Initial Study

Conditional Use Permit No. 230006

Unincorporated Cherry Valley, Riverside County, California

Prepared for the Project Sponsor:

Corion Capital Partners, LLC
270 Palisades Beach Rd # 302
Santa Monica, CA 90402

On behalf of the CEQA Lead Agency:

County of Riverside Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92501
Contact Person: Haide Aguirre, Planner

Prepared by:

Jennings Environmental, LLC
35414 Acacia Ave.
Yucaipa, CA 92399

Prepared:

December 2023

APPENDICES

(provided electronically)

Appendix A Cherry Valley Storage Air Quality, Greenhouse Gas, and Energy Impact Study September 29, 2023, Prepared by MD Acoustics

Appendix B Focused Traffic Analysis for the Cherry Valley Storage Project Prepared November 7, 2023, by LSA

Appendix C Biological Resources Assessment, Jurisdictional Delineation, and MSHCP Consistency Analysis For The Conditional Use Permit 230006 Prepared by Jennings Environmental, LLC dated October 2023

Appendix D Historical/Archaeological Resources Survey Report Prepared by CRM Tech on December 4, 2009

Appendix E Geotechnical Report Update Prepared by IFE on January 20, 2023

Appendix F Cherry Valley Public Storage Facility Noise Impact Study Prepared by MD Acoustics dated September 25, 2023

Appendix G Paleo Report completed by CRMT Tech in December 2009

Appendix H Preliminary Hydrology Study for Cherry Valley Storage Cup 230006 Prepared by Strand Engineering Inc. dated April 21, 2023

Appendix I Project Specific Water Quality Management Plan prepared by Strand Engineering, Inc dated April 21, 2023

Environmental Assessment (CEQ / EA) Number: N/A
Project Case Type (s) and Number(s): Conditional Use Permit No. 230006
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Haide Aguirre, Planner
Telephone Number: 951-955-3024
Applicant's Name: Corion Capital Partners, LLC
Applicant's Address: 270 Palisades Beach Rd # 302, Santa Monica, CA 90402

I. PROJECT INFORMATION

Project Description:

Overview

The proposed Project includes a Conditional Use Permit No. 230006 (CUP 230006) and lot line adjustment within Assessor Parcel Numbers (APNs): 405-230002, -006, and -010, totaling approximately 8.27 acres. The resulting lot line adjustment will combine the three parcels and split them into two separate parcels. Parcel 1 on the western half will be slated for future development. Parcel 2 on the eastern half will be used of the proposed Project. The site is located on the northeast corner of the intersection of Brookside Ave. and Oak View Drive, in the unincorporated area of Cherry Valley, in the County of Riverside, State of California. Reference **Figure 1 – *Regional Location Map*** and **Figure 2 – *Vicinity Map***.

Conditional Use Permit No. 230006

CUP 230006 proposes to demolish and remove all existing improvements within APN 405-230-010 and 405-230-006, including the non-conforming residential home within APN 405-230-010 in the southern end of the parcel. The CUP also proposes the construction of a new mini-warehouse storge facility. The warehouse storage facility will consist of 11 detached single-story budlings, five detached canopies, and approximately 150 covered RV storage spaces on 8.28 gross acres. Reference **Figure 3 – *Site Plan***.

The storage facility consists of 11 buildings. The storage facility will include the following buildings and total of 107,495 square feet (s.f) and the RV storage facility totaling 81,334 square feet:

- Customer Service / Electrical Room: 1,365 s.f.
- Building B1: 13,200 s.f.
- Building C1: 24,930 s.f.
- Building D1: 11,200 s.f.
- Building E1: 8,400 s.f.
- Building F1: 6,440 s.f.
- RV Storage 01: 8,565 s.f.
- RV Storage 02: 22,013 s.f.
- RV Storage 03: 32,050 s.f.
- RV Storage 04: 9,140 s.f.
- RV Storage 05: 9,566 s.f.
- Building B2: 6,600 s.f.
- Building C2: 17,000 s.f.
- Building D2: 7,600 s.f.

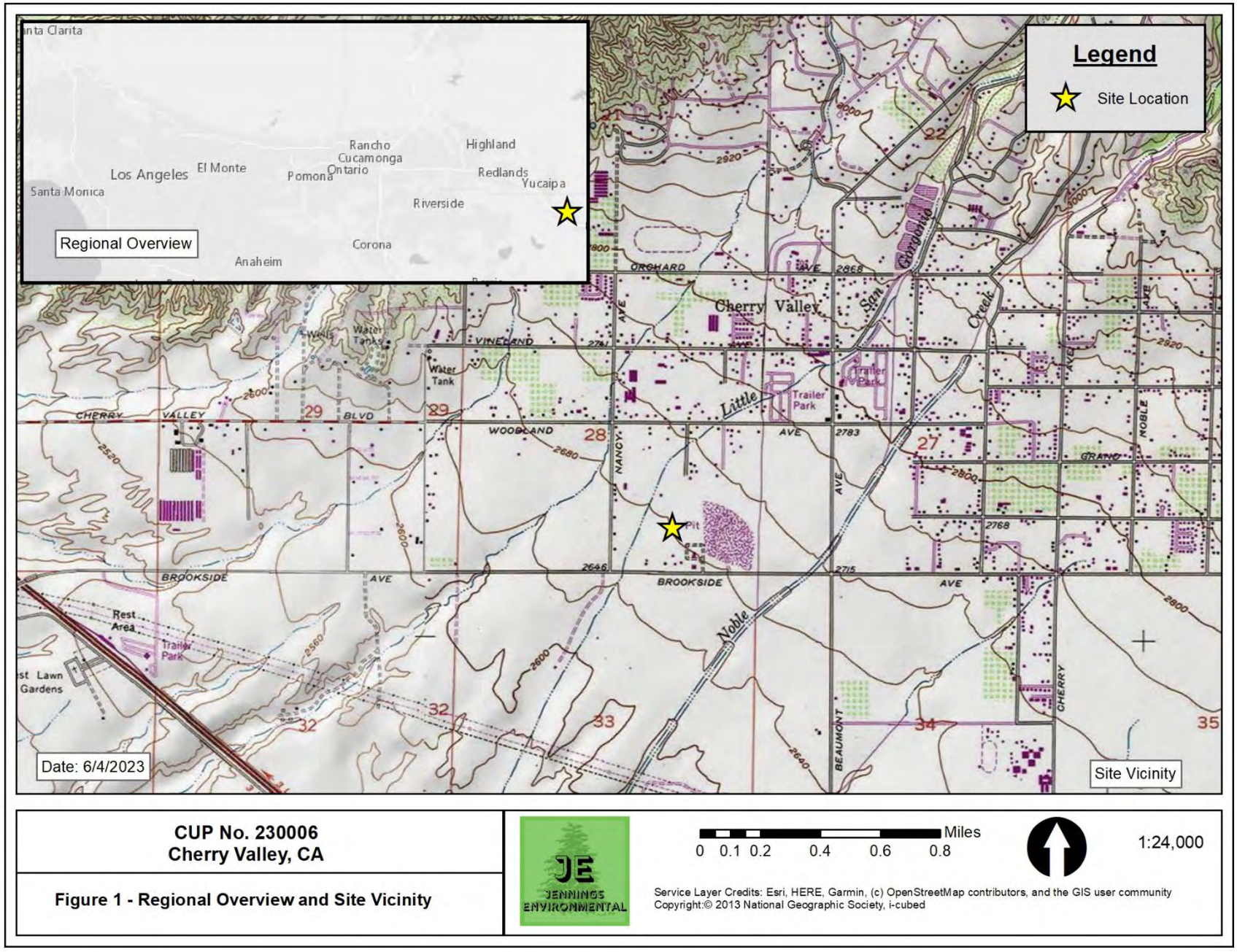
- Building E2: 5,700 s.f.
- Building F2: 5,060 s.f.

Building Architecture and Materials

The Project architectural design is intended to blend harmoniously with the existing architecture of the surrounding area while providing a more current, pleasing aesthetic. Reference **Figure 4 – *Elevations*.**

Landscaping and Lighting

Project landscaping includes drought tolerant plant species. Landscaping is provided along the Project entrance, parking area, and RV storage entrance. Approximately 26,235 sq. ft., or 7.3% of the Project is landscaped and will be in compliance with the County of Riverside Ordinance No. 859. Reference **Figure 5 – *Landscape Plan***. Additionally, the Project will be illuminated by downward facing light fixtures Reference and will be in compliance with County of Riverside Ordinance No. 655. Reference **Figure 6 – *Lighting Plan***.



CUP No. 230006
Cherry Valley, CA

Figure 1 - Regional Overview and Site Vicinity

JE JENNINGS ENVIRONMENTAL

0 0.1 0.2 0.4 0.6 0.8 Miles

1:24,000

Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
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CUP No. 230006
Cherry Valley, CA

Figure 2 - Site Location

JE JENNINGS ENVIRONMENTAL

0 35 70 140 210 280 Feet

1:1,565

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

CUP No. 230006
Cherry Valley, CA

Figure 2.1 - Existing Parcels for Lot Line Adjustment

JE JENNINGS ENVIRONMENTAL

0 35 70 140 210 280 Feet

1:1,565

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Context Site Plan

0 40 120 Feet

Scale: 1" = 40'-0"

CUP Package December 06, 2023

22_1028

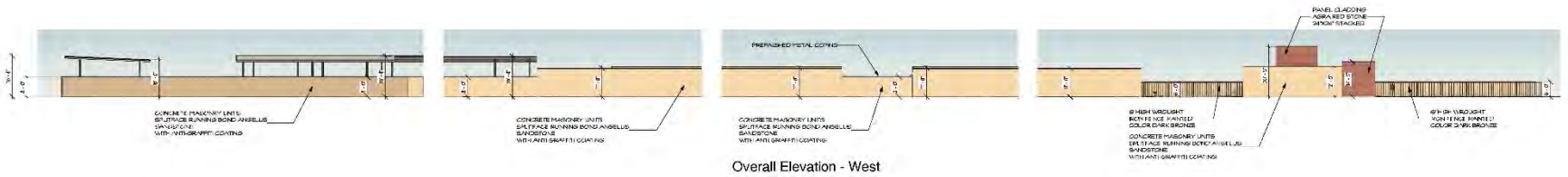
A New Mini-warehouse and RV Storage Facility for:

Cherry Valley Storage 38718 Brookside Avenue
Cherry Valley, CA 92223

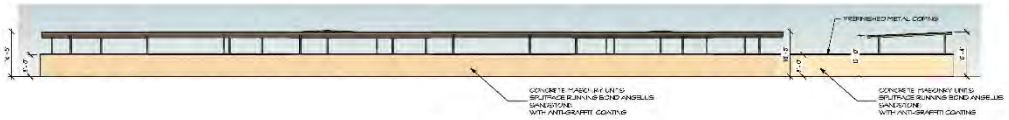
James Goodman Architecture arclogica

Client: AMS Group, LLC
Civil Engineering: Strand Engineering
Landscape Architecture: Emerald Design

A-1.1



Overall Elevation - West



Overall Elevation - North

Overall Elevation - East

Overall Elevation - South

Exterior Color and Material Legend

- Panel Cladding Agra Red Stone 24"x24" Stacked
- Janus Prefinished Roll-Up Doors EXR Cedar
- Standing Seam Metal Roof - Ultradeck Color Galvalume
- Aluminum Storefront Dark Bronze
- Masonry Walls - Angelus Block Splitface Running Bond Sandstone
- Masonry Walls - Angelus Block Shotblast Running Bond Sandstone
- Metal Canopy / Coping / Gutter / Trim Metal Sales Dark Bronze

Note: Provide Anti-graffiti Coating to Walls Facing Adjacent Properties

Figure 4 - Elevations

Overall Perimeter Elevations

Use Graphic Scale if this drawing is not printed on 30"x42" Paper

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22_1026

A New Mini-warehouse and RV Storage Facility for:

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Cherry Valley, CA 92223

James Goodman Architecture

arclogica

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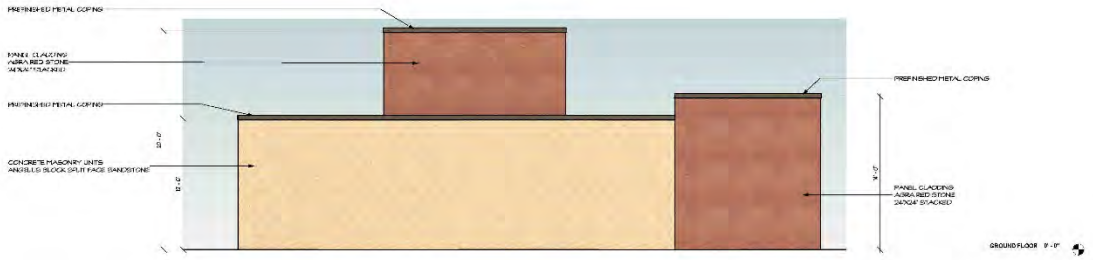
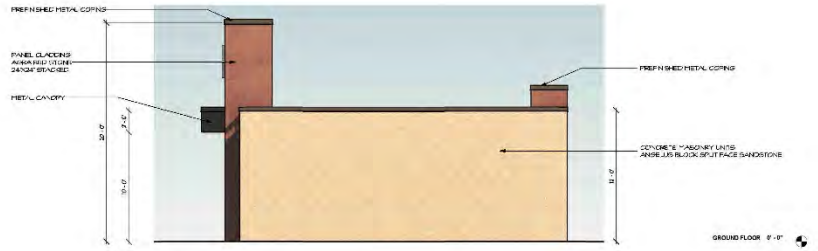
A-3.0

East Elevation



West Elevation

South Elevation



North Elevation

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Customer Service Building Exterior Elevations

0 4 12 Feet

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22_1028

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38718 Brookside Avenue
Cherry Valley, CA 92223

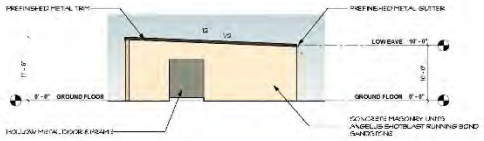
James Goodman Architecture
arclogica

Client: Corion Capital Partners, LLC
Civil Engineering: Strand Engineering
Landscape Architecture: Emerald Design

A-3.1

East Elevation

West Elevation



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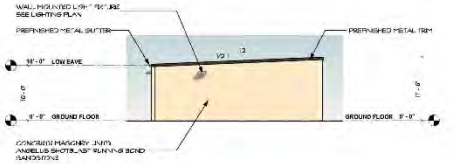

North Elevation

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Note: Provide Anti-graffiti Coating to Walls Facing Adjacent Properties

Building B1 Exterior Elevations (Building B2 Similar)

0 8 24 Feet

Las Graphic Scale if this drawing is not printed on 36"x42" Paper

CUP Package December 06, 2023
22_1026

A New Self-Storage Facility for:

Cherry Valley Storage

38718 Brookside Avenue
Cherry Valley, CA 92223

James Goodman Architecture

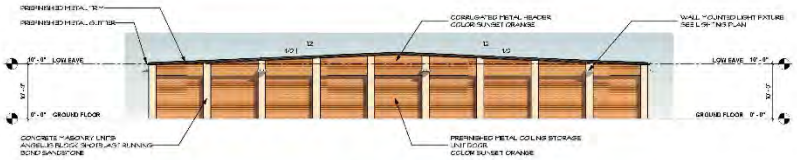
arclogica

Client: AMS Group, LLC
Civil Engineering: Strand Engineering
Landscape Architecture: Emerald Design

A-3.3

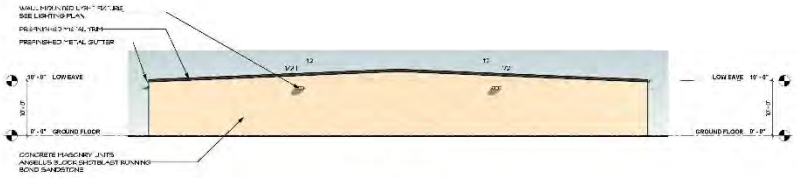
CEQ / EA No.

West Elevation



South Elevation

East Elevation



North Elevation

Exterior Color and Material Legend

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Building C1 Exterior Elevations

0 8 24 Feet

Las Graphic Scale if this drawing is not printed on 36"x42" Paper

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22_1026

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James Goodman Architecture

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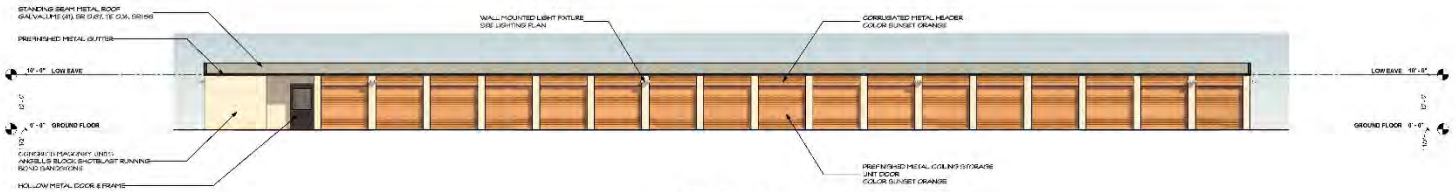
A-3.4



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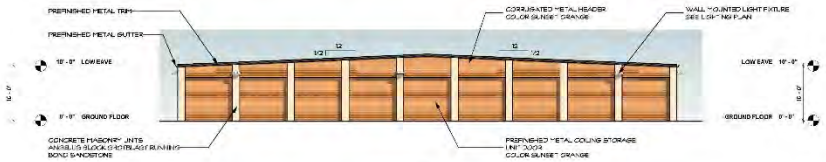
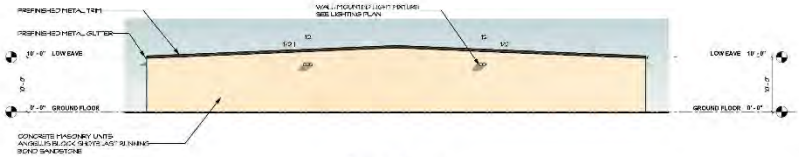


North Elevation

East Elevation



South Elevation

Exterior Color and Material Legend

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Building C2 Exterior Elevations

0 8 24 Feet

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CUP Package December 06, 2023
22_1026

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arclogica

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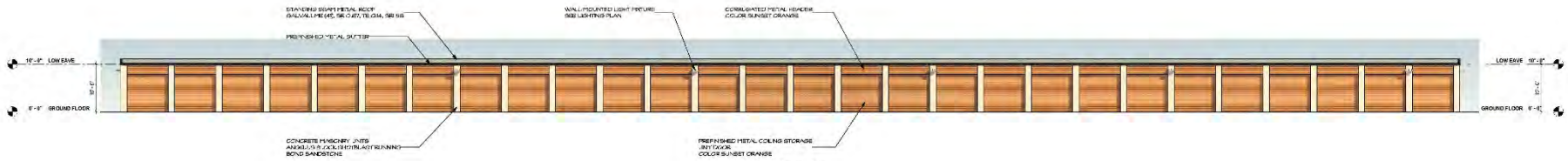
Civil Engineering: Strand Engineering
Landscape Architecture: Emerald Design

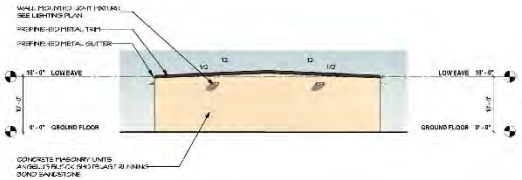
A-3.5

CEQ / EA No.



East Elevation

West Elevation



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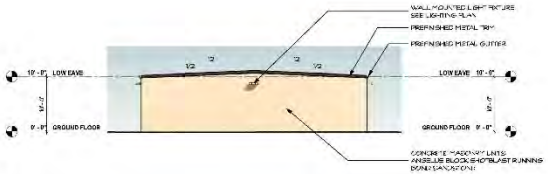

North Elevation

Exterior Color and Material Legend

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Building D1 Exterior Elevations (Building D2 Similar)

0 8 24 Feet

Use Graphic Scale if this drawing is not printed on 30"x42" Paper

CUP Package December 06, 2023
22_1026

A New Self-Storage Facility for:

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38718 Brookside Avenue
Cherry Valley, CA 92223

James Goodman Architecture

arclogica

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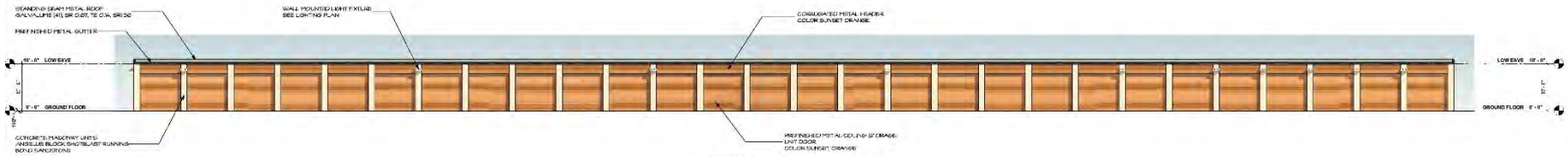
Civil Engineering: Strand Engineering
Landscape Architecture: Emerald Design

A-3.6

CEQ / EA No.



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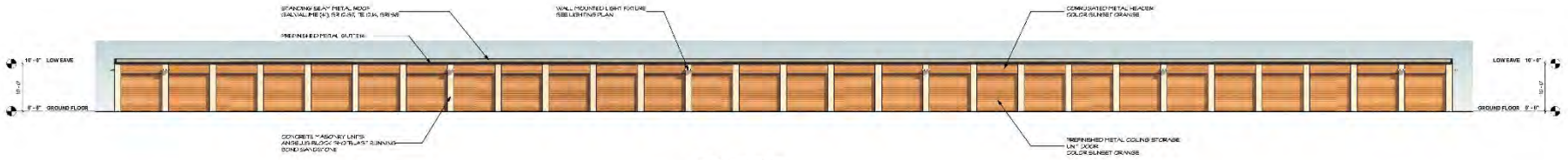

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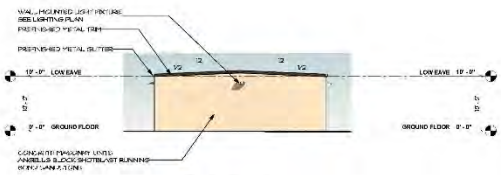
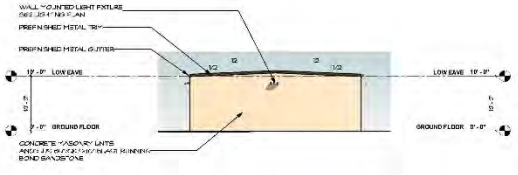


South Elevation



North Elevation

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Building E1 Exterior Elevations (Building E2 Similar)

0 8 24 Feet

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CUP Package December 06, 2023
22_1026

A New Self-Storage Facility for:

Cherry Valley Storage

38718 Brookside Avenue
Cherry Valley, CA 92223

James Goodman Architecture

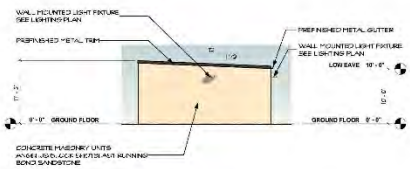
arclogica

Client: AMS Group, LLC
Civil Engineering: Strand Engineering
Landscape Architecture: Emerald Design

A-3.7

West Elevation

East Elevation



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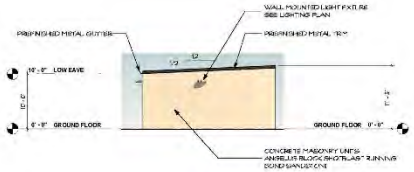

South Elevation

Exterior Color and Material Legend

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- Masonry Walls - Angelus Block Shotblast Running Bond Sandstone
- Metal Canopy / Coping / Gutter / Trim Metal Sales Dark Bronze

Buidling F1 Exterior Elevations (Building F2 Similar)

0 8 24 Feet

Use Graphic Scale if this drawing is not printed on 30"x42" Paper

CUP Package October 24, 2023

22_1026

A New Self-Storage Facility for:

Cherry Valley Storage

38718 Brookside Avenue
Cherry Valley, CA 92223

James Goodman Architecture

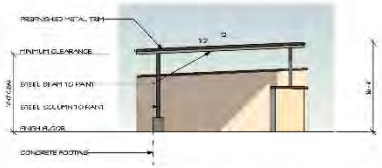
arclogica

Client: AMS Group, LLC
Civil Engineering: Strand Engineering
Landscape Architecture: Emerald Design

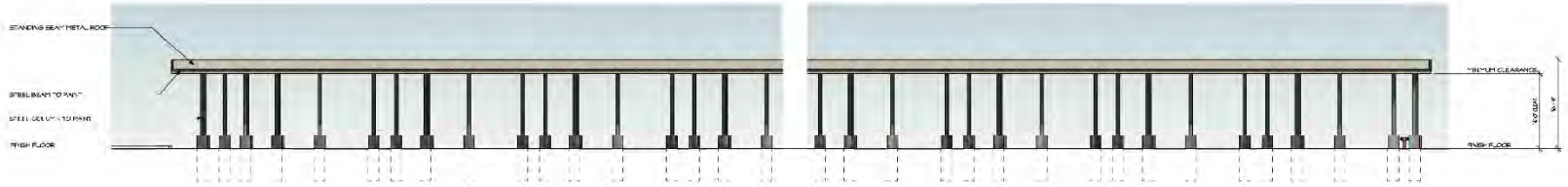
A-3.8

CEQ / EA No.

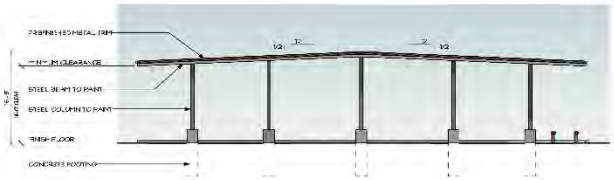
Covered RV Parking 01 West Elevation - (RV Parking 04 & 05 Similar)



Covered RV Parking 01 North Elevation - (RV Parking 04 & 05 Similar)



Covered RV Parking 02 West Elevation - (RV Parking 03 Similar)



Covered RV Parking 02 North Elevation - (RV Parking 03 Similar)

Exterior Color and Material Legend

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Note: Provide Anti-graffiti Coating to Walls Facing Adjacent Properties

Covered RV Parking Elevations

Use Graphic Scale if this drawing is not printed on 36"x48" Paper

CUP Package December 06, 2023
22_1026

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arclogica

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A-3.10

Perspective Views

Use Graphic Scale if this drawing is not printed on 30"x42" Paper

CUP Package December 06, 2023
22_1028

A New Mini-warehouse and RV Storage Facility for:

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James Goodman Architecture

arclogica

AMS Group, LLC
Strand Engineering
Emerald Design

A-3.11

CEQ / EA No.

Masonry Walls - Angelus Block Splitface
Running Bond Sandstone

Masonry Walls - Angelus Block Shotblast
Running Bond Sandstone

Panel Cladding Agra Red Stone
24"x24" Stacked

Janus Prefinished Roll-Up Doors
EXR Cedar

Standing Seam Metal Roof - Ultradeck
Color Galvalume

Metal Canopy / Coping / Gutter / Trim
Metal Sales Dark Bronze

Aluminum Storefront
Dark Bronze

Exterior Colors and Materials

Use Graphic Scale if this drawing is not printed on 30"x42" Paper

CUP Package December 06, 2023
22_1026

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Emerald Design

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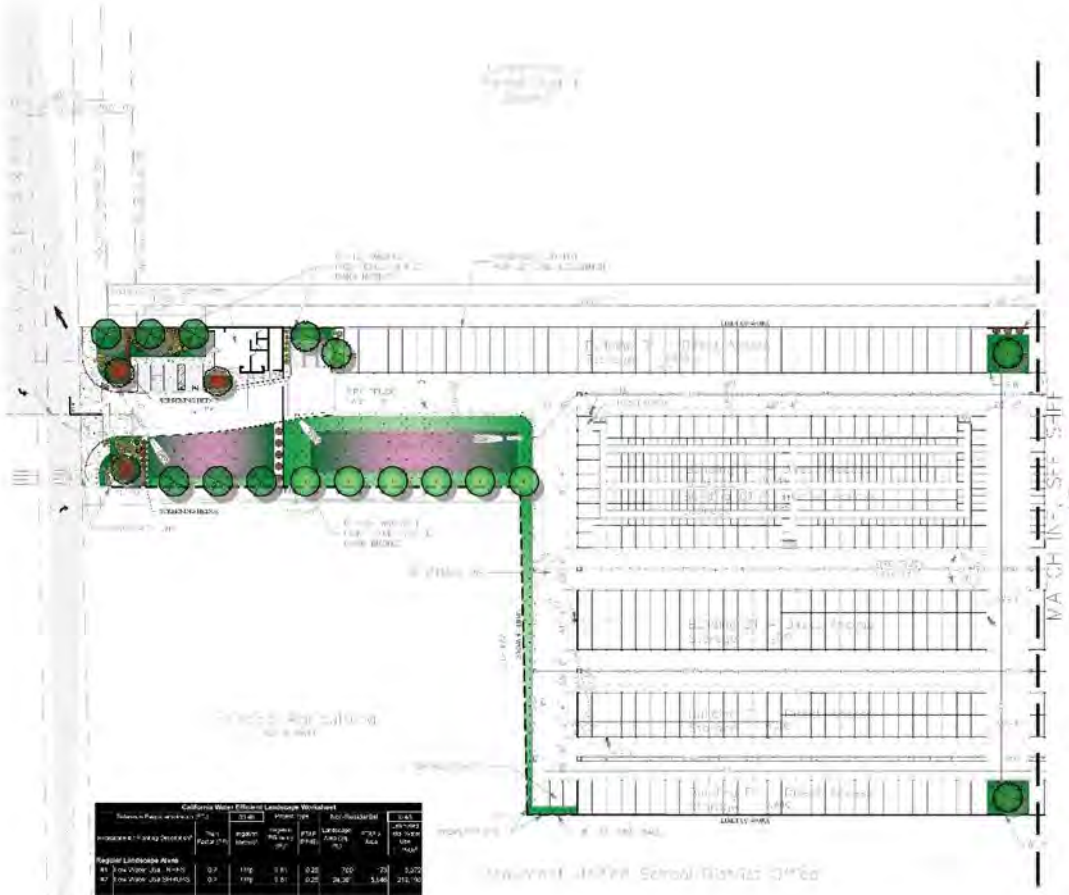


PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	ARBUTUS UNEDO 'MARINA' * MULTI-TRUNK	MARINA STRAWBERRY TREE	48" BOX	3	LOW
	PINUS ELDARICA	ELDARICA PINE	24" BOX	6	LOW
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	15	LOW
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	4	LOW
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL	17	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	16	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	20	LOW
	TAGETES LEMMONII 'COMPACTA'	DWARF MOUNTAIN MARIGOLD	5 GAL	40	LOW
	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	1 GAL	@ 60" OC	LOW
	MUHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST PINK MUHLY GRASS	1 GAL	@ 36" OC	LOW
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	@ 48" OC	LOW
	DECORATIVE ANGULAR 4-6" COBBLE				
	DECORATIVE ANGULAR GRANITE BOULDER				
	PARKING AREA. SEE TABLE ON SHEET L-1 FOR CALCULATIONS ON REQUIRED SHADE TREE FOOTAGE				

LANDSCAPE NOTES

- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SUBSURFACE DRIP IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- ALL TREES WITHIN 5' OF HARDSCAPE TO HAVE A 12" DEEP LINEAR ROOT BARRIER.
- ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED ORGANIC MULCH.
- SOIL COMPACTION TO BE NO GREATER THAN 85% ON LANDSCAPE AREAS.
- ALL FINISH GRADES TO BE 1-1/2" BELOW FINISH SURFACE PAVING.
- AGRONOMICAL SOIL TESTING REPORT TO BE PROVIDED BY CONTRACTOR.
- USE ONLY APPROVED PLANTING MEDIA AT DESIGNATED UNDERGROUND PLANTER LOCATIONS.
- OWNER TO MAINTAIN ALL LANDSCAPE BOTH ON AND OFFSITE.

PRIOR TO PRODUCT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859.2; ORDINANCE 348; ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND ITS SUBSEQUENT CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

PER RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY, AREA RESIDES OUTSIDE OF A MSHCP CRITERIA AREA

Landscape Plan

December 06, 2023
22_1028

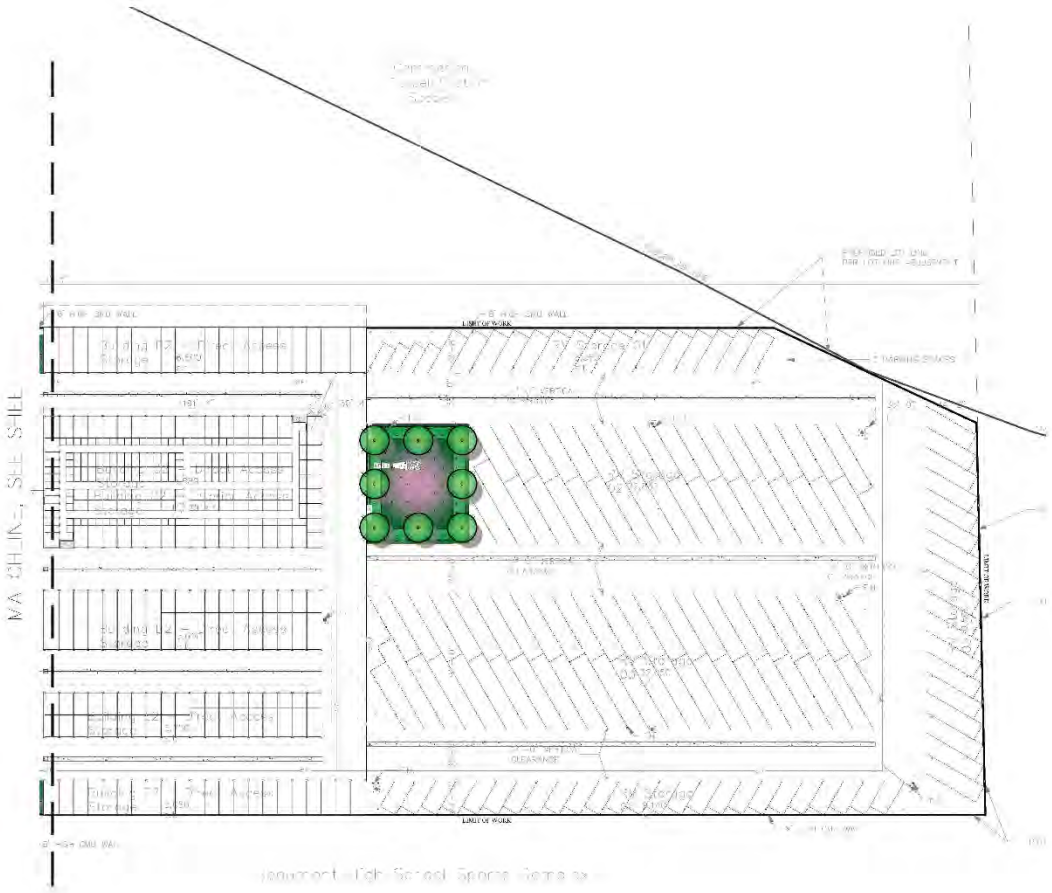
A New Self-Storage Facility for:

Cherry Valley Storage 38692 Brookside Avenue
Cherry Valley, CA 92223

arclogica

Client: Corion Capital Partners, LLC
Civil Engineering: Strand Engineering
Landscape Architecture: Emerald Design
Charles S. Lamb
charles@emeraldladesign.com

L-1



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	ARBUTUS UNEDO 'MARINA' * MULTI-TRUNK	MARINA STRAWBERRY TREE	48" BOX	3	LOW
	PINUS ELDARICA	ELDARICA PINE	24" BOX	6	LOW
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	15	LOW
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	4	LOW
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL	17	LOW
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	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	@ 48" OC	LOW
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	DECORATIVE ANGULAR GRANITE BOULDER				
	PARKING AREA. SEE TABLE ON SHEET L-1 FOR CALCULATIONS ON REQUIRED SHADE TREE FOOTAGE				

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PER RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY, AREA RESIDES OUTSIDE OF A MSHCP CRITERIA AREA

Landscape Plan

0 30 60 90 120 FEET

1" = 30'

Use Graphic Scale if this drawing is not printed on 30"x42" Paper

December 06, 2023

22_1028

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Charles S. Lamb

charles@emeraldladesign.com

L-2

ARBUTUS UNEDO 'MARINA'

PINUS ELDARICA

QUERCUS AGRIFOLIA

RHUS LANCEA

CALLIANDRA CALIFORNICA

CALLISTEMON 'LITTLE JOHN'

HESPERALOE PARVIFLORA

TAGETES LEMMONII 'COMPACTA'

BACCHARIS PILULARIS 'TWIN PEAKS'

MUHLENBERGIA CAPILLARIS 'LENCA'

ROSMARINUS 'HUNTINGTON CARPET'

Landscape Image Board

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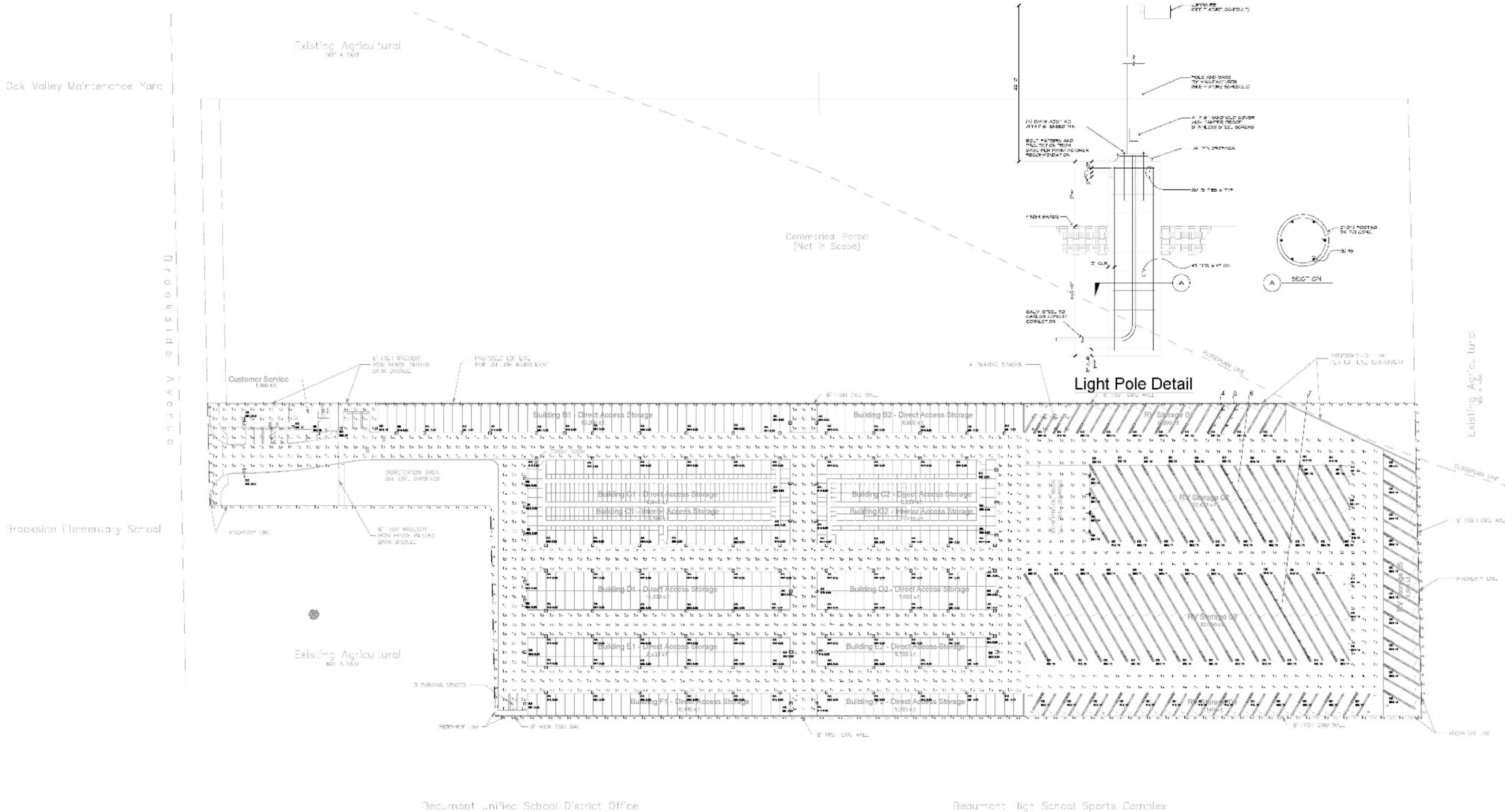
L-3



LIGHTING FIXTURE SCHEDULE

Type	Manufacturer	Catalog Number	Description	Lumen Package	Lamp / Wattage	Mounting	BUG RATING
AA	LSI	XWS LED 4L SIL 3 UNV DIM 40 70CRI FINISH (custom lumen output)	SMALL OUTDOOR WALL SCONCE WITH TYPE 3 OPTICS AND 0-10V DIMMING	4000	LED - TOTAL INPUT WATTS = 29	SURFACE MOUNTED	B1-U0-G1
BB	LSI	XWS LED 4L SIL FT UNV DIM 40 70CRI FINISH (custom lumen output)	SMALL OUTDOOR WALL SCONCE WITH FORWARD THROW OPTICS AND 0-10V DIMMING	4000	LED - TOTAL INPUT WATTS = 29	SURFACE MOUNTED	B1-U0-G1
CC	LSI	MRS LED 4L SIL FT UNV DIM 40 70CRI FINISH (custom lumen output)	AREA LIGHT MOUNTED ON A STEEL POLE AT 24'-0" AFG	4000	LED - TOTAL INPUT WATTS = 29	POLE MOUNTED	B1-U0-G2
CC POLE	LSI	SSS 5X 8 11G 22' S FINISH GA 4BC	22' LONG, 4 INCH SQUARE, STRAIGHT, STEEL POLE - MOUNTED ON A 2.5' HIGH CONCRETE BASE PROVIDED BY THE CONTRACTOR.	NA	NA	MOUNTED ON A CONCRETE BASE	NA
DD	LSI	EGA 4' 5L SA UNV 840 (custom lumen output)	4' ENCLOSED & GASKETED LINEAR FIXTURE WITH 0-10V DIMMING	4000	LED - TOTAL INPUT WATTS = 30	CEILING SURFACE MOUNTED	NA
FF	LUMASCAPE	LS9142 4BD 840 84 WE 05 AR FINISH 005 (custom lumen output) + LS9206 + LS9206 + LS9207	WIDE FLOOD LIGHT, WITH 0-10V DIMMING. GLARE SHIELD & CROSS HATCH LOUVER INSTALLED.	4000	LED - TOTAL INPUT WATTS = 36	CEILING SURFACE MOUNTED	NA
GG	LUMASCAPE	LS9142 4BD 840 84 MS 05 AR FINISH 005 (custom lumen output) + LS9206 + LS9206 + LS9207	MEDIUM FLOOD LIGHT, WITH 0-10V DIMMING. GLARE SHIELD & CROSS HATCH LOUVER INSTALLED.	4000	LED - TOTAL INPUT WATTS = 36	CEILING SURFACE MOUNTED	NA

Site Lighting Photometric

Use Graphic Scale if this drawing is not printed on 30"x42" Paper

CUP Package December 06, 2023
22_1028

MOSES & ASSOCIATES

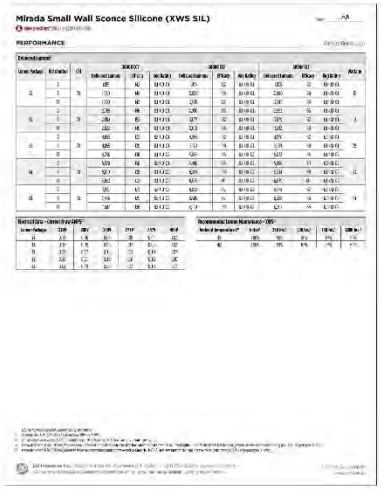
A New Mini-warehouse and RV Storage Facility for:

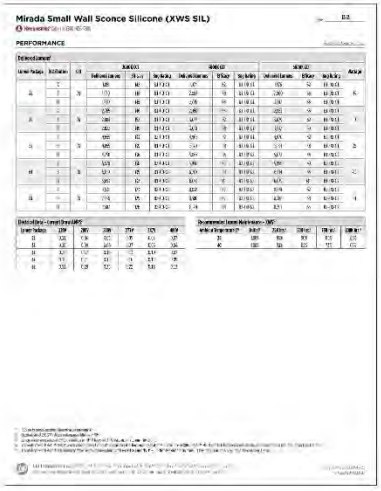
Cherry Valley Storage
38718 Brookside Avenue
Cherry Valley, CA 92223

James Goodman Architecture
arclogica

Client: AMS Group, LLC
Civil Engineering: Strand Engineering
Landscape Architecture: Emerald Design

E-1.0





Light Fixture Cut Sheets

MOSES & ASSOCIATES
CONSULTING ELECTRICAL ENGINEERS

CUP Package December 06, 2023
22_1028

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E-2.0


CHERRY VALLEY STORAGE

Type CC

Mirada Small Area (MRS)

Outdoor LED Area Light

OVERVIEW

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

Optical System

Electrical

Controls

Installation

Warranty

Listings


Mirada Small Area Light (MRS)

ORDERING GUIDE

Accessory Ordering Information


Mirada Small Area Light (MRS)

ACCESSORIES

OPTICS ROTATION

ACCESSORIES/OPTIONS


CHERRY VALLEY STORAGE

Steel Poles

Square Straight

QUICK LINKS

FEATURES & SPECIFICATIONS

Pole Shaft

Handhole

Base

Anchor Bolts

Gromet Lug

Double Receptacle

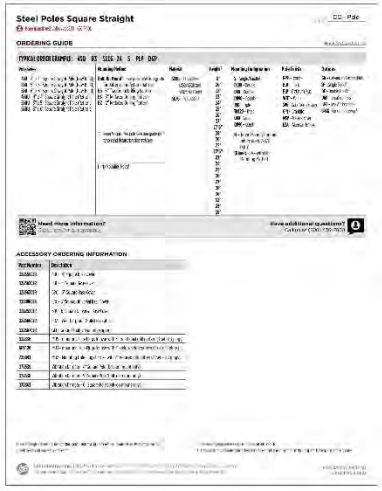
Ground Fault Circuit Interrupter

Finishes

Determining The Luminaire/Pole Combination For Your Application:

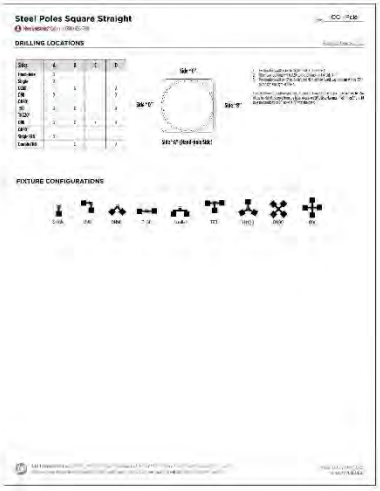
Pole Vibration Damper

Listings


Steel Poles Square Straight

ORDERING GUIDE

ACCESSORY ORDERING INFORMATION


Steel Poles Square Straight

DRILLING LOCATIONS

FIXTURE CONFIGURATIONS

Light Fixture Cut Sheets

MOSES & ASSOCIATES

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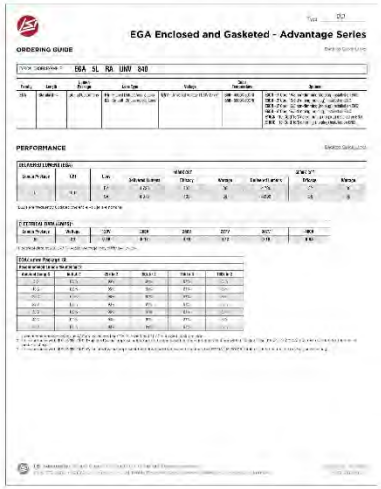
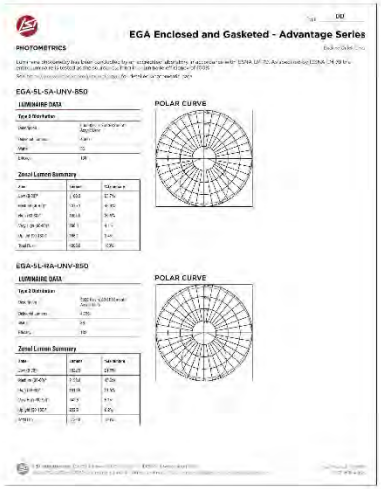
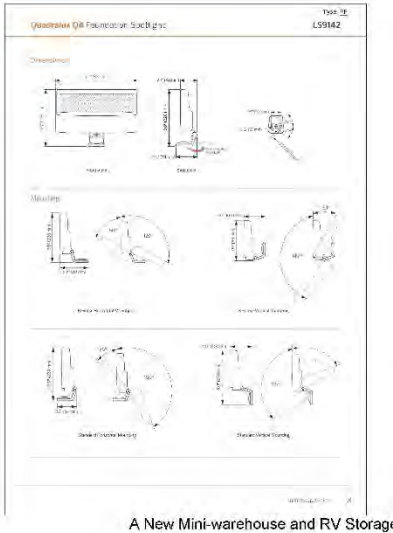
E-3.0







Light Fixture Cut Sheets

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E-4.0

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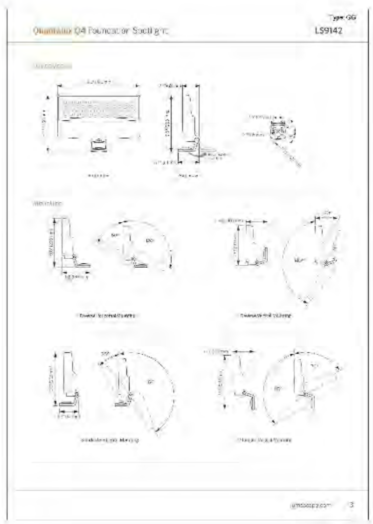
22_1028



Light Fixture Cut Sheets

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James Goodman Architecture arclogica

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E-5.0

Circulation

The proposed Project will be accessed off Brookside Ave. There is one ingress/egress provided into the site from Brookside Ave in the southern portion of the site. This entry provides access to the on-site parking spaces, and future EV charging stations, as well as to the gated entry for the storage facility. Pedestrian access is provided per Americans with Disabilities Act (ADA) requirements.

Drainage / Hydrology / Water Quality

The Project is a proposed Self-Storage Facility. Three retention basins will be utilized for water quality treatment. In general, onsite drainage flows traverse the site towards the south end of the Project site. Basin 1 will capture flows from the RV Storage Portions, while Basins 2 and 3 will capture flows from the self-storage portion of the site and the main entrance. The onsite storm drain systems have been designed to convey the peak 100-year flow rate for the Project site. According to the Project engineer, the existing system can handle the increased drainage from the project site and no offsite improvements are required. The County development review process will require confirmation of this condition prior to the issuance of a building permit.

Operations

Customers will need to go through a secure gate and pass the lobby to access all rentable storage types. The facility will have ample security cameras at the entrance and throughout the property, including exterior driveways and within interior hallways. The planned hours for the office staff will be from 8am-5pm, 7 days a week. Subject to customer demand and market conditions, these hours may be extended (7 am – 7 pm) or curtailed (10 am – 5 pm) and less than 7 days per week.

It's anticipated that there will be no more than 2 staff members on site at any time. Due to the neighboring Agricultural Zoning of the adjacent parcels to the east, with current Residential Land Use, no after-hours access to the facility will be provided. For this reason, no caretaker will be on site, and there is no caretaker's unit provided. Site lighting throughout the property will remain on throughout the evening to ensure safety and security of the facility.

Grading

The Project will require approximately 6,000 cubic yards (CY) of import. It is anticipated that the imported soil will come from a site within a 5-mile radius that has all environmental clearances.

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

B. Total Project Area:

Residential Acres: N/A	**Lots:** N/A	**Units:** N/A	**Projected No. of Residents:** N/A
Commercial Acres: 8.27	**Lots:** 1	**Sq. Ft. of Bldg. Area:** 107,495	**Est. No. of Employees:** 2
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Other:			

C. Assessor's Parcel No(s): 405-230-010

D. Street References: The site is located on the northeast corner of the intersection of Brookside Ave. and Oak View Drive, in the unincorporated area of Cherry Valley, in the County of Riverside, State of California.

E. Section, Township & Range Description or reference/attach a Legal Description: Southeast corner of Section 28, Township 2 South, Range 1 West

F. Brief description of the existing environmental setting of the project site and its surroundings:

The subject property is located northeast corner of the intersection of Brookside Ave. and Oak View Drive, in the unincorporated area of Cherry Valley, in the County of Riverside, State of California. The Project area is comprised of approximately 8.27 acres of undeveloped land.

The Project area is situated within the Cherry Valley Area, a rural residential community north of the City of Beaumont and southeast of the City of Calimesa.

The Project area is bounded on the north by agricultural parcels, on the east by Beaumont High School, on the south by Brookside Ave., rural residential parcels, and Brookside Elementary School, and on the west by rural residential parcels. The terrain in the Project area is relatively level, with a slight incline to the south to north, and the elevations range around 2,668-2,698 feet above mean sea level (AMSL).

Soils on the property consist of gravelly loamy sands to loamy sands with some silt. Vegetation within the Project site consists of *Avena* spp. – *Bromus* spp. Herbaceous Semi-Natural Alliance (Wild oats and annual brome grasslands). The site also contains multiple large lemon-scented gum (*Corymbia citriodora*), a species of eucalyptus tree.

G. Other Public Agency Involvement and Required Permits:

None

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use:

The Project site's existing General Plan Land Use designation is Commercial Retail. The Project does not propose any change to the land use designation of the site. The Project would be consistent with the Land Use Element.

2. Circulation:

The proposed Project will add nominal overall trips to the area. However, the Focused Traffic Analysis completed for this Project determined that a Level of Service Analysis is not warranted as the Project is proposed to generate less than 50 peak-hour trips. The proposed Project is consistent with all other applicable circulation policies of the General Plan.

3. Multipurpose Open Space:

The proposed Project is located within the Multiple Species Habitat Conservation Plan (MSHCP) but does not fall within a criteria cell. The proposed Project is consistent with all other applicable Multipurpose Open Space element policies.

4. **Safety:**

   The Project site is located within Zone X, an Area of Minimal Flood Hazard. The proposed Project is in an area designated as having a low potential for liquefaction and subsidence from scarification and recompaction of exposed bottom surfaces is expected to be negligible. The Project is not located within an Alquist-Priolo but is partially located within a County Fault Zone. The Project is not located within a State Fire Responsibility Area (SRA) or a fire hazard zone. The proposed Project is consistent with all applicable Safety element policies.

5. **Noise:**

   The proposed Project will not result in the 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 General Plan and noise ordinance. The proposed Project is consistent with all other applicable Noise element policies.

6. **Housing:**

   The proposed Project shall create no housing. This does not apply.

7. **Air Quality:**

   The proposed Project has been conditioned to control any fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality Element policies.

8. **Healthy Communities:**

   The Project meets all applicable policies of the Healthy Communities Element of the General Plan.

9. **Environmental Justice Summary:**

   The Project is not within an Environmental Justice community.

B. General Plan Area Plan(s): The Pass Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail

E. Overlay(s), if any: Cherry Valley Policy Area

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

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** The Pass Area Plan to the north, east, south, and west.

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):**

- North: Rural community – Very Low Density
- East: Public Facilities
- South: Sunny Cal Specific Plan
- West: Commercial Retail

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

5. **Policy Area(s), if any:** Cherry Valley Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not within a Specific Plan

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

I. Existing Zoning: General Commercial (C-1/C-P)

J. Proposed Zoning, if any: No change in zoning is proposed.

K. Adjacent and Surrounding Zoning:

- North: Agriculture (A-1-1)
- East: Public Facilities
- South: Sunny Cal Specific Plan
- West: General Commercial (C-1/C-P)

Initial Study Conditional Use Permit No. 230006 – Mitigation Monitoring and Reporting Program (MMRP)

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/ Reporting Method
Biological Resources	**MM BIO-1** Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.	Prior to Grading	Planning, Engineering, and Building Dept.	Nesting Bird Survey Report
Cultural Resources	**MM CR-1** Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth	Prior to Grading	Planning, Engineering, and Building Dept.	CRMP

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/ Reporting Method
	moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.			
Paleontological Resources	**MM PA-1** Portions of this site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE: PRIOR TO ISSUANCE OF GRADING PERMITS: 1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted for approval by the County Geologist prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will <u>not</u> be reviewed. b. PRIMP must be accompanied by the final grading plan for the subject project. c. Description of the proposed site and planned grading operations. d. Description of the level of monitoring required for all earth-moving activities in the project area.	Prior to Grading	Planning, Engineering, and Building Dept.	On-Site Monitoring

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/ Reporting Method
	e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. g. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. j. Procedures and protocol for collecting and processing of samples and specimens. k. Fossil identification and curation procedures to be employed. l. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading. m. All pertinent exhibits, maps, and references. n. Procedures for reporting of findings. o. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution. p. All reports shall be signed by the qualified paleontologist responsible for the report's content. All reports shall also be			

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/ Reporting Method
	signed by all other parties responsible for the report's content (eg. Professional Geologist), as necessary. A signed electronic copy of the report, project plans, and all required review applications shall be uploaded to the County's PLUS Online System: (https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf). Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. *Safeguard Artifacts Being Excavated in Riverside County (SABER) .			
Tribal Resources	**MM TR-1** Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for the appropriate number of Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.	During Grading	Planning, Engineering, and Building Dept.	On-site Monitoring

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.

Haide Aguirre
Signature

4/12/2024
Date

Haide Aguirre
Printed Name

For: John Hildebrand
Planning Director

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", *Map My County*; Project Plans; and Google Earth.

Findings of Fact:

Aesthetics generally refers to the identification of visual resources, the quality of one's view, and/or the overall visual perception of the environment. The issue of light and glare is related to both the creation of daytime glare due to the reflection of the sun (such as on glass surfaces) and/or an increase in nighttime ambient lighting levels (such as from building lights, streetlights, and vehicle headlights).

a) Would the Project have a substantial effect upon a scenic highway corridor within which it is located?

No Impact

The Project site is located in the Pass Area Plan (PAP) within Riverside County. According to the Pass Area Plan, there are three (3) highways in the planning area that have been designated as either State or County Eligible Scenic Highways:

- State Route 79
- Oak Glen Road (SR-79)
- Oak Valley Parkway

The Project site is located approximately 2.8 miles from State Route 79, approximately 1.9 miles from Oak Glen Road (SR-79), and approximately 1.74 miles from Oak Valley Parkway, at their closest points. Because of the terrain and distance from the Project site, the Project would not be visible from any scenic highway corridor.

Therefore, implementation of the proposed Project would not have a substantial effect on a potential or existing scenic highway corridor. No impacts will occur.

b) Would the Project 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?

Less Than Significant Impact

The Project site is located within an unincorporated portion of Cherry Valley, Riverside County, California. Mountain views are generally considered a scenic vista for much of Cherry Valley. The San Bernardino Mountains are located approximately 4 miles north of the Project site. However, due to the distance from the subject property, the visual impact of mountain vistas as seen from the Project site is diminished. Additionally, the land surrounding the Project site is developed. The site does contain some large eucalyptus trees that will be removed to allow for the construction. Impacts will be less than significant for the tree removal as the Project will only remove the trees necessary for construction. Additionally, there are a substantial number of large trees within the adjacent parcels, so the proposed Project will not significantly reduce the number of trees within the area. Also, there are no proposed structures over one story in height. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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?

Less Than Significant Impact

As discussed above, the immediate area is dominated by developed rural-residential lands, and two public school facilities. Additionally, the Project site was previously developed with a rural residence. There are no unique landforms on the Project site or in the immediate vicinity. The proposed Project has been designed pursuant to and in compliance with the existing Commercial Retail General Plan land use and proposed General Commercial (C-1/C-P) zoning designation and would be consistent in terms of size, scale, and massing of other future commercial properties in the vicinity. Therefore, the implementation of the Project would not conflict with applicable zoning and other regulations governing scenic quality. Any 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): Map My County; Riverside County General Plan (General Plan), The Pass Area Plan (Figure 6); GIS database; and Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

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

Less Than Significant Impact

According to the Pass Area Plan (PAP) Figure 6, *The Pass Area Plan (PAP) Mt Palomar Nighttime Lighting Policy Area*, the Project site is located within Zone B of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. At its closest point, the Project site is approximately 43 miles north of the Observatory. The following policy is contained in the PAP:

- **PAP 9.1** Adhere to Riverside County's lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988, and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source, and shielding, prohibitions, and exceptions. Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA, as it applies to all development projects uniformly. Outdoor lighting sources include parking lot lights, wall-mounted lights, and illuminated signage. With conformance with Ordinance No. 655, any impacts from the implementation of the Project 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, Lighting Plan (Figure 6)

Findings of Fact:

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

Less Than Significant Impact

Currently, there are no light sources at the Project site (former light sources associated with the previous residential development have been removed). New sources of light and glare associated with construction activities may occur. These additional artificial light sources are typically associated with nighttime security lighting since all exterior construction activities are limited to daylight hours in the County. In addition, workers, either arriving at the site before dawn or leaving the site after dusk, may generate additional construction-related light sources. The amount and intensity of light anticipated from these construction sources would generally be less than, or similar to, the outdoor lighting currently in use at adjacent rural residences and schools, as the lighting needed will be solely for visibility or for the security of the site during the nighttime hours. Additionally, these impacts would be temporary, of short duration, and would cease when Project construction is completed.

The proposed Project would result in new sources of light and glare from the addition of commercial use, as well as vehicular lighting from cars traveling on adjacent roadways in conjunction with the implementation of the proposed Project. Once operational, the Project would be required to comply with Ordinance No. 655 and Ordinance No. 915, which restrict lighting hours, types, and techniques of lighting. Outdoor lighting sources include office lights, streetlights, wall-mounted lights, and parking lot 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. Figure 6 provides an overview of the proposed lighting layout and fixtures.

The Project will be required to comply with the Riverside County conditions of approval that require lighting restrictions. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance to Ordinance No. 655 and Ordinance No. 915, any impacts are expected to be less than significant from the implementation of the Project.

b) Would the Project expose residential property to unacceptable light levels?

Less Than Significant Impact

There are rural residences to the north, south, and west of the Project site. As discussed above, construction impacts would be temporary, of short duration, and will cease when Project construction is completed. Once a certificate of occupancy has been issued, conformance with Ordinance No. 655, and Ordinance No. 915, will ensure that any impacts from the implementation of the Project would be less than significant. Therefore, there are no potential Project-specific impacts that could expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

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," GIS database, Project Application Materials, Ordinance No. 625 (An Ordinance of the County of Riverside Providing a Nuisance Defense for Certain Agricultural Activities, Operations, and Facilities and Providing Public Notification Thereof); and Farmland Mapping and Monitoring Program, California Resources Agency, Department of Conservation.

Findings of Fact:

a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact

According to *Map My County*, the Project site is designated as "Other Lands". The Project site is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency. It is noted, the County of Riverside utilizes the FMMP for the "Farmland" information published in *Map My County*. Since the Project site has no land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, it would not convert such lands to non-agricultural use; therefore there would be no impact.

b) Would the Project conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

No Impact

The Project site is not now nor has it been included in a Williamson Act contract or an Agricultural Preserve. Based on these facts, the proposed Project will not cause a significant direct impact or conflict with the Williamson Act or existing agricultural use. The site is not currently being farmed and the land use designations (general plan and zoning) support Commercial uses and is surrounded by vacant land, residential and commercial uses, which are not agricultural in nature. According to the California Department of Conservation's Farmland Mapping and Monitoring Program, there are no sites within the project footprint under a Williamson Act Land Conservation Contract. Therefore, no potential for direct or indirect effects on agricultural resources or values would occur due to the implementation of the Project.

c) Would the Project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

Less Than Significant Impact

The Project site is situated in a historically rural area with scattered agricultural uses. Although the parcels to the north, west, and south of the Project site are zoned Light Agriculture, 20-acre minimum parcels (A-1-1), they are not currently being used for agricultural purposes. Additionally, should those lands be converted back to agricultural uses, the Project will not impact the production and or viability of the lands. The height of proposed Project is one-story, which will not obstruct sunlight on the adjacent parcels. All stormwater runoff will be captured on-site, and directed to existing storm water facilities. And the proposed Project does not include the use or manufacturing of chemicals or materials that could impacts agricultural uses on the adjacent parcels. Therefore, any impacts related to the implementation of the Project's proposed commercial use would be less than significant.

d) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Less Than Significant Impact

The Project area supports non-native scattered trees and non-native vegetation due to human disturbance. Due to the proximity of existing, emerging, and planned suburban land uses in the Project vicinity, the general Project area has been undergoing a steady transformation away from agricultural uses in recent years. Therefore, implementation of the Project would continue the established land use trend of the area and not involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use. Any impact would be less than significant.

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	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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," Project Application Materials

Findings of Fact:

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

No Impact

The Project area supports non-native trees and non-native vegetation due to human disturbance. Public Resources Code Section 12220(g) identifies forest land as: "*Land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.*" The Project site and surrounding properties are not currently defined, zoned, managed, or used as forest land as identified in Public Resources Code Section 12220(g). In addition, the CalFire Forest Practices website does not show any lands in the Project site that are designated as forest resources. Therefore, there would be no impact and no mitigation is required.

b) Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact

As discussed above, there is no forest land on the Project site or surrounding properties. Therefore, there would be no loss of forest land or conversion of forest land to non-forest use as a result of the Project. No impacts will occur.

c) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

No Impact

The Project area supports non-native trees and non-native vegetation due to human disturbance. Due to the proximity of existing, emerging, and planned suburban land uses in the Project vicinity, the general Project area has been undergoing a steady transformation away from vacant land and agricultural uses in recent years (but no-forest-related uses). There are no

other changes in the existing environment, which, due to their location or nature, could result in the conversion of forest land to non-forest use. No impacts will occur.

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): Cherry Valley Storage Air Quality, Greenhouse Gas, and Energy Impact Study June 16, 2023, Prepared by MD Acoustics (**Appendix A**), Trip Generation and Vehicle Miles Traveled Analysis for the Cherry Valley Storage Project Prepared May 17, 2023, by LSA (**Appendix B**), Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact

The agency for air pollution control for the South Coast Air Basin (basin) is the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for controlling emissions primarily from stationary sources. SCAQMD maintains air quality monitoring stations throughout the basin. SCAQMD, in coordination with the Southern California Association of Governments, is also responsible for developing, updating, and implementing the Air Quality Management Plan (AQMP) for the basin. An AQMP is a plan prepared and implemented by an air pollution district for a county or region designated as nonattainment of the federal and/or California ambient air quality standards. The term nonattainment area is used to refer to an air basin where one or more ambient air quality standards are exceeded.
Every three (3) years the SCAQMD prepares a new AQMP, updating the previous plan and having a 20-year horizon.

On March 23, 2017, CARB approved the 2016 AQMP. The 2016 AQMP is a regional blueprint for achieving federal air quality standards and healthful air. The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible, and that the region is not faced with burdensome sanctions if the Plan is not approved or if the NAAQS are not met on time. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. The most significant air quality challenge in the Basin is to reduce nitrogen oxide (NOx) emissions sufficiently to meet the upcoming ozone standard deadlines. The primary goal of this Air Quality Management Plan is to meet clean air standards and protect public health, including ensuring benefits to environmental justice and disadvantaged communities. Now that the plan has been approved by CARB, it has been forwarded to the U.S. Environmental Protection Agency for its review. If approved by EPA, the plan becomes federally enforceable

The 2012 AQMP built upon the approaches taken in the 2007 AQMP for the attainment of federal PM and ozone standards, and highlights the significant amount of reductions needed and the need to engage in interagency coordinated planning of mobile sources to meet all of the federal criteria pollutant standards. Compared with the 2007 AQMP, the 2012 AQMP utilized revised emissions inventory projections that use 2008 as the base year. On-road emissions are calculated using CARB EMFAC2011 emission factors and the transportation activity data provided by SCAG from their 2012 Regional Transportation Plan (2012 RTP). Off-road emissions were updated using CARB's 2011 In-Use Off-Road Fleet Inventory Model. Since the 2007 AQMP was finalized new area source categories such as liquid propane gas (LPG) transmission losses, storage tank and pipeline cleaning and degassing, and architectural colorants, were created and included in the emissions inventories. The 2012 AQMP also includes analysis of several additional sources of GHG emissions such as landfills and could also assist in reaching the GHG target goals in the AB32 Scoping Plan.

South Coast Air Quality Management District Rules

The AQMP for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal standards. Some of the rules and regulations that apply to this Project include, but are not limited to, the following:

SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable suppression techniques are indicated below and include but are not limited to the following:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas in active for 10 days or more).
- Water active sites at least three times daily.
- Cover all trucks hauling dirt, san, soil, or other loose materials, or maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114.
- Pave construction access roads at least 100 feet onto the site from the main road.
- Reduce traffic speeds on all unpaved roads to 15 mph or less.
- Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph.
- Bumper strips or similar best management practices shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Replanting disturbed areas as soon as practical.
- During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets.

SCAQMD Rule 1113 governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during the construction and operation of the Project must comply with Rule 1113.

Idling Diesel Vehicle Trucks – Idling for more than 5 minutes in any one location is prohibited within California borders.

Rule 2702. The SCAQMD adopted Rule 2702 on February 6, 2009, which establishes a voluntary air quality investment program from which SCAQMD can collect funds from parties that desire certified GHG emission reductions, pool those funds, and use them to purchase or fund GHG emission reduction projects within two years unless extended by the Governing Board. Priority will be given to projects that result in co-benefit emission reductions of GHG emissions and criteria or toxic air pollutants within environmental justice areas. Further, this voluntary program may compete with the cap-and-trade program identified for implementation in CARB's Scoping Plan, or a Federal cap and trade program.

Riverside County

Local jurisdictions, such as Riverside County, have the authority and responsibility to reduce air pollution through their police power and decision-making authority. Specifically, the County is responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The County is also responsible for the implementation of transportation control measures as outlined in the 2016 AQMP. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance with CEQA

requirements and the CEQA review process, the County assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces the implementation of such mitigation.

The County relies on the expertise of the SCAQMD and utilizes the SCAQMD CEQA Air Quality Handbook as the guidance document for the environmental review of plans and development proposals within its jurisdiction.

Riverside County General Plan

The Air Quality Element of the County of Riverside General Plan summarizes air quality issues in the Basin, air quality-related plans and programs administered by federal, state, and special purpose agencies, and establishes goals and policies to improve air quality. These goals and policies in the Air Quality Element that relate to the proposed project include:

Multi-jurisdictional Cooperation:

AQ 1.1 Promote and participate with regional and local agencies, both public and private, to protect and improve air quality.
AQ 1.2 Support the Southern California Association of Government's (SCAG) Regional Growth Management Plan by developing intergovernmental agreements with appropriate governmental entities such as the Western Riverside Council of Governments (WRCOG), the Coachella Valley Association of Governments (CVAG), sanitation districts, water districts, and those subregional entities identified in the Regional Growth Management Plan.
AQ 1.3 Participate in the development and update of those regional air quality management plans required under federal and state law, and meet all standards established for clean air in these plans.
AQ 1.4 Coordinate with the SCAQMD and MDAQMD to ensure that all elements of air quality plans regarding reduction of air pollutant emissions are being enforced.
AQ 1.5 Establish and implement air quality, land use and circulation measures that improve not only the County's environment but the entire regions.
AQ 1.6 Establish a level playing field by working with local jurisdictions to simultaneously adopt policies similar to those in this Air Quality Element.
AQ 1.7 Support legislation which promotes cleaner industry, clean fuel vehicles and more efficient burning engines and fuels.
AQ 1.8 Support the introduction of federal, state or regional enabling legislation to permit the County to promote inventive air quality programs, which otherwise could not be implemented.
AQ 1.9 Encourage, publicly recognize and reward innovative approaches that improve air quality.
AQ 1.10 Work with regional and local agencies to evaluate the feasibility of implementing a system of charges (e.g., pollution charges, user fees, congestion pricing and toll roads) that requires individuals who undertake polluting activities to bear the economic cost of their actions where possible.

AQ 1.11 Involve environmental groups, the business community, special interests, and the general public in the formulation and implementation of programs that effectively reduce airborne pollutants.

Sensitive Receptors:

AQ 2.1 The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible.
AQ 2.2 Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible.
AQ 2.3 Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution.
Stationary Pollution Sources:
AQ 4.1 Encourage the use of building materials/methods which reduce emissions.
AQ 4.2 Require the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.
AQ 4.3 Require centrally heated facilities to utilize automated time clocks or occupant sensors to control heating where feasible.
AQ 4.5 Require stationary pollution sources to minimize the release of toxic pollutants through:

- Design features;
- Operating procedures;
- Preventive maintenance;
- Operator training; and
- Emergency response planning

AQ 4.6 Require stationary air pollution sources to comply with applicable air district rules and control measures.
AQ 4.7 To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SOCAB, the Environmental Protection Agency and the California Air Resources Board.
AQ 4.8 Expand, as appropriate, measures contained in the County's Fugitive Dust Reduction Program for the Coachella Valley to the entire County.
AQ 4.9 Require compliance with SCAQMD Rules 403 and 403.1, and support appropriate future measures to reduce fugitive dust emanating from construction sites.
AQ 4.10 Coordinate with the SCAQMD and MDAQMD to create a communications plan to alert those conducting grading operations in the County of first, second, and third stage smog alerts, and when wind speeds exceed 25 miles per hour. During these instances all grading operations should be suspended.

Energy Efficiency and Conservation:

AQ 5.1 Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.
AQ 5.4 Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.
Particulate Matter:

AQ 15.1 Identify and monitor sources, enforce existing regulations, and promote stronger controls to reduce particulate matter.
Multi-jurisdictional Cooperation:
AQ 16.1 Cooperate with local, regional, state and federal jurisdictions to better control particulate matter.

Control Measures:

AQ 17.1 Reduce particulate matter from agriculture, construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights-of-way, and off-road vehicles to the extent possible.
AQ 17.3 Identify and create a control plan for areas within the County prone to wind erosion of soil.
AQ 17.4 Adopt incentives, regulations and/or procedures to manage paved and unpaved roads and parking lots so they produce the minimum practicable level of particulates.
AQ 17.5 Adopt incentives and/or procedures to limit dust from agricultural lands and operations, where applicable.
AQ 17.6 Reduce emissions from building materials and methods that generate excessive pollutants, through incentives and/or regulations.

The construction emissions for the project would not exceed the SCAQMD's daily emission thresholds at the regional level as demonstrated in Table 1, and therefore would be considered less than significant.

Table 1: Regional Significance - Construction Emissions (pounds/day)

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Demolition						
On-Site[2]	2.84	27.30	23.50	0.03	1.36	1.12
Off-Site[3]	0.08	0.23	1.40	0.00	0.24	0.06
Total	**2.92**	**27.53**	**24.90**	**0.03**	**1.60**	**1.18**
Site Preparation						
On-Site[2]	0.64	14.73	28.31	0.05	5.21	2.73
Off-Site[3]	0.09	0.09	1.59	0.00	0.23	0.05
Total	**0.73**	**14.82**	**29.90**	**0.05**	**5.44**	**0.73**
Grading						
On-Site[2]	2.04	20.00	19.70	0.03	2.79	1.76
Off-Site[3]	0.12	2.62	1.97	0.01	0.81	0.25
Total	**2.16**	**22.62**	**21.67**	**0.04**	**3.60**	**2.01**
Building Construction						
On-Site[2]	1.26	11.80	13.20	0.02	0.55	0.51
Off-Site[3]	0.44	1.69	5.89	0.01	1.33	0.34
Total	**1.70**	**13.49**	**19.09**	**0.03**	**1.88**	**0.85**
Paving						
On-Site[2]	1.16	7.81	10.00	0.01	0.39	0.36
Off-Site[3]	0.08	0.25	1.30	0.00	0.25	0.06
Total	**1.24**	**8.06**	**11.30**	**0.01**	**0.64**	**0.42**
Architectural Coating						

			Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
On-Site[2]	60.24	0.91	1.15	0.00	0.03	0.03
Off-Site[3]	0.08	0.08	1.34	0.00	0.21	0.05
Total	**60.32**	**0.99**	**2.49**	**0.00**	**0.24**	**0.08**
Total of overlapping phases[4]	**63.26**	**22.54**	**32.88**	**0.04**	**2.76**	**1.35**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Thresholds	No	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2022.1.1.19
[2] On-site emissions from equipment operated on-site that is not operated on public roads.
[3] Off-site emissions from equipment operated on public roads.
[4] Construction, architectural coatings and paving phases may overlap.

The closest existing sensitive receptors (to the site area) are the residential land uses located approximately 25 feet to the southeast and 50 feet to the west of the project site. The data provided in Table 2 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed project.

Table 2: Localized Significance – Construction

Phase	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	**CO**	**PM10**	**PM2.5**
Demolition	27.30	23.50	1.36	1.12
Site Preparation	14.73	28.31	5.21	2.73
Grading	20.00	19.70	2.79	1.76
Building Construction	11.80	13.20	0.55	0.51
Paving	7.81	10.00	0.39	0.36
Architectural Coating	0.91	1.15	0.03	0.03
Total of overlapping phases[2]	20.52	24.35	0.97	0.90
SCAQMD Threshold for 25 meters (82 feet) or less[3]	**103**	**1,000**	**6**	**4**

Notes:
[1] Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for one acre, to be conservative, in Banning Pass Source Receptor Area (SRA 29). Project will disturb a maximum of 1.5 acres per day (see Table 7).
[2] Construction, architectural coatings and paving phases may overlap.
[3] The nearest sensitive receptor is located 25 meters east; therefore, the 25-meter threshold has been used.

The operations-related criteria air quality impacts created by the proposed project have been analyzed through the use of CalEEMod model. The operating emissions were based on year 2024. The summer and winter emissions created by the proposed project's long-term operations were calculated and the highest emissions from either summer or winter are summarized in Table 3.

Table 3: Regional Significance - Unmitigated Operational Emissions (lbs/day)

Activity	Pollutant Emissions (pounds/day)[1]					
	VOC	**NOx**	**CO**	**SO2**	**PM10**	**PM2.5**
Area Sources[2]	5.96	0.07	8.32	0.00	0.01	0.01

Energy Usage[3]	0.05	0.98	0.82	0.01	0.07	0.07
Mobile Sources[4]	1.66	1.11	3.55	0.01	0.62	0.17
Total Emissions	**7.67**	**2.16**	**12.69**	**0.02**	**0.70**	**0.25**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Threshold?	No	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2022.1.1.19
[2] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
[3] Energy usage consists of emissions from on-site natural gas usage.
[4] Mobile sources consist of emissions from vehicles and road dust.

Table 3 provides the Project's unmitigated operational emissions. Table 3 shows that the Project does not exceed the SCAQMD daily emission threshold and regional operational emissions are considered to be less than significant.

Table 4 shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 4 include all on-site project-related stationary sources and 10% of the project-related new mobile sources. This percentage is an estimate of the amount of project-related new vehicle traffic that will occur on-site.

Table 4: Localized Significance – Unmitigated Operational Emissions

	On-Site Pollutant Emissions (pounds/day)[1]			
On-Site Emission Source	**NOx**	**CO**	**PM10**	**PM2.5**
Area Sources[2]	0.07	8.32	0.01	0.01
Energy Usage[3]	0.98	0.82	0.07	0.07
On-Site Vehicle Emissions[4]	0.11	0.35	0.06	0.02
Total Emissions	**1.16**	**9.49**	**0.14**	**0.10**
SCAQMD Threshold for 25 meters (82 feet)[5]	**236**	**2,817**	**6**	**3**
Exceeds Threshold?	No	No	No	No

Notes:
[1] Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for two acres, to be conservative, in Banning Pass Source Receptor Area (SRA 29). Project is approximately 8.38 acres.
[2] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
[3] Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
[4] On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust.
[5] The nearest sensitive receptor is located adjacent to the east; therefore, the 25-meter threshold has been used.

Table 4 indicates that the local operational emission would not exceed the LST thresholds at the nearest sensitive receptors, located adjacent to the project. Therefore, the project will not result in significant Localized Operational emissions.

Based on the above, the proposed Project would not conflict with the implementation of the SCAQMD Attainment Plans, impacts are considered to be less than significant.

b) Would the Project 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?

Less Than Significant Impact

Cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the project's air quality must be generic by nature.

Table 5: South Coast Air Basin Attainment Status

Pollutant	Averaging Time	National Standards[1]	Attainment Date[2]	California Standards[3]
1979 1-Hour Ozone[4]	1-Hour (0.12 ppm)	Nonattainment (Extreme)	11/15/2010 (Not attained[4])	Extreme Nonattainment
1997 8-Hour Ozone[5]	8-Hour (0.08 ppm)	Nonattainment (Extreme)	6/15/2024	Nonattainment
2008 8-Hour Ozone	8-Hour (0.075 ppm)	Nonattainment (Extreme)	12/31/2032	
2015 8-Hour Ozone	8-Hour (0.070 ppm)	Designations Pending	~2037	
CO	1-Hour (35 ppm) 8-Hour (9 ppm)	Attainment (Maintenance)	6/11/2007 (Attained)	Maintenance
NO 2 [6]	1-Hour (100 ppb) Annual (0.053 ppm)	Attainment (Maintenance)	9/22/1998 (Attained)	Attainment
7 SO2	1-Hour (75 ppb)	Designations Pending	Pending	Attainment
	24-Hour (0.14 ppm) Annual (0.03 ppm)	Unclassifiable/ Attainment	3/19/1979 (Attained)	
PM10	24-Hour (150 µg/m^3)	Nonattainment (Serious)[8]	12/31/2006 (Redesignation request submitted)[8]	Nonattainment
PM2.5	24-Hour (35 µg/m^3)	Nonattainment	12/31/2006 (Redesignation request submitted)[8]	Unclassified
Lead	3-Months Rolling (0.15 µg/m^3)	Nonattainment (Partial)[9]	12/31/2015	Nonattainment (Partial)[9]

Notes:
[1] Obtained from Draft 2012 AQMP, SCAQMD, 2012. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassified/Attainment or Unclassifiable.
[2] A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for attainment demonstration.
[3] Obtained from http://www.arb.ca.gov/desig/adm/adm.htm.
[4] 1-hour O3 standard (0.13 ppm) was revoked, effective June 15, 2005; however, the Basin has not attained this standard based on 2008-2010 data has some continuing obligations under the former standard.

[5] 1997 8-hour O3 standard (0.08 ppm) was reduced (0.075 ppm), effective May 27, 2008; the 1997 O3 standard and most related implementation rules remain in place until the 1997 standard is revoked by U.S. EPA.
[6] New NO2 1-hour standard, effective August 2, 2010; attainment designations June, 2013; annual NO2 standard retained.
[7] The 1971 annual and 24-hour SO2 standards were revoked, effective August 23, 2010; however, these 1971 standards will remain in effect until one year after U.S. EPA promulgates area designations for the 2010 SO2 1-hour standard. Area designations expected in 2012, with SSAB designated Unclassifiable/Attainment.
[8] Annual PM10 standard was revoked, effective December 18, 2006; redesignation request to Attainment of the 24-hour PM10 standard is pending with U.S. EPA
[9] Partial Nonattainment designation - Los Angeles County portion of Basin only.

The Project area is out of attainment for both ozone and particulate matter as shown in Table 5 above. Construction and operation of cumulative projects will further degrade the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.

Project operations would generate emissions of NOx, ROG, CO, SO2, PM10, and PM2.5, which would not exceed the SCAQMD regional thresholds and, therefore, would not be expected to result in ground level concentrations that exceed the National Standards (NAAQS) or California Standards (CAAQS). As such, the operation of the project would not result in a cumulatively considerable net increase for non-attainment of criteria pollutants or ozone precursors. As a result, the project would result in a less than significant cumulative impact for operational emissions.

c) Would the Project expose sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations?

Less Than Significant Impact

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, a sensitive receptor would be a location where a sensitive individual could remain for 24-hours or longer, such as residencies, hospitals, and schools (etc). The closest existing sensitive receptors (to the site area) are the residential land uses located approximately 25 feet to the southeast and 50 feet to the west of the project site.

SCAQMD recommends avoiding siting new sensitive land uses such as residences, schools, daycare centers, playgrounds, or medical facilities within 1,000 feet of a major transportation project (50,000 or more vehicles per day). The proposed Project involves the construction of a storage facility and would be not be considered a sensitive receptor. The project is not considered a major transportation project. Per the traffic assessment for the Project, the Project is anticipated to generate less than 50 peak-hour trips.

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

Therefore, as the proposed project is not a sensitive receptor and does not generate more than 50 peak-hour trips, a project-specific health risk assessment is not required or warranted. Impacts to nearby sensitive receptors are considered to be less than significant.

d) Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact

Construction

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor-producing materials. Diesel exhaust and VOCs would be emitted during the construction of the project, which is objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor-producing materials being utilized, no significant impact related to odors would occur during the construction of the proposed project.

Operation

The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such analysis shall determine whether the project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Potential sources that may emit odors during the on-going operations of the proposed project would include odor emissions from the trash storage areas and vehicle emissions. Due to the distance of the nearest receptors from the project site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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)?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, 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 State or 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): Biological Resources Assessment, Jurisdictional Delineation, and MSHCP Consistency Analysis For The Conditional Use Permit 230006 Prepared by Jennings Environmental, LLC dated June 2023 (**Appendix C**)**,** GIS database, WRCMSHCP, Ordinance No. 810.2 (An Ordinance of the County of Riverside Amending Ordinance No. 810 to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee); and Ordinance No. 633 (An Ordinance of the County of Riverside Amending Ordinance No. 663 Establishing The Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan Fee Assessment Area and Setting Mitigation Fees). On-site Inspection

Findings of Fact:

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

Less Than Significant

The Project site is located within the Western Riverside Multiple Species Habitat Conservation Plan. Prior to the field visit the Riverside Conservation Authority's website and databases were searched. This includes the MSHCP plan itself and any relevant protocol survey requirements. The database also includes a mapping program that contains site-specific information related to criteria cell location, special survey areas for plants and animals, and vegetation mapping.

A summary of the MSHCP Conservation Goals and Policies, as they relate to this Project, is provided below in Table 6.

Table 6: MSHCP Conservation Goals for Project Area

Conservation Goals	Within /Adjacent	Not Within /Adjacent
Proposed Constrained Linkages: **None**		X
Core Areas: **None**		X
Linkages: **None**		X
Constrained Linkage:		X
Habitat Block:		X
Core: **None**		X
Criteria Cell**:**		X
Pre-existing conservation Area		X
Riparian/Riverine or Vernal Pool Habitat		X
Narrow Endemic Plant Survey Area	X	
Urban/Wildlife Interface		X
Mammal Survey Area		X
Amphibian Survey Area		X
Burrowing Owl Survey Area	X	

The Project is located within The Pass Area Plan of the MSHCP. The target conservation acreage range for The Pass Area Plan is 22,510 – 27,895 acres; it is composed of approximately 13,970 acres of existing Public/Quasi-Public Lands and 8,540 – 13,925 acres of Additional Reserve Lands. The MSHCP Conservation Area comprises a variety of existing and proposed Cores, Linkages, Constrained Linkages, and Noncontiguous Habitat Blocks (referred to herein generally as "Cores and Linkages"). The Cores and Linkages within the Pass Area Plan include:

- Contains the Proposed Constrained Linkage 22
- Contains the Proposed Constrained Linkage 23
- Contains a portion of Proposed Core 3
- Contains a portion of Proposed Linkage 6
- Contains Proposed Linkage 12
- Contains a portion of Existing Core I
- Contains a portion of Existing Core K
- Contains a portion of Existing Noncontiguous Habitat Block B

PUBLIC QUASI-PUBLIC LANDS (PQP) AND COVERED ROADS

Pursuant to Sections 3.2.1 PQP Lands are a Subset of MSHCP Conservation Area lands totaling approximately 347,000 acres of lands known to be in public/private ownership and expected to be managed for open space value and/or in a manner that contributes to the Conservation of Covered Species (including lands contained in existing reserves), as generally depicted in Figure 3-1 of the MSHCP, Volume I. Section 7.2.1 Existing Roads within Existing PQP Lands are existing roadways within existing Public/Quasi-Public Lands, including interstates, freeways, State highways, city and county maintained roadways, as well as local roads, which are not city, or county maintained that provide property access. This latter category of other maintained roadways are generally maintained by the adjacent property owners, either individually or collectively. Table 7-1, of the MSHCP, provides an estimate summarizing the extent of these

various types of existing roadways which are permitted to remain within Public/Quasi-Public Lands.

The Project site is not located within or adjacent to any PQP Lands and will not impact a covered road.

SUBUNIT AREA/CELL CRITERIA

Pursuant to Section 3.3.12, Subunits are areas within an area plan that contain target conservation acreages along with a description of the planning species, biological issues, and considerations. The Project site is not located within a subunit area or cell criteria.

NARROW ENDEMIC PLANT SPECIES

Pursuant to Section 6.1.3 of the MSHCP, focused surveys for narrow endemic plant species are required for properties within the mapped areas if the appropriate habitat is present. The survey area maps have been reviewed and assessed, and the proposed project is located within a Narrow Endemic Plant Species Survey Area based on Figure 6-1 of the MSHCP. The Narrow Endemic Plant Species in this area are.

- Yucaipa onion
- Many-stemmed dudleya

Table 7 – Narrow Endemic Plant Species

Species Name *(Scientific Name)* Status	**Habitat Description**	**Comments**
Yucaipa onion (*Allium marvinii*) CRPR 1B.2 MSHCP Covered	This species has been previously associated within clay openings in chaparral habitat at elevations between 760 and 1065 m	Not expected to occur on-site due to a lack of suitable habitat, including suitable clay and clay associated substrates.
Many-stemmed dudleya (*Dudleya multicaulis*) CRPR 1B.2 MSHCP Covered	Chaparral, coastal sage scrub, valley and foothill grassland. Often occurring in clay soils.	Not expected to occur on-site due to a lack of suitable habitat, including suitable clay and clay associated substrates.

Based on the habitat assessment completed for each of these species, suitable habitat is absent from the Project site and these species are not expected to occur within the Project site.

ADDITIONAL SURVEY NEEDS AND PROCEDURES

Based on Figures 6-2 (Criteria Area Species Survey Areas), 6-3 (Amphibian Species Survey Areas), 6-4 (BUOW Survey Areas), and 6-5 (Mammal Species Survey Areas) of the MSHCP

and the MSHCP Mapping Program, the site is located in an area where additional surveys are needed for BUOW in conjunction with MSHCP implementation in order to achieve coverage for these species.

- *BUOW: Pursuant to MSHCP Section 6.3.2, surveys shall be conducted within suitable habitat for BUOW, according to accepted protocols.*
    - *Survey Results: Based on the May 2023 field survey, the site does not contain suitable habitat for this species. The property is located within a rural developed area and contains existing development and human disturbances. No burrowing owls were observed during the site visit. No burrows of any kind were located within the property site. No portion of the project site showed any evidence of past or present BUOW activity. No feathers, whitewash, or castings were found. Additionally, the site also had predator species present, unrestrained domestic cats and an active red-tailed hawk nest. No suitable habitat exists on-site and predator species were present; therefore, no focused surveys are required.*

RIPARIAN/RIVERINE AREAS AND VERNAL POOLS

The MSHCP describes the protection of Riparian/Riverine Areas and Vernal Pools within the MSHCP Plan Area as important to the conservation of certain amphibian, avian, fish, invertebrate, and plant species. The MSHCP describes guidelines to ensure that the biological functions and values for species inside the MSHCP Conservation Area are maintained, as outlined in Volume 1, Section 6.1.2.

Riparian/ Riverine

Pursuant to Section 6.1.2 of the MSHCP, Riparian/Riverine areas are lands which contain habitat dominated by trees, shrubs, persistent emergent vegetation, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from nearby freshwater sources, or areas with freshwater flow during all or a portion of the year. Riverine habitat includes all wetlands and deepwater habitats contained in natural or artificial channels periodically or continuously containing flowing water or which forms a connecting link between the two bodies of standing water. Riverine habitat is bounded on the landward side by upland, by the channel bank (including natural and man-made levees), or by wetlands dominated by trees, shrubs, persistent emergents, mosses, or lichens. In braided streams, the system is bounded by the banks forming the outer limits of the depression within which the braiding occurs. Springs discharging into a channel are considered part of the riverine habitat. The term riparian is used to define the type of wildlife habitat found along the banks of a river, stream, lake, or other body of water. Riparian habitats are ecologically diverse and can be found in many types of environments including grasslands, wetlands, and forests.

The Project site does not contain any areas that meet the definition of Riparian/Riverine.

Vernal Pools

Pursuant to Section 6.1.2 of the MSHCP, Vernal Pools are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate

hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season. The determination that an area exhibits vernal pool characteristics should consider (1) the length of time the area exhibits upland and wetland characteristics, and (2) the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records. The Project site does not contain the appropriate soils, vegetation, or hydrology to allow for vernal pools. There was no evidence such as mud cracks, fine-soil deposition, water-stain rings or other characteristics of water ponding for a sufficient period of time to allow for the development of vernal pools.

Fairy Shrimp

The MSHCP contains coverage for three species of fairy shrimp (Riverside, vernal pool, and Santa Rosa fairy shrimps). As mentioned in the Vernal Pool discussion, the site does not contain vernal pools. Vernal pools are a required constituent element for all three fairy shrimp species in the MSHCP. As such, they are considered absent from the Project site. Additionally, the primary constituent elements for fairy shrimps are:

Small to large pools with moderate to deep depths that hold water for sufficient lengths of time necessary for fairy shrimp incubation and reproduction, but not necessarily every year; the associated watershed(s) and other hydrologic features that support pool basins and their related pool complexes; flat or gently sloping topography; and any soil type with a clay component and/or an impermeable surface or subsurface layer known to support vernal pool habitat. All proposed critical habitat areas contain one or more of the primary constituent elements for the Riverside fairy shrimp.

As described above the soils on-site are sandy loam in nature, which are not suitable for fairy shrimp. As such, they are considered absent from the Project site.

Riparian Birds

The MSCHP includes coverage for many riparian birds, including least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo. As mentioned above in the Riparian/Riverine section, the site does not contain any riparian or riverine habitats which are a required constituent element for the riparian bird species. As such, these species are considered absent from the Project site.

INFORMATION ON OTHER SPECIES

Delhi sands flower-loving fly

The Delhi Sands flower-loving fly is found at low numbers and is narrowly distributed within the Plan Area. This species is restricted by the distribution and availability of open Habitats within the fine, sandy Delhi series soils. USFWS has identified three main population areas are known to currently or to have at one time existed in the Plan Area. One is located in the northwestern corner of the Plan Area, a second is located in the Jurupa Hills, and the third is located in the Agua Mansa Industrial Center area. Because the Delhi Sands flower-loving fly requires a

specific Habitat type, this species will require site-specific considerations, protection and enhancement of this limited Habitat type, and species-specific management to maintain the Habitat and populations. The Project site does not contain the appropriate soils for this species and is not within or near known areas for this species.

Species Not Adequately Conserved

As described in Section 2.1.4, of the 146 Covered Species addressed in the MSHCP, 118 species are considered to be adequately conserved. The remaining 28 Covered Species will be considered to be adequately conserved when certain conservation requirements are met as identified in the species-specific conservation objectives for those species. For 16 of the 28 species, particular species-specific conservation objectives, which are identified in Table 9-3, must be satisfied to shift those particular species to the list of Covered Species Adequately Conserved. For the remaining 12 species, a Memorandum of Understanding must be executed with the Forest Service that addresses management for these species on Forest Service Land in order to shift these species to the list of Covered Species Adequately Conserved. The Project site does not contain the appropriate habitats for any of these species. There is no occurrence potential for any of these species to occur within the Project site.

URBAN/ WILDLANDS INTERFACE

Section 6.1.4 of the MSHCP presents guidelines to minimize the indirect effects of projects in proximity to the MSCHP Conservation areas. This section provides mitigation measures for impacts associated with Drainage, Toxics, Lighting, Noise, Invasives, Barriers, and Grading/Land Development. The Project site is not within or adjacent to any area the meets the definition of an urban/wildland interface. The site is fenced off and mostly surrounded by other fenced off developed parcels.

BEST MANAGEMENT PRACTICES (VOLUME I, APPENDIX C)

Appendix C of the MSHCP details Best Management Practices (BMPs) that should be implemented. However, the project does not impact any of the covered species or habitats described in the MSHCP or any federally or state-listed species. As such, there are only two BMPs that could qualify as required for this project:

> 13. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
>
> 14. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with an orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.

The site is not mapped within a criteria cell or subunit. The Project is also consistent with the MSHCP policies found in Section 6 which include Riparian/Riverine Areas/ Vernal Pools; Narrow Endemic Plant Species; Urban/Wildlands Interface; and Surveys for Special Status Species. The site is not located within an area mapped for Criteria Area Plant Species, Special Status Species, Riparian/Riverine/Vernal Pools, and Urban/Wildlife Interface. The site is mapped within an area for Narrow Endemic Plant species. However, there is no suitable habitat within the Project site for those species. Therefore, the Project is consistent with MSCHP policies and conditions.

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

Less Than Significant

A Biological Resources Assessment (BRA), dated June 2023, was prepared for the proposed Project by Jennings Environmental, LLC (Jennings). Jennings conducted a data search for information on plant and wildlife species known occurrences within the vicinity of the project. This review included biological texts on general and specific biological resources, and those resources considered to be sensitive by various wildlife agencies, local governmental agencies, and interest groups. Information sources included but are not limited to the following:

- California Natural Diversity Database (CNDDB) managed by CDFW (CDFW 2023)
- The USFWS Critical Habitat Mapper (USFWS 2023)
- The California Native Plant Society's Electronic Inventory (CNPSEI) of Rare and Endangered Vascular Plants of California (CNPS 2023).

Results for Special Status Species

Burrowing Owl – SSC

The burrowing owl (BUOW) is a state and federal Species of Special Concern (SSC). This owl is a mottled, brownish, and sand-colored, dove-sized raptor, with large, yellow eyes, a rounded head lacking ear tufts, white eyebrows, and long legs compared to other owl species. It is a ground-dwelling owl typically found in arid prairies, fields, and open areas where vegetation is sparse and low to the ground. The BUOW is heavily dependent upon the presence of mammal burrows, with ground squirrel burrows being a common choice, in its habitat to provide shelter from predators, and inclement weather, and to provide a nesting place (Coulombe 1971). They are also known to make use of human-created structures, such as cement culverts and pipes, for burrows.

BUOW spends a great deal of time standing on dirt mounds at the entrance to a burrow or perched on a fence post or other low to the ground perch from which they hunt for prey. BUOW frequently hunt by hovering in place above the ground and dropping on their prey from above. They feed primarily on insects such as grasshoppers, June beetles, and moths, but will also take small rodents, birds, and reptiles. They are active during the day and night but are considered a crepuscular owl; generally observed in the early morning hours or at twilight. [The breeding season for BUOW is February 1 through August 31. Up to 11, but typically 7 to 9, eggs

are laid in a burrow, abandoned pipe, or other subterranean hollows where incubation is complete in 28-30 days. Young BUOW fledges in 44 days. The BUOW is considered a migratory species in portions of its range, which includes western North America from Canada to Mexico, and east to Texas and Louisiana. BUOW populations in California are considered to be sedentary or locally migratory.

According to authors Pezzolesi and Lutz (1997) as cited by Hans Peeters in his Owls of California and the West (2007) the findings are that owls hunt at dusk and through the night (at least in Colorado), but Peeters also cites J. Barclay 2007 pers. comm. that adults with young forage throughout the day. Cornell Lab of Ornithology says owls hunt day and night, with males hunting vertebrates mostly at night – makes sense, given not many small vertebrates are active aboveground during the day - while females hunt invertebrates during the day. It appears foraging time may be regional, seasonal, sex-based and for all we know, weather-related. Peeters also says that owls are reported spending the day around and in the vicinity of the burrow preening, sunbathing, sentry duty, etc.]

Throughout its range, the BUOW is vulnerable to habitat loss, predation, vehicular collisions, and destruction of burrow sites and the poisoning of ground squirrels (Grinnell and Miller 1944, Zarn 1974, Remsen 1978). BUOW has disappeared from significant portions of their range in the last 15 years and, overall, nearly 60% of the breeding groups of owls known to have existed in California during the 1980s had disappeared by the early 1990s (Burrowing Owl Consortium 1993). The BUOW is not listed under the state or federal Endangered Species Act but is considered both a federal [The USFWS doesn't have a formal finding on the burrowing owl, except as a MBTA species] and state Species of Special Concern. The BUOW is a migratory bird protected by the international treaty under the Migratory Bird Treaty Act of 1918 (as amended) and by State law under the California Fish and Game Code (CDFG Code #3513 & #3503.5).

Yucaipa onion (Allium marvinii)

Data reviewed includes the UCR database, the herbarium at the Rancho Santa Ana Botanical Gardens, the CNDDB and available literature. The CNDDB, the UCR database, and the herbaria do not contain mapped localities of this species. This species is known from only two ocurrences in the Yucaipa and Beaumont area of the southern San Bernardino Mountains (CNPS 2001). Plant locations were recorded in 1921 by J. Marvin in the general area of Beaumont and no positive identifications have been made since that time. There is little literature available regarding this species. Yucaipa onion was originally described J. Marvin in 1921 and little to no information has been published on it since. No species-specific studies and little data are available regarding life history (reproductive biology, pollinators or dispersal mechanisms) for Yucaipa onion. This species has been previously associated within clay openings in chaparral habitat at elevations between 760 and 1065 m (CNPS 2001). Yucaipa onion is endemic to the Beaumont region of the southern San Bernardino Mountains in San Bernardino County and western Riverside County at elevations ranging from 760 to 1065 m (CNPS 2001).

Many-stemmed dudleya (Dudleya multicaulis)

Dudleya, as a group, has a fair amount of literature, particularly regarding systematics, genetics, and distribution. Mark Dodero (1995) recently examined the status of species in the subgenus Hasseanthus. Roberts (1992) reviewed the status of this species in Orange County and

conducted a range wide review of the populations and their status (Roberts 1999). A limited number of references were found discussing reproductive biology. Many-stemmed dudleya is often associated with clay soils in barrens, rocky places, and ridgelines as well as thinly vegetated openings in chaparral, coastal sage scrub, and southern needlegrass grasslands on clay soils (Munz 1974; CNDDB 2001). The majority of populations are associated with coastal sage scrub or open coastal sage scrub (Dodero 1995). In Riverside County, many-stemmed dudleya has been associated with Palmer's grappling hook (Harpagonella palmeri), Munz's onion (Allium munzii), chocolate lily (Fritillaria biflora), Douglas' lupine (Lupinus bicolor), purple needlegrass (Nassella pulchra), foothill needlegrass (N. lepida), California buckwheat (Eriogonum fasciculatum), California sagebrush (Artemisia californica), and California juniper (Juniperus californica) (CNDDB 2001).

Many-stemmed dudleya is endemic to southwestern California from western Los Angeles County, through extreme southwestern portions of San Bernardino and Orange Counties, and western Riverside County south to the northern edge of San Diego County. It ranges from near sea level to about 600 m (1,970 ft) in elevation (Bartel 1993). One-hundred and nineteen populations have been identified of which 12 (about 10 percent) are known to be extirpated (CNDDB 2000; Roberts 1999). Of the remaining populations, 15 populations, each averaging about 210 individuals, are known from Los Angeles County; two small populations are known from the Chino Hills of San Bernardino County, 74 populations (about 70 percent), varying in size from about a dozen plants to over 5,000 individuals, are known from Orange County; nine populations (8 percent) are known from Riverside County, and seven populations (about 7 percent) are known from San Diego County. All San Diego County populations are situated on Camp Pendleton and are closely allied with populations within Rancho Mission Viejo in Orange County (CNDDB 2000; Roberts 1999). The majority of many-stemmed dudleya populations fall within four geographic complexes, the San Joaquin Hills and Blind Canyon complexes (Orange County), the Rancho Mission Viejo-Camp Pendleton complex (Orange and San Diego County), and the Gavilan Hills (Riverside County) (CNDDB 2000; Roberts 1999).

As noted in the Biological Report, there is no suitable habitat for any of the above sensitive species and they are considered absent from the Project site. Therefore, there is a less than significant impact to any listed species.

c) Would the Project 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?

Less Than Significant with Mitigation Incorporated

As detailed above, there is no suitable habitat within the Project site for any special status species. However, portions of the Project site and the immediate surrounding area provide suitable habitats for nesting birds. There are mature trees and shrubs within and adjacent to the site that provide bird nesting habitat. As such the Project site is subject to the following nesting bird regulations.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (as amended). This Act implements four international conservation treaties that the U.S. entered into with Canada in 1916, Mexico in 1936, Japan in

1972, and Russia in 1976. It is intended to ensure the sustainability of populations of all protected migratory bird species. The Act has been amended with the signing of each treaty, as well as when any of the treaties were amended, such as with Mexico in 1976 and Canada in 1995. The Act prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service.

California Fish and Game Code

The Project site is also subject to Sections 3503 and 3503.5 of the Fish and Game Code. Section 3503 states, "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto". Section 3503.5 states, "It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto".

Since there is some habitat within the Project site and adjacent area that is suitable for nesting birds in general, the following mitigation measure will be implemented.

> **MM BIO-1** Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

Based on Biological Resources Assessment, the Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service.

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

Less Than Significant

Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. Habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. 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.

According to the California Essential Habitat Connectivity Project, the Project site is not mapped within a permeable area for wildlife movement.

Therefore, the Project site would not impact any area designated a habitat linkage or wildlife corridor. No significant impacts are identified or anticipated, and no mitigation measures are required.

e) Would the Project 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?

No Impact

Jurisdictional Drainages and Wetlands

Waters of the United States and Waters of the State
The USACE has the authority to permit the discharge of dredged or fill material in Waters of the U.S. under Section 404 CWA. While the Regional Water Quality Board has authority over the discharge of dredged or fill material in Waters of the State under Section 401 CWA as well as the Porter-Cologne Water Quality Control Act. The Project area was surveyed with 100 percent visual coverage and no drainage features were present on site. As such, the subject parcel does not contain any wetlands, waters of the U.S., or Waters of the State.

Fish and Game Code Section 1602 - State Lake and/or Streambed
The CDFW asserts jurisdiction over any drainage feature that contains a definable bed and bank or associated riparian vegetation. The Project area was surveyed with 100 percent visual coverage and no definable bed or bank features exist on the project site. As such, the subject parcel does not contain any areas under CDFW jurisdiction.

There are no streams, channels, washes, or swales that meet the definitions of Section 1600 of the State of California Fish and Game Code (FGC) under the jurisdiction of the CDFW, Section 401 ("Waters of the State") of the Clean Water Act (CWA) under the jurisdiction of the Regional Water Quality Control Board (RWQCB), or "Waters of the United States" (WoUS) as defined by Section 404 of the CWA under the jurisdiction of the U.S. Army Corps of Engineers (Corps) within the subject parcel. Therefore, no permit from any regulatory agency will be required.

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

No Impact

WETLANDS AND BLUE LINE STREAM

The National Wetland Inventory Maps (NWI) maps did not identify portions within the Project site as a Riverine/Riparian system. Additionally, none of the requirements for wetland designation (hydric vegetation, hydric soils, and/or wetland hydrology) were present on site. As such, there are no wetlands currently present on site. Additionally, there are no wetlands or

riverine systems currently present on site. Therefore, there are no impacts on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

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

Less Than Significant Impact

The Project site contains several large trees consisting entirely of Blue gum (*Eucalyptus globulus*), so it is not covered by the County's Oak Tree Management Guidelines. Those guidelines define an "oak tree" as an individual plant of the genus *Quercus*, including in Riverside County the species *Q. agrifolia*, *Q. chrysolepis*, *Q. engelmannii, Q. kelloggii, Q. morehus,* and *Q. wislezenii*. The provisions of County Ordinance No. 559 would also not apply since the Project site is not above 5,000 feet in elevation. No other tree preservation or other local policy or ordinance relative to biological resources apply to the Project site. Therefore, the proposed Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Impacts will be less than significant, and no mitigation is required.

Mitigation:

MM BIO-1 Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

Monitoring: Provide results of nesting bird surveys to Riverside County for review and approval.

CULTURAL RESOURCES Would the project:				
8. 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, Section 15064.5?	☐	☐	☒	☐

Source(s): Historical/Archaeological Resources Survey Report Prepared by CRM Tech on December 4, 2009 (**Appendix D**), On-site Inspection, Project Application Materials

Findings of Fact:

a) Would the Project alter or destroy a historic site?

Less Than Significant Impact

In November and December 2009, at the request of the AMS Group, LLC, CRM TECH performed a cultural resources study on two parcels of rural land in the unincorporated community of Cherry Valley, Riverside County, California. Because the cultural resources study was performed 15 years ago, the County Archaeologist recently conducted a site visit to verify the conditions described in the report were consistent to what the current conditions are on the site. It appears that the older cultural resources study is still valid and reflects the current site conditions because no disturbance has occurred over the years on the site.

The purpose of the study is to provide Riverside County with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any historical/ archaeological resources that may exist in or around the project area, as mandated by CEQA. In order to identify and evaluate such resources, CRM TECH conducted a historical/ archaeological resources records search, pursued historical background research, contacted Native American representatives, and carried out an intensive-level field survey.

Records Search

On November 16, 2009, CRM TECH archaeologist Nina Gallardo (see App. 1 for qualifications) conducted the historical/ archaeological resources records search at the Eastern Information Center (EIC), University of California, Riverside. During the records search, Gallardo examined maps and records on file at the EIC for previously identified cultural resources in or near the project area, and existing cultural resources reports pertaining to the vicinity. Previously identified cultural resources include properties designated as California Historical Landmarks, Points of Historical Interest, or Riverside County Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

According to EIC records, the project area had not been surveyed for cultural resources prior to this study, and no cultural resources had been recorded on the property. Outside the project boundaries but within a one-mile radius, EIC records show at least 25 previous cultural resources studies covering various tracts of land and linear features, including two surveys along Brookside Avenue, which forms the southern boundary of the project area.

In all, roughly one-quarter of the land within the scope of the records search had been surveyed in the past, resulting in the identification of a total of five historical/ archaeological sites, as listed in Table 1. None of these previously recorded sites was located in the immediate vicinity of the project area, thus none of them requires further consideration during this study.

Potential Historical Resources in The Project Area

During the field survey, no evidence of any prehistoric cultural resources was found within or adjacent to the project area. As previously noted, both parcels in the project area are rural residential properties that have been disturbed by construction, landscaping, animal grazing,

and agricultural activities in the past, which minimizes the potential of such resources to survive, at least on the ground surface.

Findings and Recommendations

In summary of the research results presented above, the circa 1958 residences at 38692, 38632, and 38718 Brookside Avenue are the only potential "historical resource" present within the project area. As such, it was recorded into the California Historical Resources Inventory during this study. The other residence in the project area, though apparently dating to circa 1945, no longer constitutes a potential "historical resource" because of its completely modern appearance resulting from extensive alteration.

The residence at 38632 Brookside Ave. will not be demolished and will remain within the New Parcel 1 after the lot split. The residences at 38692 and 38718 Brookside Ave. will be demolished as part of the proposed Project and lot line adjustment.

Historical research on the residences at 38692 and 38718 Brookside Avenue yielded no information regarding any persons or events of recognized significance in national, state, or local history, and no architects, designers, or builders of any prominence were identified in association with the building. In terms of architectural or aesthetic merits, the residence demonstrates the basic characteristics of the mid-20th century Modernist movement in American residential architecture, but is not known to be an important example of its style, type, period, region, or method of construction. The simple exterior of the residence does not appear particularly remarkable in expressing any architectural ideals or design elements in comparison to the many other surviving buildings of similar nature and vintage in the region.

Furthermore, the residence is in a decrepit state and does not appear to hold any special historical interest to the local community, nor is it currently listed in a local register of historical resources. Based on these considerations, the present study concludes that the residence at 38692 Brookside Avenue does not appear eligible for listing in the California Register of Historical Resources, and does not qualify as "historical resource," as defined by CEQA. Therefore, any impacts to historical resources will be less than significant.

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

Less Than Significant Impact

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.l(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

Since no "historical resources," as defined by CEQA, were encountered during the course of this study, CRM TECH presents the following recommendations to the County of Riverside:

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

- No historical resources exist within or adjacent to the project area, and thus the project as currently proposed will cause no substantial adverse change to any known historical resources.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. 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?	☐	☐	☐	☒

Source(s): Historical/Archaeological Resources Survey Report Prepared by CRM Tech on December 4, 2009 (**Appendix D**), On-Site Inspection, and Project Application Materials

Findings of Fact:

a) Would the Project alter or destroy an archaeological site?

Less Than Significant with Mitigation Incorporated

CEQA Significance Thresholds

According to Public Resources Code (PRC) §5020.1(j), "'historical resource" includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that "generally a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2) Is associated with the lives of persons important in our past.
3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

On November 4, 2009, CRM TECH submitted a written request to the State of California's Native American Heritage Commission for a records search in the commission's sacred lands file. Following the commission's recommendations, CRM TECH contacted a total of eight Native American representatives in the region in writing on November 17 to solicit local Native American input regarding possible cultural resources concerns associated with the proposed project.

Based on the results of the records search and field survey was conducted, no prehistoric resources were documented to occur and none were observed during the survey. However, resources could be uncovered during site grading or excavation activities and, therefore, Mitigation Measure CR-1 will be implemented.

MM CR-1 Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

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

No Impact

As discussed in Threshold 9.a, it has been determined that there are no known significant archaeological resources as defined in the California Code of Regulations, Section 15064.5 on or adjacent to the Project site.

c) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

No Impact

Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Field surveys conducted as part of the Cultural Resource Investigation did not encounter any evidence of human remains. The Project site is not located on or near a known cemetery.

All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.

Mitigation: Incorporation of **MM CR-1**

Monitoring: Submit CRMP report to County prior to grading.

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

Source(s): Cherry Valley Storage Air Quality, Greenhouse Gas, and Energy Impact Study June 16, 2023 Prepared by MD Acoustics (**Appendix A**), Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a) Would the Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

Less Than Significant Impact

Energy Analysis

Information from the CalEEMod 2022.1.1.13 Daily and Annual Outputs contained in the air quality and greenhouse gas analyses above was utilized for this analysis. The CalEEMod outputs detail project-related construction equipment, transportation energy demands, and facility energy demands.

Construction Energy Demand

Electrical service will be provided by Southern California Edison (SCE). Based on the 2017 National Construction Estimator, Richard Pray (2017) [1], the typical power cost per 1,000 square feet of building construction per month is estimated to be $2.32. The project plans to develop the site with 191,254 square feet of new storage facilities over the course of approximately 15 months. Based on Table 8, the total power cost of the on-site electricity usage during the construction of the proposed project is estimated to be approximately $6,655.64. As shown in Table 8, the total electricity usage from Project construction-related activities is estimated to be approximately 121,012 kWh.

Table 8: Project Construction Power Cost and Electricity Usage

Power Cost (per 1,000 square foot of building per month of construction)	Total Building Size (1,000 Square Foot)[1]	Construction Duration (months)	Total Project Construction Power Cost
$2.32	191.254	15	$6,655.64

Cost per kWh	Total Construction Project Electricity Usage (kWh)
$0.06	121,012

* Assumes the project will be under the GS-1 General Service rate under SCE.

Construction Equipment Fuel Estimates

Using the CalEEMod data input, the project's construction phase would consume electricity and fossil fuels as a single energy demand, that is, once construction is completed their use would cease. CARB's 2017 Emissions Factors Tables show that on average aggregate fuel consumption (gasoline and diesel fuel) would be approximately 18.5 hp-hr-gal. As presented in Table 9 below, project construction activities would consume an estimated 36,445 gallons of diesel fuel.

Table 9: Construction Equipment Fuel Consumption Estimates

[1] Pray, Richard. 2017 National Construction Estimator. Carlsbad: Craftsman Book Company, 2017.

Phase	Number of Days	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/ day	Total Fuel Consumption (gal diesel fuel)[1]
Demolition	20	Concrete/Industrial Saws	1	8	33	0.73	193	208
	20	Excavators	3	8	36	0.38	328	355
	20	Rubber Tired Dozers	3	8	367	0.4	3,523	3,809
Site Preparation	10	Rubber Tired Dozers	3	8	367	0.4	3,523	1,904
	10	Tractors/Loaders/Backhoes	4	8	84	0.37	995	538
Grading	20	Excavators	1	8	36	0.38	109	118
	20	Graders	1	8	148	0.41	485	525
	20	Rubber Tired Dozers	1	8	367	0.4	1,174	1,270
	20	Tractors/Loaders/Backhoes	3	8	84	0.37	746	806
Building Construction	230	Cranes	1	7	367	0.29	745	9,262
	230	Forklifts	3	8	82	0.2	394	4,893
	230	Generator Sets	1	8	14	0.74	83	1,030
	230	Tractors/Loaders/Backhoes	3	7	84	0.37	653	8,114
	230	Welders	1	8	46	0.45	166	2,059
Paving	20	Pavers	2	8	81	0.42	544	588
	20	Paving Equipment	2	8	89	0.36	513	554
	20	Rollers	2	8	36	0.38	219	237
Architectural Coating	30	Air Compressors	1	6	37	0.48	107	173
CONSTRUCTION FUEL DEMAND (gallons of diesel fuel)								**36,445**

Notes:
[1]Using Carl Moyer Guidelines Table D-21 Fuel consumption rate factors (bhp-hr/gal) for engines less than 750 hp.
(Source: https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf)

Construction Worker Fuel Estimates

It is assumed that all construction worker trips are from light duty autos (LDA) along area roadways. With respect to estimated VMT, the construction worker trips would generate an estimated 370,500 VMT. Vehicle fuel efficiencies for construction workers were estimated in the air quality and greenhouse gas analysis using information generated using CARB's EMFAC model (see Appendix B for details). Table 10 shows that an estimated 11,962 gallons of fuel would be consumed for construction worker trips.

Table 10: Construction Worker Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Demolition	20	15	18.5	5,550	30.95	179
Site Preparation	10	17.5	18.5	3,238	31.95	101
Grading	20	15	18.5	5,550	31.95	174
Building Construction	230	80.3	18.5	341,677	30.95	11,040
Paving	20	15	18.5	5,550	30.95	179
Architectural Coating	30	16.1	18.5	8,936	30.95	289
Total Construction Worker Fuel Consumption						**11,962**

Notes:
[1]Assumptions for the worker trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.13 defaults.

Construction Vendor/Hauling Fuel Estimates

Tables 11 and 12 show the estimated fuel consumption for vendor and hauling during building construction and architectural coating. With respect to estimated VMT, the vendor and hauling trips would generate an estimated 89,730 VMT. For the architectural coatings it is assumed that the contractors would be responsible for bringing coatings and equipment with them in their light duty vehicles. Tables 11 and 12 show that an estimated 10,102 gallons of fuel would be consumed for vendor and hauling trips.

Table 11: Construction Vendor Fuel Consumption Estimates (MHD Trucks)[1]

Phase	Number of Days	Vendor Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Demolition	20	0	10.2	0	9.22	0
Site Preparation	10	0	10.2	0	9.22	0
Grading	20	0	10.2	0	10.22	0
Building Construction	230	31.3	10.2	73,430	9.22	7,964
Paving	20	5	10.2	1,020	9.22	111
Architectural Coating	30	0	10.2	0	9.22	0
Total Vendor Fuel Consumption						**8,075**

Notes:
[1] Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.13 defaults.

Table 12: Construction Hauling Fuel Consumption Estimates (HHD Trucks)[1]

Phase	Number of Days	Hauling Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Demolition	20	1.9	20	760	6.74	113
Site Preparation	10	0.0	20	0	6.74	0
Grading	20	31.3	20	12,520	7.74	1,618
Building Construction	230	0	20	0	6.74	0
Paving	20	5	20	2,000	6.74	297
Architectural Coating	30	0	20	0	6.74	0
Total Construction Hauling Fuel Consumption						**2,027**

Notes:
[1]Assumptions for the hauling trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.13 defaults.

Construction Energy Efficiency/Conservation Measures

Construction equipment used over the approximately 15-month construction phase would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. In addition, the CARB Airborne Toxic Control Measure limits idling times of construction vehicles to no more than five minutes, thereby minimizing unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Furthermore, the project has been designed in compliance with California's Energy Efficiency Standards and 2019 CALGreen Standards.

Construction of the proposed commercial development would require the typical use of energy resources. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

Operational Energy Demand

Energy consumption in support of or related to project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the project site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

Transportation Fuel Consumption

The largest source of operational energy use would be vehicle operation of customers. The site is located in an urbanized area just in close proximity to transit stops. Using the CalEEMod output, it is assumed that an average trip for autos were assumed to be 16.6 miles, light trucks were assumed to travel an average of 6.9 miles, and 3- 4-axle trucks were assumed to travel an average of 8.4 miles. To show a worst-case analysis, as the proposed project is an office project, it was assumed that vehicles would operate 365 days per year. Table 13 shows the worst-case estimated annual fuel consumption for all classes of vehicles from autos to heavy-heavy trucks. Table 13 shows that an estimated 28,646 gallons of fuel would be consumed per year for the operation of the proposed project.

Table 13: Estimated Vehicle Operations Fuel Consumption

Vehicle Type	Vehicle Mix	Number of Vehicles	Average Trip (miles)[2]	Daily VMT	Average Fuel Economy (mpg)	Total Gallons per Day	Total Annual Fuel Consumption (gallons)
Light Auto	Automobile	79.4	16.6	1,318	31.82	41.41	15,115
Light Truck	Automobile	10	6.9	69	27.16	2.55	931
Light Truck	Automobile	31	6.9	213	25.6	8.33	3,042
Medium Truck	Automobile	25	6.9	171	20.81	8.19	2,991
Light Heavy Truck	2-Axle Truck	5	8.4	39	13.81	2.81	1,027
Light Heavy Truck 10,000 lbs +	2-Axle Truck	1	8.4	11	14.18	0.76	278
Medium Heavy Truck	3-Axle Truck	2	8.4	17	9.58	1.79	654
Heavy Heavy Truck	4-Axle Truck	20.0	8.4	168	7.14	23.53	8,588
Total		173	--	2,006	--	89.38	--
Total Annual Fuel Consumption							**32,625**

Notes:

[1] Per CalEEMod assumptions, the project is to generate 173 total net new trips after reduction of existing uses. Default CalEEMod vehicle fleet mix utilized.

[2] Based on the size of the site and relative location, trips were assumed to be local rather than regional.

Trip generation generated by the proposed project are consistent with other similar commercial uses of similar scale and configuration as reflected in the traffic analysis (LSA, 2023). That is, the proposed project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips, nor associated excess and wasteful vehicle energy consumption. Therefore, project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Facility Energy Demands (Electricity and Natural Gas)

The annual natural gas and electricity demands were provided per the CalEEMod output and are provided in Table 14.

Table 14: Project Unmitigated Annual Operational Energy Demand Summary[1]

Natural Gas Demand	kBTU/year
Unrefrigerated Warehouse - No Rail	3,651,456
Total	3,651,456
Electricity Demand	**kWh/year**
Unrefrigerated Warehouse - No Rail	880,218
Parking Lot	90,817
Total	971,035

Notes:
[1]Taken from the CalEEMod 2022.1.1.13 annual output.

As shown in Table 20, the estimated electricity demand for the proposed project is approximately 971,035 kWh per year. In 2021, the non-residential sector of the County of Riverside consumed approximately 8,257 million kWh of electricity. In addition, the estimated natural gas consumption for the proposed project is approximately 3,651,456 kBTU per year. In 2020, the non-residential sector of the County of Riverside consumed approximately 144 million therms of gas. Therefore, the increase in both electricity and natural gas demand from the proposed project is insignificant compared to the County's 2020 demand.

Because the Project would follow all local and state requirements, the Project would not result in potentially significant environmental effects from wasteful, inefficient, or unnecessary consumption of energy. Any impacts will be less than significant, and no mitigation is required.

b) Would the Project conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Less Than Significant Impact

Renewable Energy and Energy Efficiency Plan Consistency

Regarding federal transportation regulations, the project site is located in an already developed area. Access to/from the project site is from existing roads. These roads are already in place so the project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be proposed pursuant to the ISTEA because SCAG is not planning for intermodal facilities in the project area.

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by the SCE and Southern California Gas Company.

Regarding the State's Renewable Energy Portfolio Standards, the project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CalGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

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

As supported by the preceding analyses, Project construction and operations would not result in the inefficient, wasteful or unnecessary consumption of energy. Furthermore, the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California. The Project would not conflict with or obstruct a State or Local plan for renewable energy or energy efficiency. Any impacts will be less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:				
11. 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?	☐	☐	☒	☐

Source(s): Geotechnical Report Update Prepared by IFE on January 20, 2023, Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, Geology Report

Findings of Fact:

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

Less Than Significant Impact

The site is not located within a State of California "Alquist-Priolo Earthquake Fault Zone" for fault rupture hazard (CGS, 2022). A large portion of the project site lies within a Riverside County fault zone associated with the Beaumont Plain Fault. (Riverside County, 2022). This fault is associated with a zone of northwest-trending parallel faults collectively referred to as the Beaumont Plain Fault Zone (Riverside County, 2022 and Matti, Morton, & Cox, 1992). This fault zone consists of en-echelon fault scarps that traverse through and disrupt late Quaternary alluvial deposits.

No distinct geomorphic features were observed or mapped on the site (defined scarps, etc.) which suggest the presence of faulting. However, the lack of geomorphic evidence at the site does not alter our conclusion that the presence of faulting at the site is very likely, based on mapping by the County of Riverside and work performed by others.

Our review of the potential for surface fault rupture at this site has included an examination of one non-stereo and five stereo pairs of vertical black and white aerial photographs dating between the years of 1949 and 2020 (see References for a listing) to aid in assessing the geologic and geomorphic characteristics with respect to the site and vicinity. No distinct photolineations or consistent tonal variations were observed on the southerly portion of the property, where the existing residence/proposed office building is located. The northerly portion of the site is largely obscured by trees in the photographs. Very faint tonal variations oriented northwest to southeast of the site were observed in the approximate location of the mapped fault zone northwest of the site near the intersection of Cherry Valley Boulevard and Nancy Avenue, however, these were not consistent in the historical aerial photographs and may not be associated with faulting. Disturbance of adjacent properties, particularly the adjacent property to the east, has obscured viewing evidence of faulting at this location. Based on mapping by others, including, but not limited to Riverside County, Rewis, et al. (2006), Gandhok, et al. (1999), it is our opinion that the faulting within the mapped Riverside County Fault Zone may be present as mapped. Our evaluation did not reveal evidence of the potential for faulting outside of the County of Riverside Fault Zone, where the existing residence/proposed office are located. Although the proposed storage facilities are not “habitable structures”, defined as having human occupancy of 2000 man hours or greater per year, based on the information reviewed for this project, it is our opinion there is a potential for surface rupture within the mapped Riverside County fault zone. Damage to the proposed storage structures could occur as a result of surface fault rupture and should be considered by the developer.

A detailed review of surface fault rupture potential at the site was not within the scope of service for this investigation. If habitable structures are planned within the fault zone in the future, a subsurface fault study will be required. The site and surrounding area have been subjected to strong ground shaking related to active faults that traverse the region. The major faults influencing the site include the San Andreas (Southern Branch and San Bernardino Mountains sections) and the San Jacinto fault (San Jacinto Valley section).

The County implements several ordinances, policies, and EIR No. 521 mitigation measures to reduce the potential to expose people or structures to substantial adverse effects due to fault hazards. Ordinance No. 457 is adapted from the California Building Standards Codes (CBSC) and establishes site-specific investigation requirements, construction standards, and inspection procedures to ensure that development authorized by the County does not pose a threat to the health, safety, or welfare of the public. Ordinance No. 547 establishes the regulations for construction, including for grading, slopes, and compaction, erosion control, retaining wall design and earthquake fault zone setbacks. General Plan Policy S 2.1 would ensure that future development complies with the Alquist-Priolo Earthquake Fault Zoning Act through the provisions of a geologic study for any project within one-half mile of any Quaternary through historic faults shown on the Earthquake Fault Study Zones map. Based on the study, development projects may be required to adhere to specific setbacks from faults, engineer structures to specific tolerances, engineer soils, etc. The General Plan Safety Element includes several other policies intended to avoid, reduce, or minimize risk related to fault hazards. Future development accommodated through Project implementation involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.10.1A, which would require geotechnical studies in areas that are within fault zones and ensure that no habitable structures are constructed on an active or potentially active fault.

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

Therefore, potentially significant impacts relative to rupture of a known earthquake fault would be reduced to a less than significant level.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Geotechnical Report Update Prepared by IFE on January 20, 2023 (**Appendix E**), Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report

Findings of Fact:

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

Less Than Significant Impact

In general, liquefaction is a phenomenon that occurs when there is a loss of strength or stiffness in the soils that can result in the settlement of buildings, ground failure, or other hazards. The main factors contributing to this phenomenon are: 1) cohesionless, granular soil with relatively low density (usually of Holocene age); 2) shallow ground water (generally less than 50 feet); and 3) moderate to high seismic ground shaking. Groundwater was not encountered within the exploratory borings, which extended up to a maximum depth of approximately 50 feet below the existing ground surface. The regional groundwater table beneath the site is expected to be at a depth greater than 300 feet. On this basis, the potential for liquefaction at the site is very low.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Geotechnical Report Update Prepared by IFE on January 20, 2023 (**Appendix E**), Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

Findings of Fact:

a) Be subject to strong seismic ground shaking?

Less Than Significant Impact

The proposed Project does not propose habitable structures which could expose people or structures to strong seismic ground shaking. The Project site, like the rest of Southern California, is situated within a seismically active region as the result of being located near the active margin between the North American and Pacific tectonic plates.

The County implements several ordinances, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures to reduce potential hazards related to strong seismic ground shaking. Future development accommodated through Project implementation would be subject to compliance with the CBSC, as well as Municipal Code Chapter 15.60, Earthquake Fault Area Construction Regulations, which would ensure that new construction adheres to necessary seismic standards to protect against ground shaking. General Plan Policy S 7.7 would ensure that development standards, designs, and construction practices are implemented to reduce ground shaking risk to tolerable levels for projects involving critical facilities, large-scale residential development, and major commercial and industrial development. The General Plan Safety Element includes several other policies intended to avoid, reduce, or minimize risk related to seismic ground shaking. Future development occurring within the LVPA and involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.10.2A, 4.10.2B, and 4.10.2C, which would ensure the design and construction of structures adheres to the CBSC and preparation of a site-specific ground shaking assessment as determined necessary by the County Geologist.

Therefore, potentially significant impacts relative to strong seismic ground shaking would be reduced to a less than significant level.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. 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 Report Update Prepared by IFE on January 20, 2023 (**Appendix E**), On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope,"

Findings of Fact:

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?

No Impact

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. Also, it is understood that the historical FEMA maps show a "blue-line" stream

traversing the uppermost northwest corner of the site, and that flood control projects northeast of the site have diverted this flow into Noble Creek. A review of the current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), indicates that the site is located in an area designated as "Zone X" (unshaded), described as "Areas determined to be outside the 0.2 percent annual chance flood plain." Based on the information reviewed, it is our opinion that the potential for debris flow is low for this project. And since no large rock outcrops are present at or adjacent to the site, the possibility of rockfalls during seismic shaking is nil. The Project site is not located within an area susceptible to landslides as it is not located adjacent to a hill or mountain. Furthermore, the Project Site is near level with the surrounding area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. 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 Report Update Prepared by IFE on January 20, 2023 (**Appendix E**), Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map,"

Findings of Fact:

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

Less Than Significant Impact

Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes. Subsidence typically occurs throughout a susceptible valley. In addition, differential displacement and fissures occur at or near the valley margin, and along faults. In the County of Riverside, the worst damage to structures as a result of regional subsidence may be expected at the valley margins. Alluvial valley regions are especially susceptible.

Based on the relatively planar topography, no slopes will exist to represent a hazard to this project. In general, liquefaction is a phenomenon that occurs when there is a loss of strength or stiffness in the soils that can result in the settlement of buildings, ground failure, or other hazards. The main factors contributing to this phenomenon are: 1) cohesionless, granular soil with relatively low density (usually of Holocene age); 2) shallow ground water (generally less than 50 feet); and 3) moderate to high seismic ground shaking. Groundwater was not encountered within the exploratory borings, which extended up to a maximum depth of approximately 50 feet below the existing ground surface. The regional groundwater table beneath the site is expected to be at a depth greater than 300 feet. On this basis, the potential for liquefaction at the site is very low.

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

With adherence to these standard conditions, any potential impacts to the Project from being 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, will be reduced to less than significant level.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Geotechnical Report Update Prepared by IFE on January 20, 2023 (**Appendix E**), On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

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

Less than Significant Impact

Lurching

Ground lurching is the horizontal movement of soil, sediments, or fill located on relatively steep embankments or scarps as a result of seismic activity, forming irregular ground surface cracks. The potential for lateral spreading or lurching is highest in areas underlain by soft, saturated materials, especially where bordered by steep banks or adjacent hard ground. Due to the flat-lying nature of the site, and distance from embankments, the potential for ground lurching and/or lateral spreading is considered very low.

Seismically-Induced Settlement

The site is underlain to a depth of 35 to 40 feet by medium-dense to dense alluvial deposits consisting of silty sand and silty sand with gravel (SM), and sandy gravel (GS). Sampler blow count and laboratory unit weight test data indicate these deposits are medium dense to dense, with estimated in-situ relative compaction of 89 to 100. Refer to the Subsurface Conditions section of this report. The potential for seismically-induced settlement is not significant.

Seiches/Tsunamis

A seiche is a standing wave in an enclosed or partially enclosed body of water. In order for a seiche to form, the body of water needs to be at least partially bounded, allowing the formation of the standing wave. Tsunamis are very large ocean waves that are caused by an underwater earth-quake or volcanic eruption, often causing extreme destruction when they strike land. There are no bodies of water on or adjacent to the project site. Based on the distance to large, open

bodies of water and the elevation of the site with respect to sea level, the potential for seiches/tsunamis does not present a hazard to this project.

Based on the above, implementation of the proposed Project would not be subject to significant risks or hazards from tsunami or seiche. In addition, there are no volcanic hazards in the proximity of the Project site. Any mudflows associated with a volcanic hazard are therefore not applicable to the Project. Therefore, the Project site is not subject to significant geologic hazards such as seiche, mudflow, or volcanic hazards. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. 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): Geotechnical Report Update Prepared by IFE on January 20, 2023 (**Appendix E**), Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a) Change topography or ground surface relief features?

Less Than Significant Impact

The Project site is relatively flat with no prominent geologic features occurring on or within the vicinity of the Project Site. The elevation of the Project site ranges from approximately 2,668 feet above mean sea level (ASML) to 2,698 feet AMSL. The Project site is not within an area susceptible to liquefaction or landslides. Seismically induced lateral spreading involves lateral movement of soils due to ground shaking. Because the Project site is relatively level, the potential for seismically induced lateral ground spreading should be considered low. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Less Than Significant Impact

There are no existing on-site cut or fill slopes greater than ten (10) feet in height or steeper than 2:1 (horizontal:vertical). Furthermore, the Project site development plan does not propose the creation of cut or fill slopes greater than ten (10) feet in height or steeper than 2:1 (horizontal:vertical).

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life due to geological constraints by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the Project will be required to comply with the Geo Investigation and the report's various recommendations.

The County of Riverside Building and Safety Department has standard conditions, as they apply to manufactured slopes, which require that the Project applicant plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought-tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457 and the current CBC. Impacts will be less than significant.

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

Less Than Significant Impact

The Project site consists of a previously improved parcel in conjunction with the underlying adjacent to existing Rural Residential zoning. The site does contain an existing residence in the southern portion that does contain a septic system. This existing structure and septic system will be demolished and disposed of in accordance with County regulations. Additionally, the Project proposes the installation of a new septic system, designed to current standards, to be installed to service the proposed development. Therefore, no portion of the proposed Project would result in grading that affects or negates subsurface sewage disposal systems. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. 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 (2022), creating substantial direct or indirect 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 Report Update Prepared by IFE on January 20, 2023 (**Appendix E**), Biological Resources Assessment, Jurisdictional Delineation, and MSHCP Consistency Analysis For The Conditional Use Permit 230006 Prepared by Jennings Environmental, LLC dated June 2023 (**Appendix C**), U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

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

Less Than Significant Impact

Based on local geologic mapping (Dibblee, 2003), the site is shown to be underlain by Quaternary age (late Pleistocene) weakly indurated older alluvial deposits, generally described as being light reddish, dissected alluvial fan sand and gravel, that is crudely bedded (Qoa). A stream channel referred to as the Little San Gorgonio Creek is depicted on the northwesterly portion of the site. Mapping by Dibblee (2003) indicates that these deposits include Holocene-age alluvial sand, gravel and clay (Qa).

After a review of the USDA Soil Conservation Service and by referencing the USDA NRCS Web Soil Survey (USDA 2023), it was determined that the Project site is located within the Western Riverside Area, California area CA679. Based on the results of the database search none of the soils present on site are classified as hydric soils. The Project site contains three (3) soil types:

Gorgonio gravelly loamy fine sand (GmD). 2 to 15 percent slopes. This soil is somewhat excessively drained with a high to very high capacity to transmit water. This soil consists of alluvium derived from granite, typically ranges in elevation from 20 to 3,00 feet amsl, and is not considered prime farmland.

Tujunga loamy sand (TvC). 0 to 8 percent slopes. This soil is excessively drained with a high to very high capacity to transmit water. This soil consists of sandy alluvium derived from granite, typically ranges in elevation from 10 to 2,900 feet amsl, and is not considered prime farmland.

Tujunga gravelly loamy sand (TwC). 0 to 8 percent slopes. This soil is excessively drained with a high to very high capacity to transmit water. This soil consists of sandy alluvium derived from granite, typically ranges in elevation from 10 to 1,500 feet amsl, and is considered farmland of statewide importance.

Site grading will create the potential for the proposed Project to result in soil erosion or the loss of topsoil. The County of Riverside Building and Safety Department has standard conditions, as they apply to manufactured slopes.

In addition, wind erosion will be minimized through mandated soil stabilization measures by South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), such as daily watering. Lastly, water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags. Therefore, based upon the required compliance with these regulations and County ordinances, impacts related to soil erosion are anticipated to remain less than significant.

b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact

As set forth in the 2009 Geo Tech report and the updated 2023 Geotech report field and laboratory exploration and testing indicate that the site is underlain by alluvial deposits. The soil encountered in the upper 35 to 40 feet generally consisted of silty sand and silty sand with gravel (SM), and sandy gravel (GS). Sampler blow count and laboratory unit weight test data indicate these deposits are medium dense to dense, with estimated in-situ relative compaction of 89 to 100 percent. The soil encountered below 35 to 40 feet generally consisted of medium-dense silty sand (SM), clayey sand (SC), sandy clay (CL), and sandy silty clay (ML-CL). The soil encountered was slightly moist to moist.

Laboratory testing indicates native soils within the zone of influence to the proposed development are non-plastic (PI=0) and can be assumed to be non-expansive. Consolidation testing indicates that the soil is slightly compressible and over-consolidated. This testing indicated that the soil is not subject to saturation collapse.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. The Project would not be located on expansive soil, as defined in Section *1803.5.3* of the California Building Code (2022), creating substantial risks to life or property; with adherence to listed regulations and County ordinances, any impacts would be less than significant.

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?

Less Than Significant Impact

The Project is proposing an onsite water treatment system (OWTS). Representative soil samples were obtained within the borings by driving a thin-walled steel penetration sampler with successive 30-inch drops of a 140-pound hammer. The number of blows required to achieve each six inches of penetration were recorded on the boring logs. Two different samplers were used; a Standard Penetration Test (SPT) sampler and a modified California sampler with brass sample rings. Representative bulk soil samples were also obtained from the auger cuttings. Samples were placed in moisture-sealed containers and transported to our laboratory for further testing and evaluation. According to the Geotech Report (2023), there is sufficient area on each lot to support an OWTS that will meet the current standards of the Department of Environmental Health and the Regional Water Quality Control Board. Any impacts 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
19. Wind Erosion and Blowsand from project either on or off site.	☐	☐	☒	☐
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

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

Less Than Significant Impact

The Project site is located in an area designated as "Moderate Wind Eroding." Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site. All grading shall conform to the California Building Code, Ordinance No. 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department. This is a standard condition for the County of Riverside and is not considered mitigation for CEQA implementation purposes.

The Project will be required to implement a Storm Water Pollution Prevention Plan (SWPPP) to address wind erosion and blow sand during the construction process. The SWPPP is required by the California Regional Water Quality Board Order 2009-0009-DWQ and the NPDES General Permit Number CAS000002. As part of the SWPPP, the Project will implement construction BMPs per the California Stormwater Quality Association Construction BMP Handbook that are used to control wind erosion and blow sand, as well as stormwater runoff. This is a standard condition for the County of Riverside as well as compliance with required state regulations and is not considered mitigation for CEQA implementation purposes.

With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either on- or off-site, would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:				
20. 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): Cherry Valley Storage Air Quality, Greenhouse Gas, and Energy Impact Study September 29, 2023, Prepared by MD Acoustics (**Appendix A**), Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

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

Less Than Significant Impact

The County of Riverside's Climate Action Plan Update (CAP) was completed in November 2019. The CAP Update describes Riverside County's GHG emissions for the year 2017, projects how these emissions will increase into 2020, 2030, and 2050, and includes strategies to reduce emissions to a level consistent with the State of California's emissions reduction targets. The CAP Update sets a target to reduce community-wide GHG emission emissions by 15 percent from 2008 levels by 2020, 49 percent by 2030, and 83 percent by 2050.

Appendix D of the Riverside County CAP Update also states that projects that do not exceed the CAP's screening threshold of 3,000 MTCO2e per year are considered to have less than significant GHG emissions and are in compliance with the County's CAP Update. Therefore, to determine whether the project's GHG emissions are significant, this analysis uses the County of Riverside CAP Update screening threshold of 3,000 MTCO2e per year for all land use types. Projects that do not exceed emissions of 3,000 MTCO2e per year are also required to include the following efficiency measures:

- Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2017, and
- Water conservation measures that matches the California Green Building Code in effect as of January 2017.

Projects that exceed emissions of 3,000 MTCO2e per year are also required to use Screening Tables. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the County's CAP Update. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions. Those projects that do not garner 100 points using the Screening Tables will need to provide additional analysis to determine the significance of GHG emissions.

In order to meet the state-wide efficiency metric targets, the CAP must demonstrate that it can reduce community-wide emissions to 6.6 MT CO2e/SP (or 944,737 MT CO2e total based on an estimated 2020 service population of 143,142) by 2020 and 4.4 MT CO2e/SP (or 1,334,243 MT CO2e based on an estimated 2030 service population of 303,237) by 2030.

Therefore, to determine whether the project's GHG emissions are significant, this analysis uses the County of Riverside CAP Update and SCAQMD draft local agency tier 3 screening threshold of 3,000 MTCO2e. The project will be subject to the latest requirements of the California Green Building and Title 24 Energy Efficiency Standards (currently 2019) which would reduce project related GHG.

Construction Greenhouse Gas Emissions Impact

The greenhouse gas emissions from project construction equipment and worker vehicles are shown in Table 15. The emissions are from all phases of construction. The total construction emissions amortized over a period of 30 years are estimated at 20.15 metric tons of CO_2e per year. Annual CalEEMod output calculations are provided in Appendix A.

Table 15: Construction Greenhouse Gas Emissions

Activity	Emissions ($MTCO_2e$)[1]		
	Onsite	Offsite	Total
Demolition	31.20	3.17	34.37
Site Preparation	24.10	1.10	25.20
Grading	26.90	22.99	49.89
Building Construction	251.40	221.70	473.10
Paving	13.80	3.32	17.12
Coating	1.82	2.97	4.79
Total	349.22	255.25	604.47
Averaged over 30 years[2]	11.64	8.51	20.15

Notes:
1. $MTCO_2e$=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane and nitrous oxide).
2. The emissions are averaged over 30 years because the average is added to the operational emissions, pursuant to SCAQMD.
* CalEEMod output (Appendix A)

Operational Greenhouse Gas Emissions Impact

Operational emissions occur over the life of the project. The operational emissions for the project are 763.14 metric tons of CO_2e per year as shown in Table 16.

Table 16: Opening Year Unmitigated Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)[1]						
	Bio-CO2	NonBio-CO_2	CO_2	CH_4	N_2O	R	CO_2e
Area Sources[2]	0.00	3.88	3.88	0.00	0.00	0.00	3.89
Energy Usage[3]	0.00	428.06	428.06	0.03	0.00	0.00	429.49
Mobile Sources[4]	0.00	179.74	179.74	0.01	0.02	0.24	184.88
Solid Waste[5]	16.00	0.00	16.00	1.60	0.00	0.00	56.10
Water[6]	14.03	73.27	87.30	1.44	0.03	0.00	133.73
Construction[7]	0.00	19.87	19.87	0.00	0.00	0.01	20.15
Total Emissions	30.00	642.35	672.35	3.08	0.04	0.22	**827.75**
County of Riverside CAP and SCAQMD Draft Screening Threshold							**3,000**
Exceeds Threshold?							**No**

Notes:
[1] Source: CalEEMod Version 2022.1.1.19
[2] Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
[3] Energy usage consist of GHG emissions from electricity and natural gas usage.
[4] Mobile sources consist of GHG emissions from vehicles.
[5] Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.
[6] Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
[7] Construction GHG emissions based on a 30-year amortization rate.

As shown above, the Project's GHG emissions will be below the County's GHG emissions threshold of 3,000 MTCO2e. The Project-related long-term GHG impacts are less than significant, and no mitigation is required.

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

Less Than Significant Impact

The proposed Project would have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. As stated previously, the County of Riverside has adopted a Climate Action Plan; therefore, the Project and its GHG emissions have been compared to the goals of the County of Riverside CAP Update.

Consistency with the County of Riverside CAP Update

Per the County's CAP Update, the County adopted its first CAP in 2015 which set a target to reduce emissions back to 1990 levels by the year 2020 as recommended in the AB 32 Scoping Plan. Furthermore, the goals and supporting measures within the County's CAP Update are proposed to reflect and ensure compliance with changes in the local and State policies and regulations such as SB 32 and California's 2017 Climate Change Scoping Plan. Therefore, compliance with the County's CAP, in turn, reflects consistency with the goals of the CARB Scoping Plan, Assembly Bill (AB) 32, and Senate Bill (SB) 32.

Appendix D of the Riverside County CAP Update also states that Projects that garner at least 100 points from the GHG Screening Tables are considered to have less than significant GHG emissions and are in compliance with the County's CAP Update. According to the County's CAP Update, projects that are in compliance are also required to include the following efficiency measures:

- Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2017, and
- Water conservation measures that matches the California Green Building Code in effect as of January 2017.

As stated above, the GHG emissions generated by the proposed project would not exceed the County of Riverside CAP Update screening threshold of 3,000 metric tons per year of CO2e.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (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): Project Application Materials, Riverside County General Plan, *EnviroStor Database*

Findings of Fact:

a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact

The proposed Project includes the request for a Conditional Use Permit to allow for the development and operation of a self-storage facility. Hazardous or toxic materials transported in association with construction may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. With the implementation of Best Management Practices (BMPs) and compliance with all applicable federal, state, and local regulations including all Certified Unified Program Agency (CUPA) regulations, potential impacts to the public or the environment from the routine transport, use, or disposal of hazardous materials during construction are considered to be less than significant.

b) Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact

As stated in the response above, hazardous or toxic materials transported in association with the construction of the proposed Project may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. Operational activities would include standard maintenance, such as property upkeep, exterior painting of buildings, and similar activities, and involve the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public or the environment through the reasonably foreseeable upset and accidental release of hazardous materials into the environment. With the implementation of Best Management Practices (BMPs) and compliance with all applicable regulations, potential impacts from the use of hazardous materials are considered less than significant and no mitigation measures are required.

c) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

No Impact

The Project site will be accessed from one driveway on Brookside Ave. The Project site is located approximately 2.18 miles east of Interstate 10, the primary route for an evacuation of the area. Additionally, the proposed Project does not include residential housing, only a self-storage facility, Therefore, operations and construction of the proposed Project would not interfere with the use of these routes during an evacuation. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Furthermore, the Project site does not contain any emergency facilities. Project operations at the site would not interfere with an adopted emergency response or evacuation plan. No impacts are identified or anticipated, and no mitigation measures are required.

d) Would the Project 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?

Less Than Significant Impact

The Beaumont High School and Brookside Elementary are directly adjacent to the Project site. As such, the proposed Project would be required to comply with all Federal [Title 40, Code of Federal Regulations, 40CFR, Parts 260-279], State [California Code of Regulations (CCR), division 4.5, title 22], and Local [Riverside County Code of Ordinances, Chapter 8.60] regulations would be required as part of the construction and operation of the proposed Project.

Construction

Construction activities associated with the proposed Project would involve the use and handling of hazardous materials, such as fuels, lubricants, coatings, grease, (possibly) asbestos, lead, and PCBs containing materials. The use and handling of these hazardous materials would be in accordance with regulatory standards and protocols discussed above including CFR, Title 29, Subpart H – Hazardous Materials;85 CFR, Title 49, Chapter 1;86 Hazardous Materials Transportation Act requirements as imposed by the USDOT, CalOSHA, CalEPA, and DTSC; 87 and SCAQMD Rule 403.88 Hazardous materials would not be used in such quantities or stored in such a manner that would pose a significant safety hazard. Construction emissions, including exhaust and dust, would be generated from operation of equipment and vehicles. As analyzed

above (6. Air Quality), emissions generated during construction would not result in significant impacts on the local environment, including school occupants adjacent to the Project site. The proposed Project's related emissions and handling of hazardous materials would not impact the local environment during construction.

Operation

During operation of the proposed Project, modest amounts of cleaning supplies and solvents would be used for janitorial purposes. These hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Emissions generated during operation of the storage facility include those based from natural gas (building heating and water heaters), landscaping equipment, and consumer product (including paint). As analyzed above (6. Air Quality), emission sources would not result in impacts to the local environment.

Therefore, impacts associated with the emission of hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of a school would be less than significant.

e) Would the Project 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?

No Impact

The Project Site was not found on the list of hazardous materials sites complied pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system. EnviroStor tracks cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No hazardous materials sites are located within or in the immediate vicinity of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. 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?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a) Would the Project result in an inconsistency with an Airport Master Plan?

No Impact

The Project site is not located in an area that is governed by an airport master plan. The closest airport is the Banning Municipal Airport which is located approximately 8 miles southeast of the Project site. Therefore, the implementation of the Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts will occur.

b) Would the Project require review by the Airport Land Use Commission?

No Impact

The Project site is not located in an area that is governed by an airport master plan. The closest airport is the Banning Municipal Airport which is located approximately 8 miles southeast of the Project site. Therefore, the implementation of the Project would not be subject to review by an Airport Land Use Commission. No impacts will occur.

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?

and

d) For a project within the vicinity of a private airstrip, or heliport, would the Project result in a safety hazard for people residing or working in the Project area?

No Impact

The Project site is not located in an area that is governed by an airport master plan. The closest airport is the Banning Municipal Airport which is located approximately 8 miles southeast of the Project site. Therefore, the implementation of the Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Study for Cherry Valley Storage Cup 230006 Prepared by Strand Engineering Inc. dated April 21, 2023 (**Appendix H**), Project Specific Water Quality Management Plan prepared by Strand Engineering, Inc dated April 21, 2023 (**Appendix I**), Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact

The federal Clean Water Act (CWA) establishes the framework for regulating municipal storm water discharges (construction and operational impacts) via the National Pollutant Discharge Elimination System (NPDES) program. A project would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Water Code Section 13050, or that cause regulatory standards to be violated as defined in the applicable NPDES storm water permit or Water Quality Control Plan for a receiving water body.

This project proposes to develop an 8.38-acre site at 38718 Brookside Drive in Cherry Valley, CA. The existing site has several single-story residences and outbuildings along with limited improvements. The site currently sheet flows to the southwest and discharges to the north side of Brookside Drive. The project is in Zone X (minimal flooding risk) per FIRM 060650803G Effective August 28, 2008. The site is in a DWR Awareness Floodplain for Little San Gorgonio Creek.

Stormwater will be routed to three (3) infiltration basins for peak attenuation and water quality management. One hundred percent of site runoff is infiltrated. Sub-Basin P-10 will be routed to a Permavoid System under the sidewalk on Brookside Drive for peak attenuation and water quality management. See the separate Water Quality Management Plan for the project.

In addition, the County requires the preparation of a Water Quality Management Plan (WQMP) for development projects that involve the creation of 10,000 ft^2 or more of impervious surface collectively over the entire site and parking lots of 5,000 ft^2 or more exposed to storm water. A preliminary WQMP, dated April 21, 2023, was prepared for the Proposed Project by Strand Engineering, Inc. The WQMP is intended to comply with the requirements of the County of Riverside and the NPDES Area-wide Stormwater Program requiring the preparation of a WQMP. All BMPs included as part of the project WQMP is required to be maintained through regularly scheduled inspection and maintenance. Review and approval of the WQMP by the County would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Less Than Significant Impact

During operations of the Proposed Project, management of the landscaping, and minor indoor uses (office space and restrooms) would be the only sources of demand for water on-site. The Proposed Project does not include uses that are water intensive. Water supply to the Project Site would be provided by the Beaumont Cherry Valley Water District. The Beaumont Cherry Valley Water District has developed a cooperative recharge program that is being successfully implemented to help replenish groundwater, using water supplied by the State Water Project and local runoff.

Implementation of the Project's Best Management Practices (BMPs) would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing runoff from the Project Site to be utilized as a resource that can eventually be used for groundwater recharge. Therefore, the Proposed Project is not anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge.

Additionally, no component of the proposed Project will directly utilize or deplete groundwater supplies. The Project design, as depicted on the Project Plans and *WQMP*, will allow for water to percolate back into the ground and allow for groundwater recharge. This will help to offset any potential effects on groundwater recharge from other non-pervious elements of the proposed Project. Therefore, implementation of the proposed Project will not substantially

deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Impacts are considered less than significant.

c) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?

Less Than Significant Impact

The proposed Project development will utilize low-impact development standards intended to preserve the natural topography of the Project site to the maximum extent possible and a combination of the landscaped areas and infiltration basins are included in the Project design. The proposed Project drainage and water quality system meet the requirements and criteria established by the County of Riverside and will include flood control protection by providing the necessary Best Management Practices to treat the runoff generated by the Project in a manner that meets the requirements outlined in the Water Quality Management Plan Guidance Document.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, the County Building Department, and the County Transportation Department to mitigate any potential impacts as listed above through site design including preparation of a WQMP and adherence to the requirements of the NPDES. These are standard conditions of approval for the County of Riverside and are not considered unique mitigation for CEQA implementation purposes**.**
There are no identified streams or drainage courses on or adjacent to the Project site. The *Hydrology Study* demonstrates the Project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. Any impacts will be less than significant.

d) Would the Project result in substantial erosion or siltation on-site or off-site?

Less Than Significant Impact

Erosion is the wearing away of the ground surface as a result of the movement of wind or water, and siltation is the process by which water becomes dirty due to fine mineral particles in the water. Soil erosion could occur due to a storm event. Thus, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list BMPs to avoid and minimize soil erosion. Adherence to BMPs would prevent substantial soil erosion or the loss of topsoil. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less Than Significant Impact

The Project Site has three retention basins that will be fed by 10 sub-basins drainage area. The Proposed Project is anticipated to increase peak flows and runoff volumes due to the proposed paving and increased impervious area. However, The Project proposes to fully develop the project site-associated infrastructure to capture and retain storm flows within the Project footprint. The project will capture first-flush runoff and infiltrate flows in a north-to-south manner, consistent with existing drainage. Flows larger than the standard flows, will be routed through the infiltration system where it will be collected for discharge to one of the on-site infiltration basins. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

f) Would the Project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact

Stormwater is routed to three (3) retention basins for peak attenuation and water quality management. One hundred percent of site runoff is infiltrated. Sub-Basin P-10 is routed to a Permavoid System under the sidewalk on Brookside Drive for peak attenuation and water quality management. Existing drainage patterns be maintained. 2, 10, and 100-year flows are routed to three retention basins and a Permavoid System to mitigate peak flows to less than existing (100-YR runoff is fully contained in the retention basins).

Additionally, the proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP, and adherence to the requirements of the NPDES. The incorporation of BMP's during construction and operation would ensure that the Project does not result in substantial additional sources of polluted runoff.

These are standard conditions for Riverside County and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from the implementation of the proposed Project that would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or additional sources of polluted runoff. Impacts would be less than significant, and no mitigation is required.

g) Would the Project impede or redirect flood flows?

Less Than Significant Impact

Based on a review of the FEMA Flood Rate Insurance Map (FIRM) website and FIRM Map, the Project site is located within FEMA Flood Zone X, Areas of Minimal Flood Hazard. In addition, Riverside County's Geographical Information System shows this outside the 100-year floodplain. The post-Project on- and off-site drainage plan has been designed such that the Project would not impede or redirect runoff during high-flow events. Any impacts will be less than significant.

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

Less Than Significant Impact

Due to the inland distance from the Pacific Ocean and any other significant body of water, tsunamis, and seiches are not potential hazards in the vicinity of the Project Site. The closest body of water to the Project Site is Lake Perris, located approximately 11.3 miles southeast of the site. However, water from this could not reach the site as Lake Perris is separated from the Project site by the San Jacinto Mountain Foothill area referred to as the Bad Lands. Additionally, Lake Perris is a water storage reservoir for the State Water Project. The Project Site is neither located within a Federal Emergency Management Agency (FEMA) 100-year floodplain nor a 500-year floodplain. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

i) Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact

The proposed Project is subject to the NPDES permit. Requirements of the permit would include the development and implementation of an SWPPP, which is subject to RWQCB review and approval. The purpose of an SWPPP is to 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct, and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction. The SWPPP would include BMPs to control and abate pollutants and treat runoff that can be used for groundwater recharge. The Proposed Project would not otherwise substantially degrade water quality as appropriate measures relating to water quality protection. Appropriate BMPs will be reviewed and approved by the County. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE AND PLANNING Would the project:				
24. 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?	☐	☐	☒	☐

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

Findings of Fact:

a) Physically divide an established community?

No Impact

The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The proposed Project does not include the construction of a linear feature. Therefore, the proposed Project would neither physically divide an established community nor cause a significant environmental impact due to conflict with any land use plans or policies. Therefore, no impacts are identified or anticipated.

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?

Less Than Significant Impact

The Proposed Project is the development of a self-storage facility. It is surrounded by rural residential land to the north, south, and west, with schools to the east and south. The Project Site is located within Riverside County and is designated Commercial Retail (CR) by the General Plan with a zoning designation of General Commercial (C-1/C-P). The Proposed Project is consistent with the land use and zoning for the area. No significant impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. Mineral Resources a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	☐	☐	☐	☒
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”

Findings of Fact:

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

No Impact

The State Mining and Geology Board has established Mineral Resources Zones (MRZ) using the following classifications:

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.

- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

As shown on *General Plan Multipurpose Open Space Element*, Figure OS-6, "*Mineral Resources Area*," the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposits is undetermined). The Project site has not been used for mining. Therefore, implementation of the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. No impacts will occur.

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

No Impact

As stated above, the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposits is undetermined). The Project site has not been used for mining. Therefore, implementation of the Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts will occur.

c) Would the Project potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

No Impact

Based on a site visit, it was observed that the Project is not located on, or adjacent to, an existing or abandoned quarry or mine. Therefore, implementation of the Project would not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:				
26. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

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?

No Impact

The Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The closest airport is the Banning Municipal Airport which is located approximately 8 miles southeast of the Project site. Therefore, implementation of the Project would not expose people residing or working in the Project area to excessive noise levels. No impacts will occur.

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

No Impact

Based on a review of an aerial photo of the Project site and its immediate environs, the Project site is not located within the vicinity of a private airstrip or heliport. Therefore, implementation of the Project would not expose people residing or working in the Project area to excessive noise levels. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Cherry Valley Public Storage Facility Noise Impact Study Prepared by MD Acoustics dated June 21, 2023 (**Appendix F**), Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

Findings of Fact:

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?

Less Than Significant Impact

The County of Riverside outlines its noise regulations and standards within the Noise Ordinance Section 9.52, Noise Regulation and the Noise Element of the County of Riverside General Plan.

County of Riverside Ordinance No. 847

CHAPTER 9.52 –Noise Regulations
9.52.010. - Intent
At certain levels, sound becomes noise and may jeopardize the health, safety, or general welfare of Riverside County residents and degrade their quality of life. Pursuant to its police power, the board of supervisors declares that noise shall be regulated in the manner described in this chapter. This chapter is intended to establish county-wide standards regulating noise. This chapter is not intended to establish thresholds of significance for the purpose of any analysis required by the California Environmental Quality Act and no such thresholds are established.
(Ord. 847 § 1, 2006)
9.52.020. - Exemptions

A. Sound emanating from the following sources is exempt from the provisions of this chapter:
B. Facilities owned or operated by or for a governmental agency;
C. Capital improvement projects of a governmental agency;
D. The maintenance or repair of public properties;
E. Public safety personnel in the course of executing their official duties, including, but not limited to, sworn peace officers, emergency personnel and public utility personnel. This exemption includes, without limitation, sound emanating from all equipment used by such personnel, whether stationary or mobile;
F. Public or private schools and school-sponsored activities;
G. Agricultural operations on land designated "Agriculture" in the Riverside County general plan, or land zoned A-l (light agriculture), A-P (light agriculture with poultry), A-2 (heavy agriculture), A-D (agriculture-dairy) or C/V (citrus/vineyard), provided such operations are carried out in a manner consistent with accepted industry standards. This exemption includes, without limitation, sound emanating from all equipment used during such operations, whether stationary or mobile;
H. Wind energy conversion systems (WECS), provided such systems comply with the WECS noise provisions of Riverside County Ordinance No. 348;
I. Private construction projects located one-quarter of a mile or more from an inhabited dwelling;
J. Private construction projects located within one-quarter of a mile from an inhabited dwelling, provided that:

1. Construction does not occur between the hours of six p.m. and six a.m. during the months of June through September, and
2. Construction does not occur between the hours of six p.m. and seven a.m. during the months of October through May;

K. Property maintenance, including, but not limited to, the operation of lawnmowers, leaf blowers, etc., provided such maintenance occurs between the hours of seven a.m. and eight p.m.;

L. Motor vehicles, other than off-highway vehicles. This exemption does not include sound emanating from motor vehicle sound systems;

M. Heating and air conditioning equipment;

Safety, warning and alarm devices, including, but not limited to, house and car alarms, and other warning devices that are designed to protect the public health, safety, and welfare;

N. The discharge of firearms consistent with all state laws.

(Ord. 847 § 2, 2006)

County of Riverside – Noise Ordinance

No person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table 17.

Table 17: Riverside County Allowable Exterior Noise Level

Sound Level Standards (dBA Lmax)

General Plan Land Use Designation	Maximum Decibel Level	
	7 a.m. - 10 p.m.	10 p.m. - 7 a.m.
Rural Residential	45	45
Medium Density Residential	55	45
Medium High Density Residential	55	45
Commercial	65	55
Agricultural	45	45
Community Center	65	55

(Ord. 847 § 4, 2006)

County of Riverside General Plan

Goals, Policies, and Implementation Measures

Policies, goals and implementation program measures from the Noise Element that would mitigate potential impacts on noise include the following.

N 1.1 Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used.

N 1.2 Guide noise-tolerant land uses into areas irrevocably committed to land uses that are noise-producing, such as transportation corridors or within the projected noise contours of any adjacent airports.

N 1.4 Determine if existing land uses will present noise compatibility issues with proposed projects by undertaking site surveys.

N 1.5 Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County.

N 1.6 Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or noise-sensitive uses.
N 1.7 Require proposed land uses, affected by unacceptably high noise levels, to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem.
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.
N 2.3 Mitigate exterior and interior noises to the levels listed in the table below to the extent feasible, for stationary sources.

Stationary Source Land Use Noise Standards[1]

Land Use	Interior Standards	Exterior Standards
Residential		
10:00 p.m. to 7:00 a.m.	40 L_{eq} (10 minute)	45 L_{eq} (10 minute)
7:00 a.m. to 10:00 p.m.	55 L_{eq} (10 minute)	65 L_{eq} (10 minute)

1 These are only preferred standards; final decision will be made by the Riverside County Planning Department and Office of Public Health.

N 3.2 Require acoustical studies and subsequent approval by the Planning Department and the Office of Industrial Hygiene, to help determine effective noise mitigation strategies in noise-producing areas.
N 3.3 Ensure compatibility between industrial development and adjacent land uses. To achieve compatibility, industrial development projects may be required to include noise mitigation measures to avoid or minimize project impacts on adjacent uses.
N 3.4 Identify point-source noise producers such as manufacturing plants, truck transfer stations, and commercial development by conducting a survey of individual sites.
N 3.5 Require that a noise analysis be conducted by an acoustical specialist for all proposed projects that are noise producers. Include recommendations for design mitigation if the project is to be located either within proximity of a noise-sensitive land use, or land designated for noise sensitive land uses.
N 3.6 Discourage projects that are incapable of successfully mitigating excessive noise.
N 4.1 Prohibit facility-related noise received by any sensitive use from exceeding the following worstcase noise levels:

a. 45 dBA-10-minute Leq between 10:00 p.m. and 7:00 a.m.
b. 65 dBA-10-minute Leq between 7:00 a.m. and 10:00 p.m.

N 4.2 Develop measures to control non-transportation noise impacts.
N 4.3 Ensure any use determined to be a potential generator of significant stationary noise impacts be properly analyzed and ensure that the recommended mitigation measures are implemented.
N 4.4 Require that detailed and independent acoustical studies be conducted for any new or renovated land uses or structures determined to be potential major stationary noise sources.
N 4.5 Encourage major stationary noise-generating sources throughout the County of Riverside to install additional noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest extent practicable prior to the renewal of conditional use permits or business licenses or prior to the approval and/or issuance of new conditional use permits for said facilities.
N 4.7 Evaluate noise producers for the possibility of pure-tone producing noises. Mitigate any pure tones that may be emitted from a noise source.
N 4.8 Require that the parking structures, terminals, and loading docks of commercial or industrial land uses be designed to minimize the potential noise impacts of vehicles on the site as well as on adjacent land uses.

N 6.3 Require commercial or industrial truck delivery hours be limited when adjacent to noise-sensitive land uses unless there is no feasible alternative or there are overriding transportation benefits.
N 9.3 Require development that generates increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses to provide for appropriate mitigation measures.
N 9.4 Require that the loading and shipping facilities of commercial and industrial land uses, which abut residential parcels be located and designed to minimize the potential noise impacts upon residential parcels.
N 13.1 Minimize the impacts of construction noise on adjacent uses within acceptable practices.
N 13.2 Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas.
N 13.3 Condition subdivision approval adjacent to developed/occupied noise-sensitive land uses (see policy N 1.3) by requiring the developer to submit a construction-related noise mitigation plan to the County for review and approval prior to issuance of a grading permit. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project, through the use of such methods as: a. Temporary noise attenuation fences; b. Preferential location of equipment; and c. Use of current noise suppression technology and equipment.
N 13.4 Require that all construction equipment utilizes noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
N 14.5 Consider the issue of adjacent residential land uses when designing and configuring all new, nonresidential development. Design and configure on-site ingress and egress points that divert traffic away from nearby noise-sensitive land uses to the greatest degree practicable. (AI 106, 107)
N 14.8 Review all development applications for consistency with the standards and policies of the Noise Element of the General Plan.
N 16.2 Consider the following land uses sensitive to vibration:
• Hospitals;
• Residential areas;
• Concert halls;
• Libraries;
• Sensitive research operations;
• Schools; and
• Offices
N 19.5 Require new developments that have the potential to generate significant noise impacts to inform impacted users on the effects of these impacts during the environmental review process

Construction Noise Impact

The degree of construction noise may vary for different areas of the project site and also vary depending on the construction activities. Noise levels associated with the construction will vary with the different phases of construction.

The Environmental Protection Agency (EPA) has compiled data regarding the noise generated characteristics of typical construction activities. The data is presented in Table 18.

Table 18: Typical Construction Equipment Noise Levels[1]

Equipment Powered by Internal Combustion Engines

Type	Noise Levels (dBA) at 50 Feet
Earth Moving	
Compactors (Rollers)	73 - 76
Front Loaders	73 - 84
Backhoes	73 - 92
Tractors	75 - 95
Scrapers, Graders	78 - 92
Pavers	85 - 87
Trucks	81 - 94
Materials Handling	
Concrete Mixers	72 - 87
Concrete Pumps	81 - 83
Cranes (Movable)	72 - 86
Cranes (Derrick)	85 - 87
Stationary	
Pumps	68 - 71
Generators	71 - 83
Compressors	75 - 86

Impact Equipment

Type	Noise Levels (dBA) at 50 Feet
Saws	71 - 82
Vibrators	68 - 82
Notes: [1] Referenced Noise Levels from the Environmental Protection Agency (EPA)	

Construction noise is considered a short-term impact and would be considered significant if construction activities are taken outside the allowable times as described in the County of Riverside's Noise Ordinance Section 9.52.20, Noise Regulation. Construction is anticipated to occur during the permissible hours according to the County's Noise Ordinance Section 9.52.20, Noise Regulation. Construction noise will have a temporary or periodic increase in the ambient noise level above the existing within the project vicinity. Furthermore, noise reduction measures are provided to further reduce construction noise. The impact is considered less than significant.

Typical operating cycles for these types of construction equipment may involve one or two minutes of full-power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during the grading phase. A likely worst-case construction noise scenario during site prep assumes the use of 3-dozers, and 4-backhoes, operating at up to the property boundary. Unmitigated noise levels have the potential to reach 70 dBA L_{eq} at the nearest sensitive receptors during site prep. Noise levels for the other construction phases would be lower, approximately 61-70 dBA L_{eq}.

Construction operations must follow the County's Noise Ordinance County of Riverside's Noise Ordinance Section 9.52.20, Noise Regulation, which states that construction, repair, or excavation

work performed must occur within the permissible hours. To further ensure that construction activities do not disrupt the adjacent land uses, the following policies should be adhered to:

1. During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise-attenuating devices.
2. The contractor shall locate equipment staging areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
3. Idling equipment shall be turned off when not in use.
4. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

With adherence to the existing County Noise Ordinances, as well as the analysis of the proposed construction equipment being below the threshold for significance, construction noise will be less than significant.

Operation Noise Impacts

This assessment analyzes future noise impacts to and from the project and compares the results to the County's Noise Standards. The analysis details the estimated exterior noise levels associated with traffic from adjacent roadways and from on-site stationary noise sources.

Future Exterior Noise

Receptors that may be affected by project operational noise include the uses to the south and east. The worst-case stationary noise was modeled using SoundPLAN acoustical modeling software. The model utilizes SoundPLAN's sound level data for the driveway and parking specified within Section 5.4 of this report. Loading activity constitutes the project's maximum operational noise levels.

A total of four (4) receptor locations were modeled to evaluate the proposed project's operational noise impact on adjacent noise-sensitive land uses. A receptor is denoted by a yellow dot in Exhibit F. The receptors are on the south and east property lines.

Project Operational Noise Levels

Worst-case operational noise levels are anticipated to range between 37 to 45 dBA Leq at the receptors R1 – R4. The noise projections are below the County's daytime noise limits as given in the County's Noise Ordinance Section 9.52.20, Noise Regulation.

Project Plus Ambient Operational Noise Levels

Table 19 demonstrates the project plus ambient noise levels. Project plus ambient noise level projections are anticipated to range between 47 to 49 dBA Leq at the receptors R1 – R4.

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

Exhibit F

Operational Noise Levels

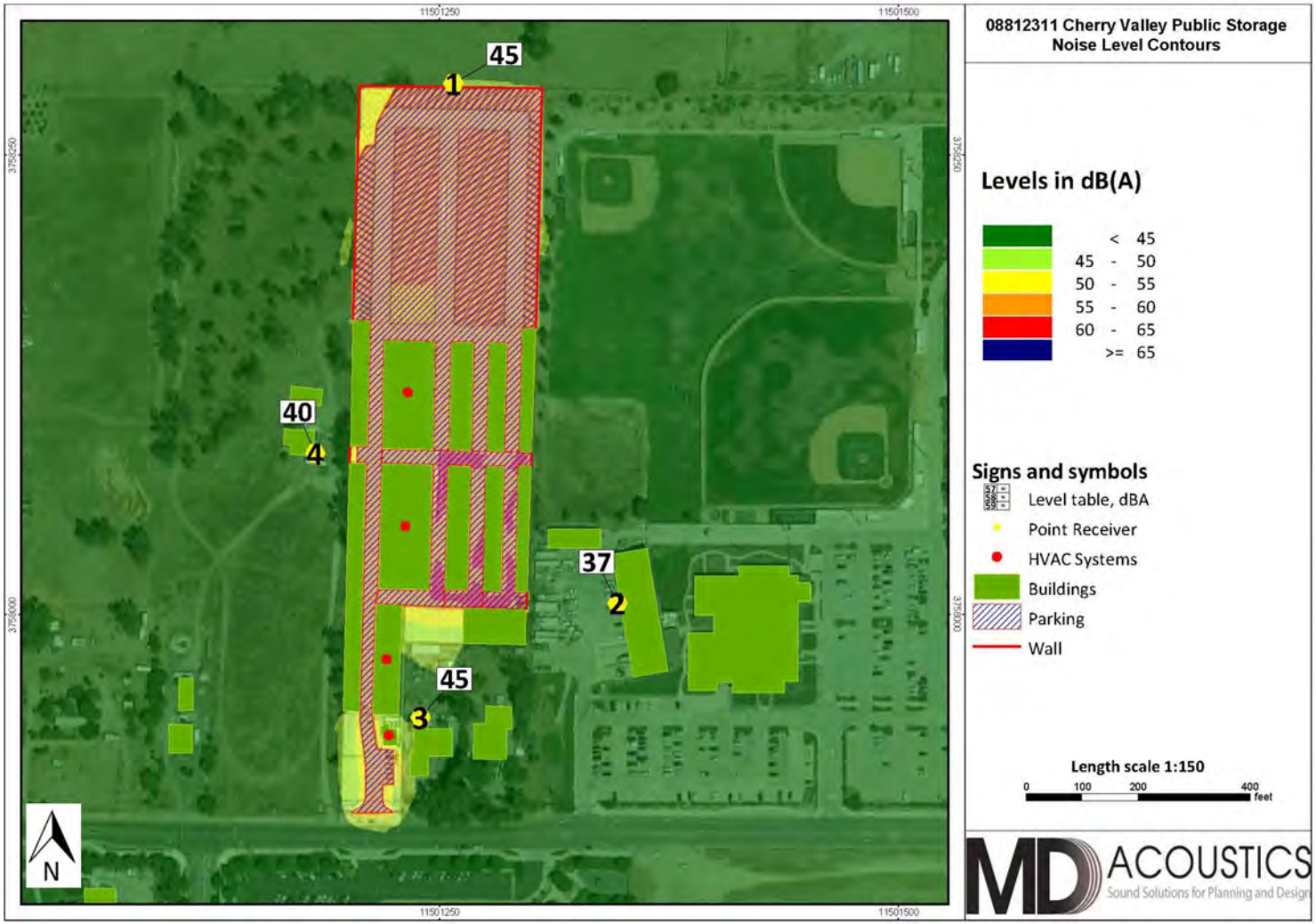

Table 19: Worst-case Predicted Operational Noise Levels (dBA)

Receptor[1]	Floor	Existing Ambient Noise Level (dBA, Leq)[2]	Project Noise Level (dBA, Leq)[3]	Total Combined Noise Level (dBA, Leq)	Daytime (7AM - 10PM) Stationary Noise Limit (dBA, Leq)	Change in Noise Level as Result of Project
1	1	47	45	49	**45**	2
2	1		37	47	**65**	0
3	1		45	49	**45**	2
4	1		40	48	**65**	1

Notes:
[1.] Receptors 1 and 3 represent agricultural and residential use. Receptor 2 represents community use, and Receptor 4 represents commercial uses.
[3.] See Exhibit G for the operational noise level projections at said receptors.

In addition, Table 19 provides the anticipated change in noise level as a result of the proposed project during daytime operable conditions. As already demonstrated, the project's maximum operational noise levels do not exceed the County's daytime noise limit of 45 dBA Leq at agricultural properties and 65 dBA Leq commercial uses.

Table 20 provides the characteristics associated with changes in noise levels as shown above in Table 19.

Table 20: Change in Noise Level Characteristics

Ambient Noise Level	Level of Significance
Under 60 dBA	5 dBA or higher increase for a significant effect
60 – 65 dBA	3 dBA or higher increase for a significant effect
Over 65 dBA	1.5 dBA or higher increase for a significant effect

Based in the minimal noise increase of 1 dBA for the commercial/community uses and the change of 2 dBA for agricultural and residential uses, the change in noise level would fall within the "Not Perceptible" acoustic characteristic depending on location.

Noise Impacts to On/Off-Site Receptors Due to Project Generated Traffic.

Traffic along the subject roadways would need to double in average daily traffic volumes to see a 3 dBA increase in noise level. The proposed project generates less than 50 peak hour trips and less than 250 daily trips. Therefore, Because the proposed project includes less than 208,000 sf of warehouse use, it is screened out from a VMT analysis and is presumed to have a less than significant transportation impact. Because the proposed project would meet the project-type exemption and it would not generate 50 or more peak-hour trips, an LOS analysis is not required. (*LSA Trip Generation and Vehicle Miles Traveled Analysis for the Cherry Valley Storage Project, May 17, 2003*).

Since the project generates a nominal amount of traffic relative to the existing ADTs, the project's traffic noise level increase would be nominal and therefore less than significant.

Noise Reduction Measures

The following noise reduction measure has been incorporated into the design plan for the Project:

- All roof-top exterior equipment will be shielded from view with solid parapets that are taller than the equipment constructed with material with a density of at least 4 lb/ft^2

With adherence to County ordinances and the implementation of design elements the operational noise of the proposed Project will be less than significant.

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

Less Than Significant Impact

Vibration Descriptors

Ground-borne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of ground-borne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although ground-borne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Ground-borne noise is an effect of ground-borne vibration and only exists indoors, since it is produced from noise radiated from the motion of the walls and floors of a room and may also consist of the rattling of windows or dishes on shelves.
Several different methods are used to quantify vibration amplitude.
PPV – Known as the peak particle velocity (PPV) which is the maximum instantaneous peak in vibration velocity, typically given in inches per second.
RMS – Known as root mean squared (RMS) can be used to denote vibration amplitude
VdB – A commonly used abbreviation to describe the vibration level (VdB) for a vibration source.

Vibration Perception

Typically, developed areas are continuously affected by vibration velocities of 50 VdB or lower. These continuous vibrations are not noticeable to humans whose threshold of perception is around 65 VdB. Outdoor sources that may produce perceptible vibrations are usually caused by construction equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce perceptible ground-borne noise or vibration. To counter the effects of ground-borne vibration, the Federal Transit Administration (FTA) has published guidance relative to vibration impacts. According to the FTA, fragile buildings can be exposed to ground-borne vibration levels of 0.3 inches per second without experiencing structural damage.

Vibration Propagation

There are three main types of vibration propagation: surface, compression, and shear waves. Surface waves, or Rayleigh waves, travel along the ground's surface. These waves carry most of their energy along an expanding circular wave front, similar to ripples produced by throwing a rock into a pool of water. P-waves, or compression waves, are body waves that carry their energy along an expanding spherical wave front. The particle motion in these waves is longitudinal (i.e., in a "push-pull" fashion). P-waves are analogous to airborne sound waves. S-waves, or shear waves, are also body waves that carry energy along an expanding spherical wave front. However, unlike P-waves, the particle motion is transverse, or side-to-side and perpendicular to the direction of propagation.

As vibration waves propagate from a source, the vibration energy decreases in a logarithmic nature and the vibration levels typically decrease by 6 VdB per doubling of the distance from the vibration source. As stated above, this drop-off rate can vary greatly depending on the soil but has been shown to be effective enough for screening purposes, in order to identify potential vibration impacts that may need to be studied through actual field tests.

Construction activities can produce vibration that may be felt by adjacent land uses. The construction of the proposed project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. The primary vibration source during construction may be from a bulldozer. A large bulldozer has a vibration impact of 0.089 inches per second peak particle velocity (PPV) at 25 feet which is likely perceptible but below any risk to architectural damage.

The thresholds from the Caltrans Transportation and Construction Induced Vibration Guidance Manual in Table 21 (below) provides general thresholds and guidelines as to the vibration damage potential from vibratory impacts.

Table 21: Guideline Vibration Damage Potential Threshold Criteria

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	**Continuous/Frequent Intermittent Sources**
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5

Source: Table 19, Transportation and Construction Vibration Guidance Manual, Caltrans, Sept. 2013.
Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Table 22 gives approximate vibration levels for particular construction activities. This data provides a reasonable estimate for a wide range of soil conditions.

Table 22: Vibration Source Levels for Construction Equipment[1]

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level LV (dVB) at 25 feet
Pile driver (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Pile driver (sonic)	0.734 upper range	105
	0.170 typical	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill	0.008 in soil	66
(slurry wall)	0.017 in rock	75
Vibratory Roller	0.21	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

[1] Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2006.

At a distance of 45 feet, a large bulldozer would yield a worst-case 0.047 PPV (in/sec) which below any risk of damage and likely imperceptible. The impact is less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Paleo Report completed by CRMT Tech in December 2009 (**Appendix G**), Riverside County General Plan Figure OS-8 "Paleontological Sensitivity,"

Findings of Fact:

a) Would the Project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Less Than Significant with Mitigation Incorporated

According to *Map My County*, the Project site has a "Undetermined Potential". As such a Paleontological Study was completed by CRM Tech on December 7, 2009. The purpose of the study is to provide the County of Riverside with the necessary information and analysis to determine whether the proposed project would potentially disrupt or adversely affect any significant paleontological resources, as mandated by CEQA, and to design a paleontological salvage program for the project, if necessary. In order to identify any paleontological resource

localities that may exist in or around the project area and to assess the possibility for such resources to be encountered in future excavation and construction activities, CRM TECH initiated records searches at the appropriate repositories, conducted a literature search to identify geologic units and soil types present in the vicinity, and carried out a systematic field survey in accordance with the guidelines of the Society of Vertebrate Paleontology.

Field Survey

The paleontological field survey was conducted in conjunction with an archaeological survey of the project area on November 17, 2009, by CRM TECH archaeological/ paleontological surveyor Daniel Ballester (see App. 1 for qualifications) under the direction of Harry M. Quinn. The intensive-level pedestrian survey by walking parallel north-south transects spaced 15 meters (approx. 50 feet) apart, interrupted only by the buildings on the property. In this way, the entire project area was systematically and carefully examined to determine the soil types and verify the geological formations wherever they were exposed at the surface, and to look for any indications of paleontological remains. Ground visibility varies from poor (30%) to good (75%) depending the density of vegetation.

Records Searches

The Natural History Museum of Los Angeles County found no known paleontological localities within the project boundaries, but reported that there was a fossil locality nearby from the same or similar sedimentary deposits that also occur in the project area (McLeod 2009; see App. 2). According to the NHMLAC, the surficial deposits in the northwestern portion of the project area consist of younger Quaternary alluvium, derived as fluvial (stream) deposits from the Little San Gorgonio Creek (ibid.). Normally, these sediments do not contain the remains of significant vertebrate fossils in the uppermost layers and no vertebrate fossil localities have been identified anywhere nearby from similar deposits.

The results of the records searches, the literature research, and the field survey indicate that the project area contains surficial deposits of younger (Recent} Quaternary alluvium and older Pleistocene-age alluvium. The NHMLAC maintains that the younger alluvium is found mostly in the northwestern portion of the project area, in the form of fluvial (stream) deposits from the Little San Gorgonio Creek, and that it has a low potential for significant nonrenewable fossil remains (McLeod 2009}. The remainder of the project area, according to the NHMLAC (McLeod 2009}, contains surficial deposits of older Quaternary alluvium derived as fan deposits from the San Bernardino Mountains. These sediments have a high potential to contain fossil remains *(ibid.}.*

The SBCM considers the project area to be situated entirely on older Pleistocene alluvium sediments. With the kinds and quantities of previously identified fossil localities from similar sediments in the Inland Empire, the SBCM believes that these soils have a high potential to contain nonrenewable paleontological resources. Geologic mapping of the project area show it to be located well north of any outcropping Plio-Pleistocene sedimentary rock known to contain both vertebrate and plant fossil remains. While several geologic maps show the surface geology of the project area to be mostly Pleistocene-age alluvial fan material with minor amounts of Recent alluvium, the Recent alluvium rests on top of, and in some cases is developed from, the older, potentially fossil-bearing Pleistocene-age sedimentary deposits. The thickness of the Recent alluvium is unknown but presumed to vary. The thickness of the Recent strata might be determined from the geotechnical boring logs, should they be available.

Conclusion And Recommendations

CEQA guidelines (Title 14 CCR App. G, Sec. V(c}) require that, during the environmental review process, public agencies in the State of California determine whether a proposed project would "directly or indirectly destroy a unique paleontological resource." The present study, conducted in compliance with this provision, is designed to identify any significant, non-renewable paleontological resources that may exist within or adjacent to the project area, and to assess the possibility for such resources to be encountered in future excavation and construction activities. Based on the results of the study, the proposed project's potential to impact paleontological resources appears to range from low to high, depending upon the type of sediments disturbed. The shallow surface soils have a low potential to contain significant nonrenewable paleontological resources, while the undisturbed older Pleistocene-age alluvium underneath has a high potential. Due to the variable thickness of the Recent alluvium, CRM TECH recommends that periodic, "spot-check" monitoring be implemented at the start of any earth-moving operations associated with the project. Once excavations reach approximately three feet below the existing surface, or if older, potentially fossiliferous sediments are encountered at shallower depths, continuous monitoring will become necessary. As such, the following mitigation measure should be implemented:

MM PA-1 Portions of this site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

3. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
4. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted for approval by the County Geologist prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
    q. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
    r. PRIMP must be accompanied by the final grading plan for the subject project.
    s. Description of the proposed site and planned grading operations.
    t. Description of the level of monitoring required for all earth-moving activities in the project area.
    u. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
    v. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
    w. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
    x. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

y. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
z. Procedures and protocol for collecting and processing of samples and specimens.
aa. Fossil identification and curation procedures to be employed.
bb. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
cc. All pertinent exhibits, maps, and references.
dd. Procedures for reporting of findings.
ee. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.
ff. All reports shall be signed by the qualified paleontologist responsible for the report's content. All reports shall also be signed by all other parties responsible for the report's content (eg. Professional Geologist), as necessary. A signed electronic copy of the report, project plans, and all required review applications shall be uploaded to the County's PLUS Online System: (https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf).

Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

*Safeguard Artifacts Being Excavated in Riverside County (SABER)

Mitigation: Mitigation Measure **MM PA-1**.

Monitoring: PRIMP and summary report(s) to be provided to County Planning Department and reviewed/approved by County Geologist.

POPULATION AND HOUSING Would the project:				
29. 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	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact

The Project proposes the commercial development of a Self-Storage Facility. There is an existing vacant house that will be demolished as part of the development. Therefore, implementation of the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impacts will occur.

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

No Impact

Implementation of the Project would not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The Project proposes the commercial development of a Self-Storage Facility on a vacant site consisting of approximately. Implementation of the Project would not generate any impacts to require additional housing. No impacts will occur.

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

Less Than Significant Impact

The proposed Project is the development of a self-storage facility. It does not involve construction of new homes nor would it induce unplanned population growth. A very limited number of permanent jobs would be created for maintenance/operation of the facility. Construction activities would be temporary and would not attract new employees to the area. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

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 fire services?

Less Than Significant Impact

The Project site is served by the Riverside County Fire Department/CAL Fire. The closest station is the Riverside County Fire Station #22 located at 10055 Avenida Miravilla Cherry Valley, CA 92223, approximately 0.98 miles north/northwest of the Project site.

As part of the Project approval(s), standard conditions would be assessed on the Project to reduce impacts from the proposed Project to fire services. Funding for the Riverside County Fire Department (RCFD) is obtained from various sources, including the County's general fund, city general and benefit assessment funds, and other sources. RCFD capital funding is mostly provided by Development Impact Fees (DIF) collected by Riverside County or by the cities in which the specific project is located, pursuant to Ordinance No. 659. DIF for fire protection shall be paid prior to the issuance of a certificate of occupancy. Payment of DIF is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services, are considered incremental, and less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services	☐	☐	☒	☐

Source(s): Riverside County General Plan

Findings of Fact:

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

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 sheriff services?

Less Than Significant Impact

The proposed Project would have law enforcement services available from the County Sheriff's Department. The closest station is the Southwest Sheriff's Station located at 30755-A Auld Road approximately 12 miles southeast of the Project site.

As part of the Project approval(s), standard conditions would be assessed on the proposed Project to reduce impacts from the proposed Project on sheriff services. The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Furthermore, the Project must comply with County Ordinance No. 659 to prevent any potential effects to sheriff services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to sheriff services. Payment of DIF is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would 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 sheriff services would be incremental and less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	☐	☐	☒	☐

Source(s): School District correspondence, GIS database

Findings of Fact:

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 schools?

Less Than Significant Impact

The Project site is located in the Beaumont Unified School District. The closest schools are Beaumont High School and Brookside Elementary School which are both directly adjacent to the Project site. The Project proposes commercial development of a Self-Storage Facility and does not include a residential component. As such, implementation of the Project would not

directly create a source of school-aged children, but it would indirectly affect schools by providing a very modest source of employment that would have the potential to draw new residents into the area.

The Project would be required to pay school fees to the Beaumont Unified School District (based on Project square footage) at the time of building permit issuance in order to mitigate any incremental impacts to school facilities. This is a standard condition and is not considered unique mitigation under CEQA. With payment of the applicable school fees, any impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	☐	☐	☒	☐

Source(s): Riverside County General Plan

Findings of Fact:

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 libraries?

Less Than Significant Impact

Riverside County operates a system of thirty-five (35) libraries and two (2) bookmobiles to serve unincorporated populations. The library system manages a library catalog consisting of 1.3 million items in the library system and the annual checkout of over 3.5 million books, audios and videos. The closest library is the Calimesa Branch Public Library located at 974 Calimesa Blvd., Calimesa, CA 92320, approximately 5 miles northwest of the Project site. Library impacts are typically attributed to residential development as reflected in Ordinance No. 659. The Project proposes commercial development of a Gas Station, Convenience Store, Tunnel Car Wash, and Self-Storage Facility; there is no residential component associated with the proposed Project. As such, the proposed commercial use would result in a very limited impact on library services.

Implementation of the Project would not result in the expansion of the existing library system or require any new construction of library facilities. The Project site's proposed commercial development will result in an incremental, but not significant increase the demand of library services. The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

With payment of the DIF, any impacts from implementation of the proposed Project that would 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,

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

the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services, would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	☐	☐	☐	☒

Source(s): Riverside County General Plan

Findings of Fact:

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 health services?

No Impact

Implementation of the Project's proposed commercial use would not result in the need to alter any existing health service facilities or result in the need to construct new facilities. The closest health service facility is the San Gorgonio Memorial Hospital, located at 600 N Highland Springs Ave., Banning, CA 92220, approximately 3.17 miles to the southeast of the Project site. No housing component, which could increase the demand for health services, is being proposed in conjunction with the Project. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact

The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The Project proposes commercial development of a Self-Storage Facility; the proposed uses do not create impacts to recreational facilities. No impacts will occur.

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

No Impact

The proposed Project does not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. As discussed above, the proposed commercial uses do not create impacts to parks and recreational facilities. No impacts will occur.

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

No Impact

The Project's proposed commercial use would not create impacts to a CSA or recreation and park district with a Community Parks and Recreation Plan (Quimby fees), based on the commercial nature of the Project. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. 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,

Findings of Fact:

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

a) Would the Project include the construction or expansion of a trail system?

Less Than Significant Impact

According to Riverside County General Plan Figure C-6 Trails and Bikeway System, the Project is not directly adjacent to an existing or proposed tail system. Additionally, the Project does not include the construction or expansion of a trail system. Therefore, no impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict 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): Focused Traffic Analysis for the Cherry Valley Storage Project Prepared November 7, 2023, by LSA **(Appendix B),** Riverside County General Plan, Project Application Materials

Findings of Fact:

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

and

b) Would the Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less Than Significant Impact

The purpose of this analysis is to identify the trip generation of the proposed project and determine whether the proposed project requires a VMT analysis and/or a level of service (LOS) analysis per the *County of Riverside Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled* (December 2020) (County Guidelines).

Trip Generation

The daily and peak-hour trips of the proposed project were calculated using trip rates from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition (2021) for self-storage use (Land Use 151: Mini-Warehouse). Although ITE does not have trip rates for RV storage use, the trip-generating characteristics of an RV storage use closely resemble those of a self-storage (mini-warehouse) use.

Table 23 presents the ITE trip generation summary for the proposed project of 859 self-storage units and 150 RV spaces (1,009 total units/spaces). As shown in Table 23, the proposed project would generate 181 daily trips, including 12 trips (6 inbound and 6 outbound) in the a.m. peak hour and 17 trips (8 inbound and 9 outbound) in the p.m. peak hour.

Table 23: Project Trip Generation

Land Use	Size	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Rates[1]									
Mini-Warehouse		100 units or spaces	17.96	0.62	0.59	1.21	0.84	0.84	1.68
Project Trip Generation									
Self-Storage	8.59	100 units	154	5	5	10	7	7	14
RV Storage	1.50	100 spaces	27	1	1	2	1	2	3
Total	**10.09**	**units and spaces**	**181**	**6**	**6**	**12**	**8**	**9**	**17**

[1] Trip rates referenced from the Institute of Transportation Engineers (ITE)*Trip Generation* Manual, 11th Edition (2021). Land Use 151 (Mini-Warehouse)

RV = recreational vehicle

Vehicle Miles Traveled Analysis

According to the County Guidelines, small projects, such as warehouse buildings with area less than or equal to 208,000 sf, are screened out from a VMT analysis and are presumed to have a less than significant transportation impact. As previously described, the proposed project includes 188,829 sf of combined self-storage/RV storage use. As such, the proposed project meets the City's VMT screening criteria for a small project. Therefore, based on its size and type, the proposed project is presumed to have a less than significant transportation impact.

Level Of Service Analysis

According to the Traffic Analysis Exemptions of the County Guidelines, certain types of projects, such as mini storage yards, are generally exempt from an LOS analysis because of their size, nature, or location. As such, the proposed project of mini storage (self-storage and RV storage) use would meet the project-type exemption. In addition, the County Guidelines require an LOS analysis for intersections where a project would generate 50 or more trips during the a.m. and/or p.m. peak hour. As previously described, the proposed project would generate 12 a.m. and 17 p.m. peak-hour trips.

Table 24: Intersection LOS Summary

	Intersection	Control	Existing			
			AM Peak Hour		School PM Peak Hour	
			Delay (seconds)	LOS	Delay (seconds)	LOS
1	Oak View Dr/Brookside Ave	Unsignalized	27.9	D	10.0	A
2	Brookside Elementary School Dwy/ Brookside Ave	Unsignalized	19.3	C	14.1	B
	Intersection	**Control**	**Existing Plus Project**			
			AM Peak Hour		**School PM Peak Hour**	
			Delay (sec)	**LOS**	**Delay (sec)**	**LOS**
1	Oak View Dr/Brookside Ave	Unsignalized	28.1	D	10.1	A
2	Brookside Elementary School Dwy-Project Dwy/Brookside Ave	Unsignalized	19.5	C	14.3	B

Source: Compiled by LSA (2023).

Ave = Avenue

Dr = Drive

Dwy = Driveway

LOS = level of service

Although the proposed project would not exceed the County's 50 peak-hour trip threshold, an LOS and queuing analysis was prepared for the unsignalized intersections of Oak View Drive/Brookside Avenue and Brookside Elementary School Driveway–Project Driveway/Brookside Avenue using the Highway Capacity Manual (HCM) methodology and Synchro/SimTraffic software. The LOS and queuing analysis was based on existing conditions (intersection traffic counts conducted by Counts Unlimited on October 18, 2023) and existing plus project conditions (the addition of project trips) during a.m. and school p.m. peak hours.

As shown in Table 24, Oak View Drive/Brookside Avenue and Brookside Elementary School Driveway– Project Driveway/Brookside Avenue operate at satisfactory LOS D or better under existing conditions during both peak hours. These intersections are forecast to continue operating at satisfactory LOS D or better under existing plus project conditions during both peak hours.An HCM queuing analysis was conducted using SimTraffic software to determine the vehicle queues for all movements at the unsignalized intersections of Oak View Drive/Brookside Avenue and Brookside Elementary School Driveway–Project Driveway/Brookside Avenue under existing and existing plus project conditions. LSA analyzed the study area intersections' 95th percentile queuing to assess the available storage lengths and identify the potential for vehicle spillback.

Table 25: Intersection Queuing Summary

Intersection	Turn Lane	Storage Length (feet per lane)	Existing			
			AM Peak Hour		School PM Peak Hour	
			Volume	Queue[1]	Volume	Queue[1]
Oak View Dr/ Brookside Ave	EBT	670	259	130	163	73
	EBR[2]	90	245	103	107	65
	NBL	105	420	156	85	55
	NBR	105	186	116	117	65
	WBT	230	200	76	169	89
	WBL	150	166	85	159	76
Brookside Elementary School Dwy/ Brookside Ave	EBL[3]	60	0	0	2	0
	NBLR	60	107	62	11	28
	SBLR	75	2	18	0	0
	EBTR	225	472	7	286	0
	WBL[3]	190	96	49	12	20
Intersection	**Turn Lane**	**Storage Length (feet per lane)**	**Existing Plus Project**			
			AM Peak Hour		**School PM Peak Hour**	
			Volume	**Queue[1]**	**Volume**	**Queue[1]**
Oak View Dr/ Brookside Ave	EBT	670	261	112	166	64
	EBR[2]	90	245	101	107	54
	NBL	105	420	164	85	47
	NBR	105	187	115	118	50
	WBT	230	200	80	169	69
	WBL	150	169	84	163	67
Brookside Elementary School Dwy- Project Dwy/ Brookside Ave	EBL[3]	60	3	10	6	10
	NBLR	60	107	67	11	38
	SBLR	75	8	23	8	30
	EBTR	225	472	10	286	0
	WBL[3]	190	96	52	12	15

Source: Compiled by LSA (2023).
= exceeds the storage length
[1] Queue is reported in feet. One vehicle is approximately 25 feet.
The queue length is reported for the highest queue in the lane group.
[2] Defacto right-turn lane
[3] Turn movement occurs in two-way left-turn lane median Ave = Avenue, Dr = Drive, Dwy = Driveway
EBL = eastbound left, EBR = eastbound right, EBT = eastbound through, EBTR = shared eastbound through/right
NBL = northbound left, NBLR = shared northbound left/right, NBT = northbound right, SBLR = southbound left/right
WBL = westbound left, WBT = westbound through

As shown in Table 25, the existing vehicle queues exceed the storage lengths at the following locations during the a.m. peak hour:

- Oak View Drive/Brookside Avenue 90-foot eastbound right-turn lane: 103-foot queue
- Oak View Drive/Brookside Avenue 105-foot northbound left-turn lane: 156-foot queue
- Oak View Drive/Brookside Avenue 105-foot northbound right-turn lane: 116-foot queue
- Brookside Elementary School Driveway/Brookside Avenue 60-foot shared northbound leftturn/right-turn lane: 62-foot queue

The existing plus project queues are forecast to exceed the storage lengths at the following locations during the a.m. peak hour:

- Oak View Drive/Brookside Avenue 90-foot eastbound right-turn lane: 101-foot queue
- Oak View Drive/Brookside Avenue 105-foot northbound left-turn lane: 164-foot queue
- Oak View Drive/Brookside Avenue 105-foot northbound right-turn lane: 115-foot queue
- Brookside Elementary School Driveway/Brookside Avenue 60-foot shared northbound leftturn/right-turn lane: 67-foot queue

The HCM queuing analysis indicates that the proposed project neither creates nor exacerbates any deficient queues at Oak View Drive/Brookside Avenue or Brookside Elementary School Driveway/Brookside Avenue. Although the vehicle queues currently exceed the storage lengths at four locations, the proposed project would contribute less than one vehicle length (25 feet) to all turn movements at the study area intersections. As such, the proposed project would not adversely affect peak-hour intersection queues.

In addition to the HCM queuing analysis, vehicle queuing surveys (provided in Attachment E of the traffic report) were conducted by Counts Unlimited on October 18, 2023 at Oak View Drive/Brookside Avenue and Brookside Elementary School Driveway–Project Driveway/Brookside Avenue during the a.m. and school p.m. peak hours. According to the survey data, the only vehicle queues of note are the northbound left turn at Oak View Drive/Brookside Avenue (up to 20 vehicles in the a.m. peak hour) and the northbound left turn at Brookside Elementary School Driveway/Brookside Avenue (up to 6 vehicles in the a.m. peak hour). As previously described, the proposed project would generate minimal a.m. peak-hour trips (6 inbound and 6 outbound). As such, the proposed project is not anticipated to negatively impact the a.m. or p.m. peak-hour queues for the study area intersection turn movements.

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

Less Than Significant Impact

Any proposed roadway improvements will be installed in conformance with Ordinance No. 461 and will be installed concurrently with other Project utilities or infrastructure facilities. Conditions of approval have been added to the Project to implement Ordinance No. 461. Therefore, implementation of the proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Any impacts are considered less than significant.

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

d) Would the Project cause an effect upon, or a need for new or altered maintenance of roads?

Less Than Significant Impact

The development of the Project site would have an incremental effect upon and result in a minor increase in new or altered maintenance of roads since the Project will make a connection to Brookside Ave. However, no new roads or other modified roads are being constructed as part of the Project. Therefore, impacts will be less than significant, and no mitigation is required.

e) Would the Project cause an effect upon circulation during the Project's construction?

Less Than Significant Impact

Compliance with Ordinance No. 457 regulating construction hours of operation and other County of Riverside Transportation Department procedures and permits will ensure that the safety of the traveling public is protected during construction. In addition, control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). Following construction, emergency access to the Project site and area will remain as it was prior to the proposed Project. Therefore, the Project will not cause any short-term adverse effects upon circulation during the Project's construction. Any impacts will be less than significant, and no mitigation is required.

f) Would the Project result in inadequate emergency access or access to nearby uses?

No Impact

The Project site is adjacent to Brookside Ave, a paved county-maintained road, and so has excellent regional and local access for emergency vehicles. A limited potential exists to interfere with an emergency response or evacuation plan during construction. Construction work in the street associated with the Project will be limited to lateral utility connections (i.e., water) that will be limited to nominal potential traffic diversion. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). In addition, compliance with Ordinance No. 457 regulating construction hours of operation and other County of Riverside Transportation Department procedures and permits will ensure that the safety of the traveling public is protected during construction. Following construction, emergency access to the Project site and area will remain as i t was prior to the proposed Project. The Project will not cause inadequate emergency access or access to nearby uses. The County of Riverside Fire Prevention Department has reviewed and conditioned the proposed Project without requiring additional emergency access or secondary access through other uses. Therefore, no impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Source(s): Riverside County General Plan

Findings of Fact:

a) Would the Project include the construction or expansion of a bike system or bike lanes?

No Impact

According to Riverside County General Plan Figure C-6 Trails and Bikeway System, the Project is not directly adjacent to an existing or proposed bike system. Additionally, the Project does not include the construction or expansion of a bike system. Therefore, no impacts are anticipated.

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:				
39. Tribal Cultural Resources a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	☐	☒	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	☐	☒	☐	☐

Source(s): County Archaeologist andNative American Consultation

Findings of Fact:

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, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Less than Significant Impact

On November 4, 2009, CRM TECH submitted a written request to the State of California's Native American Heritage Commission for a records search in the commission's sacred lands file. Following the commission's recommendations, CRM TECH contacted a total of eight Native American representatives in the region in writing on November 17 to solicit local Native American input regarding possible cultural resources concerns associated with the proposed project.

In response to CRM TECH's inquiry, the Native American Heritage Commission reports in a letter dated November 10, 2009, that the sacred lands record search did not indicate the presence of Native American cultural resources within a half-mile radius of the project area. The commission recommends that local Native American groups be contacted for further information, and provided a list of potential contacts in the region. Upon receiving the commission's response, CRM TECH initiated correspondence with all six individuals on the referral list and the organizations they represent. In addition, John Gomez, Jr., Cultural Resources Coordinator for the Ramona Band of Cahuilla Indians, and Steven Estrada, Environmental Director for the Santa Rosa Band of Mission Indians, were also contacted. To date, only one response has been received. In a letter dated November 23, Yvonne Markle, Office Manager of the Cauhilla Tribal Environmental Protection Office, states that the project area lies within ancestral Cahuilla lands, and requests copies of all cultural resource documents and reports pertaining to the project.

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 April 19, 2023 .
No response was received from the Agua Caliente Band of Cahuilla Indians, the Santa Rosa Band of Cahuilla Indians, Ramona Band of Cahuilla Mission Indians, Cahuilla Band of Indians, Morongo Band of Indians, Torres Martinez Band of Desert Cahuilla Indians, Twenty-Nine Palms Band of Indians. Cabazon Band of Mission Indians or the Colorado River Indian Tribe.

The Quechan Indian Nation responded in an email dated April 20, 2023, and deferred consultation to closer tribes.

The Augustine Band of Cahuilla Indians responded in an emailed letter dated April 24, 2023. Augustine stated,
" *At this time, we are unaware of specific cultural resources that may be affected by the proposed project, however, in the event, you should discover any cultural resources during the development of this project please contact our office immediately for further evaluation"*.
Consultation was concluded the same day.

The Soboba Band of Mission Indians requested consultation in an emailed letter dated May 11, 2023.
Although no specific physical Tribal Cultural Resources were identified Soboba expressed concerns that the project has the potential for as yet unidentified subsurface tribal cultural resources. The tribes request that a Native American monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner.

The project will also 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. This is State Law and a standard condition of approval and is not considered a mitigation measure for the purposes of this project.

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. This is a standard condition of approval and is not considered a mitigation measure for the purposes of this project.

No Tribal Cultural Resources were identified, there will be a native monitor onsite during grading to mitigate any impacts to previously unidentified subsurface resources.
Based on information provided by the consulting tribes this project will require a Native American Monitor to be present during ground disturbing activities**. (TCR 1)**
:

> **MM TR-1** Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for the appropriate number of Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

Mitigation: Compliance with **MM TR-1**.

Monitoring: Activities will be documented in Tribal Monitoring Notes which will be required to be submitted to the County Archaeologist prior to grading final inspection. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS Would the project:				
40. Water a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	☐	☐	☒	☐
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, Beaumont Cherry Valley Water District

Findings of Fact:

a) Would the Project 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?

Less Than Significant Impact

The Project site is currently served by water and electricity. The Project will connect to these utility service networks and, other than parcel-level connections, will not require the construction or expansion of additional facilities, because the proposed Project will not significantly increase demand for services. There is sewer pipeline within Brookside Ave, however, these pipelines are owned and operated by the City of Beaumont. The proposed Project is not within the City limits or within the Sphere of Influence for the City of Beaumont. Therefore, the Project will require a septic system on site and will not be connected to wastewater treatment facilities. As discussed in Section X.c.ii-iii (Hydrology and Water Quality), and compliance with existing regulatory programs would ensure that the Project will not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems. The Project is not expected to require or result in the construction or relocation of new or expanded utility facilities. Impacts will be less than significant.

b) Would the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less Than Significant Impact

The Project site is located within the water service boundary of the Beaumont Cherry Valley Water District. The Project applicant has decided to extend district water service to the Project site from the nearest water line connection point located within Brookside Ave. No additional off-site water supply infrastructure is anticipated in conjunction with the Project site development, as proposed. The Beaumont Cherry Valley Water District water supply/demand analysis within its service area is set forth in the *2020 Beaumont Cherry Valley Water District Urban Water Management Plan (UWMP)* which assesses the District's ability to satisfy demands during three (3) hydrologic scenarios, including: 1) a normal water year, 2) single-dry water year, and 3) multiple-dry water years. The supply-demand balance for each of the hydrologic scenarios within the Beaumont Cherry Valley Water District service area was projected for the 25-year planning period 2020 to 2045. The proposed Project is consistent with the land uses in the approved

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

General Plan which was the basis for developing the UWMP. Based on the analysis and conclusions set forth in the *2020 Beaumont Cherry Valley Water District UWMP*, the Beaumont Cherry Valley Water District will be able to meet 100% of its demand under all three hydrologic scenarios through the year 2045. Additionally, the Project received a "Will Serve" letter from the Beaumont Cherry Valley Water District indicating that there is sufficient water available and they will provide water to the site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

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

Less Than Significant Impact

The Project is proposing an onsite wastewater treatment system (OWTS) or self-contained septic system that would be approved by the Riverside County, Department of Environmental Health. The proposed office portion will be occupied by a maximum of two employees during a 40-hour work week. The California Plumbing Code (CPC) requires a minimum waste/sewage flow rate of 20 gallons per day per employee for offices. On this basis, the maximum estimated effluent rate is 40 gallons per day. Other than the proposed onsite septic system, implementation of the proposed Project would not require, or result in, the construction of new wastewater treatment facilities or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects. Any impact would be less than significant, and no mitigation is required.

b) Would the Project 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?

No Impact

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

The Project proposes an on-site wastewater septic system (OSWS); the Project does not propose to connect to the Beaumont Cherry Valley Water District wastewater/sewer treatment system. As such, this criterion is not applicable to implementation of the Project, as proposed. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
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

Findings of Fact:

a) Would the Project 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?

Less Than Significant Impact

The Project site is currently within the refuse collection area of Burrtec Waste Industries. Solid waste generated at the Project Site is disposed of at either the Riverside County Lambs Canyon Landfill or other active landfills as necessary. According to the CalRecycle web site, the Lambs Canyon Landfill has a maximum throughput of 5,000 tons per day, an expected operational life through 2032, and a remaining capacity of 19,242,950 cubic yards, as of 1/8/2015. Solid waste generated by the proposed storage facility would be limited, since no residences are included and no eating facilities. The Project would be served by a landfill with sufficient permitted capacity to accommodate its solid waste disposal needs. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

Less Than Significant Impact

All land uses within the unincorporated Riverside County area, inclusive of the unincorporated Cherry Valley community, that generate waste are required to coordinate with the County's contracted waste hauler (CR&R Environmental Services) to collect solid waste on a common schedule as established in applicable local, regional, and State programs. Additionally, all

development within the unincorporated County jurisdiction is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939 (CalRecycle), Title 8 of the County Municipal Code, and other local, State, and federal solid waste disposal standards. The California Integrated Waste Management Act o 1989 (AB 939) requires every city and county in the state to prepare a Source Reduction and Recycling Element to its Solid Waste Management Plan, that identifies how each jurisdiction will meet the mandatory state diversion goal of 50 percent by and after the year 2000. The purpose of AB 939 is to "reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible."

As set forth in Threshold 42.a, in response to the State requirements, the Riverside County Department of Waste Resources prepared the CIWMP. All solid waste disposals within the unincorporated County of Riverside are subject to the requirements set forth in *Title 8, Health and Safety*, Chapter 8.136 - Comprehensive Collection and Disposal of Solid Waste within Specified Unincorporated Areas and Chapter 8.24 - County Solid Waste Facilities, other, as provided in the Ordinance. Chapters 8.136 and 8.24 provide integrated waste management guidelines for service, prohibitions, and provisions of service. The provisions of service require that the County of Riverside shall provide for or furnish integrated waste management services relating to the collection, transfer, and disposal of refuse, recyclables, and compostables within and throughout the unincorporated County jurisdiction.

The Project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939, Chapters 8.136 and 8.24 of the County Ordinance, and other applicable local, State, and federal solid waste disposal standards as a matter of regulatory policy, thereby ensuring that the solid waste stream to the waste disposal facilities is reduced in accordance with existing regulations. Any impacts would be less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Street lighting?	☐	☐	☒	☐
e) Maintenance of public facilities, including roads?	☐	☐	☒	☐
f) Other governmental services?	☐	☐	☒	☐

Source(s): Cherry Valley Storage Air Quality, Greenhouse Gas, and Energy Impact Study June 16, 2023 Prepared by MD Acoustics (**Appendix A**), Project Application Materials, Utility Companies

Findings of Fact:

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 to. . . ?

a) Electricity?

Less Than Significant Impact

Facility Energy Demands (Electricity and Natural Gas)

The annual natural gas and electricity demands were provided per the CalEEMod output and are provided in Table 24.

Table 24: Project Unmitigated Annual Operational Energy Demand Summary[1]

Natural Gas Demand	**kBTU/year**
Unrefrigerated Warehouse - No Rail	3,651,456
Total	3,651,456
Electricity Demand	**kWh/year**
Unrefrigerated Warehouse - No Rail	880,218
Parking Lot	90,817
Total	971,035

Notes:
[1]Taken from the CalEEMod 2022.1.1.13 annual output.

As shown in Table 18, the estimated electricity demand for the proposed project is approximately 971,035 kWh per year. In 2021, the non-residential sector of the County of Riverside consumed approximately 8,257 million kWh of electricity. In addition, the estimated natural gas consumption for the proposed project is approximately 3,651,456 kBTU per year. In 2020, the non-residential sector of the County of Riverside consumed approximately 144 million therms of gas. Therefore, the increase in both electricity and natural gas demand from the proposed project is insignificant compared to the County's 2020 demand.

b) Natural Gas?

Less Than Significant Impact

As detailed above in Table 18, the proposed Project's natural gas consumption will be an insignificant increase on the overall supply of natural gas. Therefore, the proposed Project will not require the construction or modification of natural gas facilities. Any impacts to natural gas are considered less than significant.

c) Communications Systems?

Less Than Significant Impact

According to the Project Plans, communication systems for the Project area are provided by Spectrum (cable TV and Telephone) which is a private company that provides connections to their communication systems on an as needed basis. No expansion of facilities will be necessary to connect the Project to the existing communication system located adjacent to the Project site, and therefore, such construction or relocation would not cause a significant environmental effect to communications systems. Impacts will be less than significant, and no mitigation is required.

d) Street Lighting?

Less Than Significant Impact

According to the Project Plans, the proposed Project will not require the installation of any new or additional streetlights along the Brookside Ave. public rights-of-way in accordance with standard requirements and County Ordinance No. 655. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions. Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Any impacts from light and glare are discussed in Initial Study Section 2 (Mt. Palomar Observatory) and Section 3 (Other Lighting Issues) of this Initial Study. Therefore, the Project would not require or result in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to street lighting. Impacts will be less than significant, and no mitigation is required.

e) Maintenance of public facilities, including roads?

Less Than Significant Impact

The proposed Project would have a less than significant impact on public facilities. Riverside County Ordinance No. 659 establishes a developer impact fee to mitigate the cost of public facilities, including roads. No street improvements are proposed along Brookside Ave., with the exception of the construction of the Project entrance. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Any impacts would be less than significant, and no mitigation is required.

f) other governmental services?

Less Than Significant Impact

Regional Multi-Service Centers impacts are typically attributed to residential development. This is reflected in Ordinance No. 659. Regional Multi-Service Centers are located throughout the County and provide a variety of services on a regional basis with events ranging from: athletic programs, wellness programs, senior citizen activities, arts and crafts, etc. The Project does not have a new residential component. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate development impact fees set forth in the Ordinance to offset any incremental

increase in or demand for such services generated by the Project. Payment of such fees would ensure that the Project would not require or result in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to other governmental services. Impacts would be less than significant, and no mitigation is required.

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): *General Plan*; Ordinance No. 787 (An Ordinance of the County of Riverside Adopting the 2016 California Fire Code as Amended); Riverside County General Plan, Chapter 6, Safety Element, Figure S-8 *Wind Erosion Susceptibility Areas*; and Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program), Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact

According to *Map My County*, the Project site is not mapped within a Fire Hazard Area. Additionally, the Project site is not adjacent to a designated County evacuation route. Operations

and construction of the proposed Project would not interfere with the use of these routes during an evacuation. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Furthermore, the Project site does not contain any emergency facilities. Continued operations at the Project site would not interfere with an adopted emergency response or evacuation plan. The proposed driveways would be maintained for ingress/egress and are adequately spaced to allow adequate emergency response.

The proposed Project will be reviewed, and conditions of approval will be placed on the Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan, Ordinance No. 787, and Ordinance No. 659:

- Prior to final map recordation, prior to grading permit issuance, prior to building permit issuance, and prior to the final building inspection, the Project would need to demonstrate compliance with Ordinance No. 787. Adherence to Ordinance No. 787 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA;
- Applicant payment of Development Impact Fees (DIF) for non-residential uses for fire protection would be required prior to the issuance of a certificate of occupancy. Adherence to Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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?

Less Than Significant Impact

The Project site consists of a flat, nearly level site within a rurally developed community. Additionally, the Project proposes new commercial Self-Storage Facility. The structural improvements would be built to the most recent fire codes. The Project would also remove a large number of trees and clear the area of dry grasses and dead vegetation, thereby further reducing the fire risk. The Project will also be required to comply with all Federal, State, and Local building codes, with regards to fire prevention. These codes are designed to suppress any fire risks (including wildfire risks). Per the County of Riverside General Plan Safety Element Figure S-8, the Project site and surrounding area has a moderate wind susceptibility. The Project would be required to comply with California Fire Code Chapter 47 and the Riverside County No. 787 Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, adequate fire flows, etc. Based on this information, implementation of the Project would not, 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. Any impacts would be less than significant.

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

Less Than Significant Impact

The Project site would provide improvements to the property, including improved access to the site. The proposed Project does not include the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment, since water would be provided from existing water infrastructure and wastewater would be provided by septic systems. Electrical service would be extended to the property. Such an extension of these services to the property would be part of any future development, since the site is zoned for commercial uses. Therefore, any impacts are considered less than significant, and no mitigation measures are required.

d) Would the Project 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?

Less Than Significant Impact

The Project site and its immediate vicinity are relatively flat yet sloping to the southwest. No identified drainage courses traverse the site. The northwest corner of the site was previously mapped within a floodplain, according to *Map my County*. However, the Little San Gorgonio Creek has been diverted and channelized by the Riverside County Flood Control and Water Conservation District. It no longer traverses the northwest corner of the property. Additionally, the Project has been designed to avoid this flood plain area. Therefore, the combination of these items would not result in post-fire slope instability and no impact is anticipated. The design of Project allows for conveyance of storm water flows into proposed storm water treatment facilities on-site without affecting upstream or downstream drainage characteristics. As a result, the proposed Project would not expose people or structure to significant risks, such as downslope flooding or landslides. No significant impacts are identified or anticipated, and no mitigation measures are required.

e) Would the Project expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Less Than Significant Impact

The Project is not mapped within a fire area. The proposed Project will be reviewed by the County as part of the discretionary process, and conditions of approval will be placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan, and Ordinance No. 787. As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. Prior to final map recordation, prior to grading permit issuance, prior to building permit issuance, and prior to building final inspection the Project will need to demonstrate compliance with Ordinance No. 787. Adherence to Ordinance No. 787 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Another standard condition assessed on the proposed Project to reduce impacts from the proposed Project to fire services is Ordinance No. 659. Applicant payment of DIF for expanded

non-residential uses for fire protection will be required prior to the issuance of a certificate of occupancy. It is noted, the proposed Project plan will not require any offsite improvements which could create demand for fire services. The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate DIF fees set forth in the Ordinance. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Based on this information, implementation of the Project would not, expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Any impacts would be less than significant.

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:

Less Than Significant with Mitigation Incorporated

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or 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.

Please reference the discussions in Section 7 (Biological Resources – Wildlife & Vegetation), Section 8 and 9 (Cultural Resources – Historic Resources and Archaeological Resources), Section 28 (Paleontological Resources – Paleontological Resources), and Section 39 (Tribal Cultural Resources). In addition to **Mitigation Measures MM BIO-1** through **MM BIO-2, Mitigation Measures MM CR-1**, **Measures MM PA-1,** and **Mitigation Measures MM TR-1** standard conditions will apply to the proposed Project. Any impacts are considered less than significant with mitigation incorporated.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are	☐	☒	☐	☐

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

Less Than Significant with Mitigation Incorporated

The Project does not have impacts which are individually limited, but cumulatively considerable. As demonstrated in Sections 1 – 44 of this Initial Study, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner. As illustrated in the IS, the Project will not have any impacts that cannot be reduced to less than significant with the incorporation of mitigation, Project design features, and/or conditions of approval. Therefore, no cumulative impacts are anticipated to occur. The proposed Project is not considerable when viewed in connection with other projects (past, current, or future). This Project is consistent with the General Plan Land Use designation for the area and is consistent with the future commercial development on the other undeveloped commercially-designated properties in this immediate vicinity. Any impacts are considered less than significant with mitigation incorporated.

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:

Less Than Significant with Mitigation Incorporated

The proposed Project's potential impacts to air quality, greenhouse gas emissions, hazards and hazardous materials, recreation, wildfire, traffic, and other environmental issues have been evaluated and found that development and operation of the Project would result in less than significant adverse effects on human beings, either directly or indirectly. Effects on human beings were evaluated as part of this analysis of this Initial Study and found to be less than significant with implementation of standard conditions, and/or Project design features i. Based on the analysis and conclusions in this Initial Study, the proposed Project will not cause substantial adverse effects directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are considered less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

Revised: 4/9/2024 2:05 PM
Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS_Template.docx

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code – various Sections; California Code of Regulations – various Sections.

VII. SOURCES CITED

Note: All websites were accessed between May and June of 2023 by Jennings Environmental, LLC. Staff.

AirNav.com
https://www.airnav.com/

Assembly Bill 52
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52

Beaumont Cherry Valley Water District *2020 Urban Water Management Plan*
https://bcvwd.org/document-category/urban-water-management-plan/

California Building Code
http://www.bsc.ca.gov/Home/Current2013Codes.aspx

California Code of Regulations
https://govt.westlaw.com/calregs/Index?bhcp=1&transitionType=Default&contextData=%28sc.Default%29

California Department of Forestry and Fire Protection
https://forest-practice-calfire-forestry.hub.arcgis.com/

CalRecycle, SWIS Facility Detail, El Sobrante Landfill, 33-AA-0217
https://www.wmsolutions.com/pdf/factsheet/El_Sobrante_Landfill.pdf

County Ordinances
http://www.rivcocob.org/ordinances/

County of Riverside, Climate Action Plan Update, November 2019
https://planning.rctlma.org/Portals/14/CAP/2019/2019_CAP_Update_Full.pdf

Department of Water Resources Adjudicated Areas Interactive Map Website
https://gis.water.ca.gov/app/bp-dashboard/final/

Lambs Canyon Landfill Annual Monitoring Report
https://www2.calrecycle.ca.gov/SolidWaste/Site/Summary/2368

EnviroStor Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List)
http://www.envirostor.dtsc.ca.gov

Farmland Mapping and Monitoring Program, California Resources Agency, Department of Conservation
https://www.conservation.ca.gov/dlrp/fmmp

FEMA
https://msc.fema.gov/portal/search?AddressQuery=temecula%2C%20ca#searchresultsanchor

GeoTracker
http://geotracker.waterboards.ca.gov

Google Earth
https://earth.google.com

Google Maps
https://maps.google.com

Health and Safety Code
https://leginfo.legislature.ca.gov/faces/codesTOCSelected.xhtml?tocCode=HSC&tocTitle=+Health+and+Safety+Code+-+HSC

Beaumont Unified School District
https://www.beaumontusd.us/

Public Resources Code
https://leginfo.legislature.ca.gov/faces/codesTOCSelected.xhtml?tocCode=PRC&tocTitle=+Public+Resources+Code+-+PRC

Riverside County General Plan
https://planning.rctlma.org/General-Plan-Zoning/General-Plan

Riverside County General Plan Harvest Valley / Winchester Area Plan (HV/WAP)
https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/areaplans/HVWAP_120616.pdf?ver=2017-10-06-094250-633

Riverside County Library System
http://rivlib.info/riverside-county-library-system/

Riverside County Municipal Code
https://library.municode.com/ca/riverside_county/codes/code_of_ordinances

Riverside County Network of Care
https://riverside.networkofcare.org/

Riverside Transit Agency
https://www.riversidetransit.com/

Riverside County Transportation Commission
https://www.rctc.org/

Title 24 building requirements
http://www.bsc.ca.gov/codes.aspx

Title 50, Code of Federal Regulations
https://www.gpo.gov/fdsys/granule/CFR-2010-title50-vol2/CFR-2010-title50-vol2-sec17-11