were calculated by distributing the 179 A.M. peak hour project trips into the baseline traffic volumes on Cajalco Road, Clark Street and Elmwood Street. Volumes were concentrated in this area for the purpose of evaluating worst case noise conditions. The results are also shown in Table 8. Project traffic will have no noticeable effect on baseline conditions.

Table 8
Modeled Noise Levels

Receptor	Existing Leq	With Project Leq	Decibel Change	Significant Impact
Site 1	63.8	64.0	+.2	No
Site 2	62.8	63.0	+.2	No
Site 3	62.5	62.7	+.2	No

Drive Thru Window Speakers. Speaker noise is a variable noise source and subject to change based on volume settings. The drive thru speaker would be located on the east side of the retail/drive thru restaurant building proposed for construction on the east side of the site. A second drive-thru is located along the southwest side of the site. There are no sensitive receptors proximal to and east of the site. Sensitive receivers are located south of the site. The menu/speaker board is located approximately 150 feet north of Receivers 2 and 3. Reference noise levels range from 58 to 65 dBA at 30 feet from the source (Illingworth & Rodkin, 2010). Assuming a reference level of 65 dBA at 30 feet, sound levels at 300 feet would attenuate to 45 dBA.

- [65 - *20 log (150 ft) / (30 ft)] = 52*

While speaker noise would meet the 55 dBA residential standard, it is recommended that the project be conditioned to ensure the drive thru speaker noise be inaudible beyond the immediate drive thru lane, order and pick-up window.

HVAC Systems. The HVAC system proposed for use on the site has not been specified and noise levels vary depending on the size of the system. However, it is assumed that two HVAC systems will be installed on the roof-top of each restaurant/retail buildings located along the east and west side of the site. Reference noise levels for the project are based on noise measurements made at similar facilities. HVAC noise levels can be expected to range from 60 to 70 dBA at 5 feet from the roof top equipment and ventilation openings (Illingworth & Rodkin, 2011). It was assumed the closest HVAC units would be 100 feet north of the southern property lines and the furthest would be approximately 150 feet north of the southern property line, the combined sound level would attenuate to 46 dBA Leq at the southern property line. HVAC noise from the four units would be approximately 49 dBA Leq assuming all are running simultaneously. This would meet the 55 dBA Leq daytime standard. Without design conditions to address noise levels from the HVAC systems, noise levels could exceed the 45 dBA Leq nighttime standard at the southern property line when in operation. Mitigation Measures NOI-8 and NOI-9 should be implemented as project conditions to address noise generated by operation of the HVAC units.:

With implementation of Mitigation Measures NOI-8 and NOI-9, the County stationary source standards applicable to project would be met.

b) Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas noise is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise; e.g., the rattling of windows from truck pass-bys. This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, groundborne vibration generated by manmade activities attenuates rapidly as vibration rapidly diminishes in amplitude with distance from the source. In the U.S., the ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB).

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. If a roadway is smooth, the groundborne vibration from traffic is barely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. Cajalco Road carries heavy truck traffic; however, there are no activities occurring in the project area that generate perceptible groundborne vibration.

Construction activity on the project site would be temporary and any vibration would likely not persist for long periods. Assuming vibration levels would be simlar to those associated with a large bulldozer, typical groundborne vibration levels would be 87 VdB at 25 feet, 81 VdB at 50 feet, and 75 Vdb at 100 feet, based on the Federal Transit Administration's (FTA's) *Transit Noise and Vibration Impact Assessment* (September 2018) as shown in Table 9.

Table 9
Typical Vibration Source Levels for Construction Equipment

Equipment	Approximate VdB				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	87	81	79	77	75
Loaded Trucks	86	80	78	76	74
Jackhammer	79	73	71	69	67
Small Bulldozer	58	52	50	48	46

Construction activities that typically generate substantial groundborne vibration include deep excavation and pile driving. Based on the proposed scope of improvements, this type of construction activity is not expected. General construction associated with the project would be confined to the project site and consist of grading, removal of rocks and surface features and excavations for building footings and utility installation. It would be temporary in duration and occur within the timeframe designated in the County of Riverside Code as referenced above. Noise-sensitive uses near the project site are existing single-family residences located approximately 200 feet south of the southern property line and 260 feet east of the eastern property line. Vibration levels at 100 feet would range from 46 to 75 VdB and attenuate further over the remaining distance to the residences.

As discussed below, 100 VdB is the threshold where minor damage can occur in fragile buildings. Vibration levels are projected to be under this threshold; thus, structural damage is not expected to occur as a result of construction activities associated with the proposed project. Maximum vibration levels would be approximately 69 VdB and below the 72 VdB threshold referenced. Implementation of Mitigation Measure NOI-1 through NOI-7 would also reduce potential construction vibration impacts to **less than significant**.

Mitigation: MM NOISE NOI-1 through NOI-9

Mitigation Measure NOI-1: To prevent construction-related noise from disturbing sensitive receivers during the evening hours, the following restrictions shall be observed:

a) Weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition, or any other related building activity, shall operate any tool, equipment, or machine in a manner that produces a loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace office, on any weekday except between the hours of 7:30 a.m. and 6:00 p.m.; and

b) Weekends and Holidays. No person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace office, on any weekend day or any federal holiday.

Mitigation Measure NOI-2: To minimize noise impacts resulting from poorly tuned or improperly modified vehicles and construction equipment, all vehicles and construction equipment shall maintain equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the Riverside County. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Maintenance records shall be submitted monthly to Riverside County. Compliance with this measure shall be subject to periodic inspections by Riverside County Building and Safety Department.

Mitigation Measure NOI-3: To inform potential sensitive receivers of the pending Project construction, the Redevelopment Agency for the County of Riverside, the Commercial Developer(s), and Residential Developer(s) shall:

a) Give written notification to all landowners, tenants, business operators, and residents immediately adjacent to the Project site, 30 days prior to the start of demolition/construction. The written notification shall include a tentative construction schedule and contact information for use by the public if specific noise issues arise; and

b) Prior to issuance of a grading permit for the Project a sign shall be posted on-site indicating contact information on site for use by the public in the event specific noise issues arise. The contact information sign shall remain in place until construction is complete.

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

Mitigation Measure NOI-4: To reduce noise impacts associated with temporary diesel- or gasoline-powered generators, and where a portable diesel- or gas-powered generator is necessary, said generator shall have maximum noise muffling capacity and be located as far as technically feasible from noise-sensitive uses.

Mitigation Measure NOI-5: To minimize or eliminate motor-derived noise from construction equipment, contractors shall utilize construction equipment that is either propane- or electric-powered, when technically feasible.

Mitigation Measure NOI-6: To minimize or eliminate noise from portable compressors, generators, and other such equipment shall be covered, to the extent that it is technically feasible, with noise-insulating fabric that does not interfere with the manufacturer's guidelines for engine or exhaust operation.

Mitigation Measure NOI-7: To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.

Mitigation Measure NOI-8: Install noise controls around the rooftop fan unit that could include a fan silencer, enclosures or screen walls located around the fan unit. The system should be designed to attenuate noise levels to below 45 dBA Leq at the southern property line while allowing sufficient ventilation through the unit.

Mitigation Measure NOI-9: A qualified acoustical consultant shall be retained to review mechanical equipment systems during final design of the proposed project. The consultant shall review selected equipment and determine specific noise reduction measures necessary to comply with the Riverside County stationary noise standards.

Monitoring: Riverside County Planning and Building and Safety Departments

PALEONTOLOGICAL RESOURCES:				
aa) Paleontological Resources a. Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", 2015

Findings of Fact: a) As shown in Riverside General Plan Figure OS-8, the site has a low sensitivity for the presence of paleontological resources. Preparation of a Paleontological Resource Impact Mitigation Plan (PRIMP) is not recommended for the project. **No impact** to paleontological resources are anticipated. Implementation of Management Recommendations which are intended to address impacts associated with unforeseen archaeological resources would be sufficient to address potential impacts to unforeseen paleontological resources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

POPULATION AND HOUSING Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
bb) Housing a. Displace substantial numbers of existing people or 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. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact: a) The project site is vacant; thus, implementation would not result in the removal of existing housing or the displacement of residents that would require the construction of replacement housing elsewhere. **No impact** would occur**.**

b) The project would develop commercial uses. It is unknown whether the jobs would create demand for housing accommodating households earning 80% or less of the County's median income. The jobs would likely be filled by people already living in the area; however, no housing would be provided by the project. **No impact** would occur**.**

c) The proposed project would provide commercial uses on the site as described herein. However, approval of the project would not result in population growth. **No impact** related to population growth would result from project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Safety Element

Findings of Fact: Fire Station 59 is the nearest Riverside County Fire Station to the project site. It is located at 21510 Pinewood Street approximately 0.3 miles southeast of the site. Implementation of the project would not increase the population in the area. The project would be designed consistent with California Building Code 2013 edition and Riverside County Ordinance 787 which defines uniform fire code standards for access, brush control and related factors. The project may increase demand for fire service; however, the project is consistent with the land use designation for the site as designated in the Mead Valley Area Plan and would not increase the population beyond what was anticipated in the

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

Riverside County General Plan. Further, the project would be designed and constructed consistent with Riverside County Fire Department standards for access, fire suppression infrastructure and fuel control/modification. The project would not require the construction of a new fire station to maintain service ratios. A **less than significant** impact would occur under this threshold.

Mitigation: No mitigation is required.
Monitoring: No monitoring is required.

dd) Sheriff Services	☐	☐	☒	☐

Source(s): Riverside County General Plan

Findings of Fact: Law enforcement services are provided by the Riverside County Sheriff's Department. The project area is served by the Perris Station located at 137 North Perris Boulevard, Suite A which is approximately 5.3 miles southeast of the site. The project would potentially increase demand for law enforcement services; however, the project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Riverside County General Plan. The project would not require the construction of new or expanded Riverside County Sheriff Department facilities. A **less than significant** impact would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ee) Schools	☐	☐	☐	☒

Source(s): GIS database, Public School Review website, https://www.publicschoolreview.com

Findings of Fact: The project would be a commercial center; thus, it would not affect demand for school services. The project would be required to pay impact fees to in part, fund the expansion of school facilities as needed to serve the project. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ff) **Libraries**	☐	☐	☐	☒

Source(s): Riverside County General Plan

Findings of Fact: The project would be a commercial center. It would not increase the demand for library services. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
gg) **Health Services**	☐	☐	☐	☒

Source(s): Riverside County General Plan

Findings of Fact: The project would be a commercial center. It would not increase the demand for health care services. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:				
hh) Parks and Recreation a. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
b. 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. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: a-b) The project would provide new commercial services. No parks are proposed as part of the project and no increase in demand for park services would occur as a result of the project. The project would be required to pay impact fees as a contribution towards the expansion of parks and recreation services within Riverside County. **No impact** would occur under these thresholds.

c) The project is not located in a Community Service Area (CSA) or park/recreation district that is managed by the Community Parks and Recreation Plan. As referenced, the project would be required to pay impact fees, a portion of which would be allocated to parks and recreation resources. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ii) **Recreational Trails** a. Include the construction or expansion of a trail system?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System, Mead Valley Area Plan, Revised June 2018.

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

Findings of Fact: No trails are proposed as part of the proposed project. As discussed in the Comprehensive Trail Plan, there are no trails designated on the project site. According to the Mead Valley Area Plan, a Regional Trail is planned along Harvill Avenue north of Cajalco Road, which will connect to other Community Trails. There are multiple proposed Community Trails that will connect the areas north of Cajalco Road to the areas south of Cajalco Road. There will be no impacts to recreational trails with implementation of the proposed project. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
jj) Transportation a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b. Conflict with or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
d. Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
e. Cause an effect upon circulation during the project's construction?	☐	☐	☐	☒
f. Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒

Source(s): Riverside County General Plan, Riverside County Transportation Department, *Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled,* December 2020*;* Riverside County Traffic Impact Assessment Guidelines (April 2008). K2 Traffic Engineering, Inc., *Traffic Impact Assessment,* August 2021 (Appendix I); Addendum to Traffic Impact Study for Commercial Developments 21419 & 21425 Cajalco Road, Perris, County of Riverside, September 2021 *(Ap*pendix J).

Findings of Fact: a) This traffic analysis addresses potential operational impacts that could result from the addition of the project traffic to the local circulation system. According to the *County TA Guide*, the study area should include any intersection of "Collector" or higher classification street intersecting with a "Collector" or higher classification street where the project would add 50 or more peak-hour trips. The following intersections comprise the study area:

1. Alexander Street & Cajalco Road
2. Brown Street & Cajalco Road
3. Clark Street & Cajalco Road
4. Clark Street & Dawes Street
5. Clark Street & Rider Street
6. Project Driveway & Cajalco Road (constructed as part of project)

7. Clark Street & Project Driveway (constructed as part of project)

The following scenarios were evaluated as part of the project:

- Existing Conditions;
- Project Completion (Existing Plus Ambient Plus Project): This scenario represents the conditions on the anticipated year of opening for the Project, which is assumed to occur in 2022;
- Cumulative (Existing Plus Ambient Project Plus Cumulative): This scenario represents the conditions on the anticipated year of opening for the Project, including the cumulative project traffic volumes and project traffic;
- Cumulative with Mitigation Measures.

All intersections and project driveways in the study area are expected to operate at an acceptable LOS D or better under all scenarios. No mitigation measures would be required to address traffic operations.

Bicycle and Trail Facilities
There are no existing bicycle or trail facilities in the study area. According to the Mead Valley Area Plan, a Class II bicycle path is planned for Cajalco Road. Also, a Regional Trail is planned along Harvill Avenue north of Cajalco Road, which will connect to other Community Trails. There are a number of proposed Community Trails that will connect the areas north of Cajalco Road to the areas south of Cajalco Road. The project will not affect implementation of bicycle or trail facilities.

Transit Facilities
The Riverside Transit Agency (RTA) provides service to the study area with Routes 22 and 41. Route 22 provides daily service between the Perris Station Transit Center and Downtown Riverside with the nearest stop located on the northeast corner of the Clark Street & Cajalco Road intersection. Route 41 provides daily service between the Mead Valley Community Center and the Riverside University Medical Center with the nearest stop located on the south side of Cajalco Road just east of Clark Street. The nearest transit stop to the Project is located along Cajalco Road just east of Clark Street and approximately 100 feet east of the project site. The project will not affect existing transit service along Cajalco Road.

Pedestrian Facilities
There are no sidewalks on either side of Cajalco Road. With the completion of the Cajalco Road Safety Improvement Project, there will be small sections of sidewalk near the signalized intersections. Pedestrians are able to cross Cajalco Road in the marked crosswalks of the Clark Street and Day Street intersections. The project will be conditioned to make frontage improvements including curb, sidewalk and gutter. The project will have no adverse impacts to pedestrian facilities.

Impacts associated with threshold a would be **less than significant.**

b) Senate Bill 743 (SB 743) was approved in 2013 and revised the method for assessing transportation impacts under CEQA. The Office of Planning and Research (OPR) has recommended the use of vehicle miles travelled (VMT) as the required metric to replace the automobile delay-based

Level of Service (LOS). The VMT assessment is required to satisfy CEQA guidelines that utilize VMT as the required metric to determine transportation impacts. The VMT assessment (K2 Traffic Engineering, Inc.) was based on the criteria outlined in the *Riverside County Transportation Department Transportation Analysis Preparation Guide, December 2020 (County's TA Guidelines).*

According to the *County's TA Guidelines*, there are several criteria that can be applied to screen projects from VMT project-level assessments. The purpose is to screen out projects that are presumed to have a non-significant transportation impact based on the facts of a project and to avoid unnecessary analysis and findings that would be inconsistent with the intent of SB 743. The following lists the screening criteria:

1. Small Projects
2. Projects Near High Quality Transit
3. Local Serving Retail
4. Affordable Housing
5. Local Essential Service
6. Map-Based Screening
7. Redevelopment Projects

The most appropriate and applicable criteria from the above list is Local Serving Retail. According to the State Office of Planning and Research (OPR), the introduction of new Local Serving retail has been determined to reduce VMT by shortening trips that will occur out of the area. The screening criteria states that no one retail store can exceed 50,000 square feet. The project square footage would be approximately 9,115 square feet of retail space; and thus, is less than the 50,000 square foot limitation. The presence of other gas stations and fast-food restaurants in the general project area support the conclusion that the project would indeed function as local-serving retail with most customers likely traveling from nearby areas within Riverside County. The project has low potential to generate longer trips from the wider region.

As a result, the project is presumed to have a less than significant VMT impact per the County's screening criteria and no additional VMT analysis is required. A **less than significant impact** would occur under this threshold.

c) All access driveways and on-site drive aisles would be designed consistent with County of Riverside standards as referenced. **No impacts** associated with hazardous design features would occur.

d) The majority of project-related use of neighboring roadways would be from pass by traffic stopping at the project site as well as area residents traveling to/from their homes and employees, vendors and customers accessing the businesses. The anticipated use would not cause a greater level of wear on the road to the extent that maintenance beyond what is typically required would occur. A **less than significant** impact would occur.

e) Access improvements would facilitate the safety of traffic operation on adjacent roads and provide safe site ingress/egress. The project would not increase the need for road improvements. The project would require the transport of heavy equipment to the site. Construction worker/vendor trips would be generated daily throughout the duration of construction. Project construction is not anticipated to adversely impact traffic on Cajalco Road or Clark Street. **No impact** would occur.

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

f) The proposed project would not alter existing emergency access routes. The site would be accessed via one driveway from Cajalco Road. The access driveway(s) would provide access for emergency service vehicles and evacuation options for patrons. No project activity would impair emergency access to the area. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

kk) **Bike Trails** a. Include the construction or expansion of a bike system or bike lanes?	☐	☐	☐	☒

Source(s): Riverside County General Plan, Figure C-7 (2015), Mead Valley Area Plan (2011).

Findings of Fact: Figure C-7 of the County of Riverside General Plan Circulation Element does not depict any bicycle paths along Cajalco Road in proximity to the project site. However, as stated, the Mead Valley Area Plan shows a Class II bicycle path planned for Cajalco Road. The project would not affect implementation or use of the Class II bicycle path. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
II) Tribal Cultural Resources a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	☐	☐	☒	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.)	☐		☒	☐

Source(s): Staff review, Project Application Materials, Sapphos Environmental, Inc., *Cultural Memorandum, Results of the Cultural Resources Record Searches for the Proposed New Construction at 21419 and 21425 Cajalco Road, Mead Valley, California*, November 30, 2018 (Appendix D), Native American Consultation

Findings of Fact: a-b)

Cultural resources records searches were conducted at the Eastern Information Center (EIC), housed at the University of California, Riverside, on November 6, 2018. These searches included reviews of all known relevant cultural resource survey reports within the proposed project area and a 1-mile radius to ascertain the presence of known prehistoric and historic archaeological resources. In addition, the Historic Property Data File for Riverside County, which includes the NRHP, CRHR, California Historical Landmarks, and California Points of Historical Interest, was searched to identify known historical resources within the cultural resources study area.

Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law's purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on May 01, 2018.

No response was received from the Ramona Band of Cahuilla Mission Indians, Santa Rosa Band of Mission Indians, Quechan, Colorado River Indian Tribe or the Cahuilla Band of Indians. The Pala Band of Mission Indians and the Rincon Band of Mission Indians did not request consultation.
Consultation was requested by the Morongo Band of Mission Indians, the Pechanga Band of Mission Indians and the Soboba Band of Luiseno Indians. The record search and the project conditions of approval were provided to the consulting tribes. None of the tribes had any additional comments and consultation was concluded on July 9, 2021.

The project will be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made.

CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project.

No tribal cultural resources were identified by any of the consulting tribes, and County standard conditions of approval that dictate procedures to be followed if any human remains or cultural resources are identified. Impacts will be **less than significant.**

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
mm) Water a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐

Source(s): Project Application Materials, Eastern Municipal Water District Will Serve Letter, April 20, 2021

Findings of Fact: a) The project would obtain potable water from the Eastern Municipal Water District (EMWD) via an existing water line located in Cajalco Road. A will serve letter dated April 20, 2021, was obtained from EMWD. While EMWD stipulates the project will require review and approval of plans and construction oversight for all work involved EMWD infrastructure, no additional water entitlements are required to ensure supplies are available to serve the project.

Wastewater services will be provided by EMWD as stated in the April 21, 2021, will serve letter. The project would connect to the existing sewer line that terminates at the Cajalco Road/Clark Street intersection. All work would occur within or adjacent to the existing road corridor and would not disturb any native soils or other resources.

The project would provide on-site stormwater water systems to capture, convey and treat flows. All stormwater would be managed on-site as described in Section 23, *Hydrology and Water Quality*. All impacts related to the installation of systems on-site have been evaluated as part of the overall impact discussion related to grading and ground disturbance.

b) As referenced, the project would obtain potable water from the Eastern Municipal Water District (EMWD). A will serve letter dated April 20, 2021, was obtained from EMWD. While EMWD stipulates the project will require review and approval of plans and construction oversight for all work involved EMWD infrastructure, no additional water entitlements are required to ensure supplies are available to serve the project. A **less than significant** impact would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Department of Environmental Health Review

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

Findings of Fact: a) Wastewater would be treated by EMWD. The proposed project would be designed consistent with the EMWD standards for all on-site wastewater collection and conveyance within the site and west to the point of connection with an existing EMWD sewer line. All work would occur within the disturbed Cajalco Road corridor. The project would connect to the existing sewer; thus, no offsite impacts would occur. The project would not require septic systems or otherwise require the expansion of existing treatment facilities to accommodate project flows. A **less than significant** impact would occur under this threshold.

b) The project would not create additional demand on existing off-site facilities such that wastewater treatment standards would be exceeded or require the construction of new or expanded facilities. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Solid Waste a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☐	☒

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence, California Emission Estimator Model (CalEEMod) version 2016.3.2.

Findings of Fact: a) The proposed project would generate construction/demolition waste (CDW) as well as ongoing domestic waste from the residences and commercial buildings. According to the Riverside County Waste Management Department, solid waste generated by the proposed facility would likely be disposed of at the Lamb Canyon landfill. Prior to reaching the landfill, waste would likely be taken to the Perris Transfer Station for consolidation and transport to sanitary landfills.

The project site is located approximately 17 miles southwest of the Lamb Canyon Landfill, a Riverside County regional municipal solid waste landfill. This facility is located at 16411 Lamb Canyon Road, Beaumont, California. The landfill is owned and operated by Riverside County Department of Waste Resources. The landfill property area consists of approximately 1,189 acres, including 580.5 acres total permitted area, of which 144.6 acres are permitted for solid waste disposal. The current permitted refuse disposal area includes approximately 74 acres of unlined area and approximately 70.6 acres of lined area. The landfill has a permitted capacity of 5,000 tons per day and has an estimated disposal capacity of 15.646 million tons. As of January 1, 2013, the facility had 7.616 tons of remaining disposal capacity. The disposal capacity is expected to last through the year 2021. During 2013, the Lamb Canyon Landfill accepted an average daily volume of 1,638 tons.

It is presumed that construction waste would be comprised of concrete, metals, wood, landscape and typical domestic material. The California Integrated Waste Management Act (CIWMA) of 1989

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

mandates that all cities and counties in California reduce solid waste disposed at landfills generated within their jurisdictions by 50%. AB 341 increased the recycling goal to 75% by 2020. CDW associated with the proposed project will be recycled to the extent practicable with the remainder sent to a landfill. The construction debris would be processed and recycled or sent to the landfill. As required by Riverside County, a Waste Recycling Plan will be prepared to categorize and quantify types of construction debris and identify how this material would be sorted and recycled consistent with CIWMA requirements.

The project would generate approximately 35 tons or waste annually or 186 pounds of solid waste daily. Assuming Lamb Canyon receives the waste, this would be approximately increase the total volume going to landfill daily by .0000018% based on a daily capacity of 5,000 tons. A **less than significant impact** would occur under this threshold.

b) The applicant and project contractor will comply with all local, state, and federal requirements for integrated waste management (e.g., recycling, green waste) and solid waste disposal as required by the CIWMA of 1989 as amended per AB 341. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Utilities

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

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Street lighting?	☐	☐	☐	☒
e) Maintenance of public facilities, including roads?	☐	☐	☐	☒
f) Other governmental services?	☐	☐	☒	☐

Source(s): Project Application Materials, Riverside County Code

Findings of Fact: a-c) Electricity would be provided by Southern California Edison, natural gas would be provided by the Southern California Gas and communications would be provided by Verizon. Utility providers forecast demand based on zoning designations within each service area to ensure that adequate supply is available. While the project would increase demand for utility services, it is assumed that adequate supply is available without the need for installation of new infrastructure. Impacts will be **less than significant**.

d) On-site lighting would be provided consistent with County Ordinance 655. **No impact** would occur under this threshold.

e) The project would be required to make improvements to install one access driveway and internal drive aisles. Specific requirements for design, construction and maintenance would be included as conditions of approval for the project. **No impacts** are anticipated.

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

f) As referenced above in Section 36 through 42, no adverse impact to the provision of government services is anticipated with the payment of impact fees. Impacts would be **less than significant** under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Wildfire If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
44. Wildfire Impacts a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact: a) The project access driveway would be constructed to meet Riverside County Fire Department access standards. No improvements to Cajalco Road would be required. The project would improve emergency vehicle access to the area. Although the fueling station would include the daily use of flammable liquids such as gasoline and diesel fuel, it would comply with all federal, state, and local requirements governing fuel stations and would be regularly inspected for compliance. Impacts would be **less than significant.**

b) The project site is generally flat and surrounded by rural residential and commercial uses. With the exception of landscaped areas, the site would be paved and/or covered with impervious surfaces. The developed areas would not be located upslope from heavily vegetated areas that would present a fire hazard in the event a fire were to occur in the area. However, like all of southern California, it is possible that wildfires occurring in the general area could expose residents to pollutant concentrations based on proximity and wind direction.

The site is not located in a Very High Fire Hazard Severity Zone (VHFHSZ) and is with a Local

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

Responsibility Area. Materials used in the construction of the buildings would be consistent with Ordinance 787 of the Riverside County Code and are intended to minimize or avoid fire-related impacts. Although the proposed Project would involve the sale of vehicle fuels, which are highly flammable, the proposed construction and operational activities would not exacerbate wildlife risks or expose the residents and businesses to pollutant from wildfires as the site would be largely void of vegetation, high winds, or steep slopes. Further, compliance with federal, state and local requirements governing fuel stations would reduce fire risks to less than significant. The project would minimize the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires. Impacts would be **less than significant.**

c) The project would require the installation of paved surface and above ground improvements. The site is surrounded by disturbed and/or developed property. No infrastructure would be needed for wildfire control. **No impact** would occur under this threshold.

d) As referenced, the project site is flat. No steep slopes occur nor would they be created as a result of the project. In the unlikely event that a wildfire were to occur, the topography would not result in landslides. **No impact** would occur under this threshold.

e) Like all of southern California, it is possible that wildfires could occur in the area. The site is not located in a VHFHSV as referenced. However, the project would be constructed consistent with the current California Building Code and Riverside County Ordinance 787 to minimize the potential for structural damage from a wildfire. The project would not present a substantial risk to people of structures from wildfire. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

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

Source(s): Staff Review, Project Application Materials

Findings of Fact: There are no threatened, endangered or sensitive plant species occurring on the project site. Surveys did not locate any burrowing owls or burrowing owl sign on the site or within the buffer zone. However, a preconstruction clearance survey (valid for 30 days) will be required as a standard condition under current MSHCP guidelines (Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area, issued March 29, 2006). With implementation of migratory bird surveys if needed, a **less than significant impact** would occur.

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

Habitat suitable for raptor and migratory bird nesting is present within and around the site and an active nest was identified during surveys. With completion of preconstruction surveys as required per the MBTA, potential impacts to raptors and migratory birds would be **less than significant.**

The project would not result in impacts to any known historic, archaeological, paleontological, or tribal cultural resources. Nevertheless, it is possible that resources would be encountered at subsurface levels during ground-disturbing construction activities. To reduce potential adverse effects to post-review discoveries during project implementation, procedures for inadvertent discovery of resources are addressed with implementation of standard conditions of approval.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact:
As demonstrated in Sections 1 - 44 of this Initial Study/Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. As illustrated in the Initial Study the Project will not have any impacts that cannot be reduced to less than significant with appropriate mitigation. Therefore, no cumulative impacts are anticipated to occur.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact: In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise. As presented in the environmental checklist discussions, the project would have no impact or a less than significant impact with respect to air quality, hazards and hazardous materials, and less than significant impact with mitigation with respect to noise. Therefore, the project would have a **less than significant** impact on human beings.

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:

Location: County of Riverside Planning Department

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

4080 Lemon Street, 12th Floor
Riverside, CA 92505

Revised: 2/15/2022 2:13 PM
Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS_Template.docx