Draft Initial Study/Mitigated Negative Declaration

Riverside City College
New Cosmetology Building

DECEMBER 2025

Prepared for:

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List of Acronyms

AB	Assembly Bill
AQMD	Air Quality Management District
ASF	Assignable Square Feet
BMPs	Best Management Practices
CAL FIRE	California Office of the State Fire Marshal
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
Caltrans	California Department of Transportation
CAL-OSHA	California Occupational Safety and Health Administration
CAP	Climate Action Plan
CARB	California Air Resource Board
CCI	Construction Cost Index
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEHC	California Essential Habitat Connectivity
CEQA	California Environmental Quality Act
CGS	California Geological Survey
City	City of Riverside
CO	Carbon Monoxide
CO_2e	Cardon dioxide equivalent
CNEL	Community Noise Equivalent Level
dB	decibels
dBA	A-decibels
DOC	Department of Conservation
EOP	Emergency Operation Plan
ESA	Endangered Species Act
FAR	floor-area ratio

FHSZ	Fire Hazard Severity Zone
FTA	Federal Transit Administration
GSF	Gross Square Feet
HSA	Hydrologic Subunit
Hwy	Highway
I	Interstate
IS	Initial Study
LDN	Day-Night Average Sound Level
Leq	Equivalent Sound Level
LOS	Level of Service
LRA	Local Responsibility Area
LST	Localized Significant Threshold
MBTA	Migratory Bird Treaty Act
MLD	Most Likely Descendant
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MT	metric ton
MVC	Moreno Valley College
NAHC	Native American Heritage Commission
NHD	National Hydrography Dataset
NO_2	Nitrous dioxide
NPDES	National Pollutant Discharge Elimination System
NWI	National Wetland Inventory
O_3	Ozone
PF	Public Facilities and Institutional Uses
$PM_{2.5}$	Fine Particulate Matter
PM_{10}	Respirable Particulate Matter

PPV	Peak Particle Velocity
RCC	Riverside Community College
RCCD	Riverside Community College District
RFD	Riverside Fire Department
RPD	Riverside Police Department
RPU	Riverside Public Utilities
RWQCP	Regional Water Quality Control Plant
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SCIC	South Coastal Information Center
SLF	Sacred Lands File
SO_2	Sulfur dioxide
SRA	Source Receptor Area
SWPPP	Stormwater Pollution Prevention Plan
TPA	Transit Priority Area
TIA	Transportation Impact Analysis
TMDL	Total Maximum Daily Load
TPA	Transit Priority Area
USFWS	U.S. Fish and Wildlife Service
UWMP	Urban Water Management Plan
VMT	Vehicle Miles Traveled
WR-MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan

1.0 Introduction

1.1 Project Overview

The Riverside Community College District (RCCD) is proposing construction of a new Cosmetology Building at Riverside City College (RCC). The new Cosmetology Building will accommodate the College's enrollment by increasing instructional capacity for dedicated laboratory and faculty office space. This proposed Cosmetology Building will include modern technology and infrastructure compatible with specialized equipment needs for the career technical education programs that the building houses. Increasing the number and size of dedicated Cosmetology laboratories with modern technology/equipment will improve student success, completion rates, and train students for gainful employment in their chosen career pathway.

The proposed Cosmetology Building will be located on the lower campus adjacent to the Ramona Street Entrance in Parking Lot G. Additionally, the proposed Cosmetology Building will encompass 35,086 Gross Square Feet (GSF) and consists of 23,171 Assignable Square Feet (ASF). Functional space within the building will include 18,675 ASF of laboratory space, 2,723 ASF of office, and 1,773 ASF of other support space.

The future use of the existing Cosmetology building is still undetermined; it may be repurposed or demolished. Once an updated use is identified, that Project will undergo CEQA review at that time.

1.2 Public Review Process

RCCD is the lead California Environmental Quality Act (CEQA) agency responsible for review and approval of the proposed Cosmetology building Project. Based on the findings of the Initial Study (IS), RCCD has made the determination that a Mitigated Negative Declaration (MND) is the appropriate environmental document to be prepared in compliance with CEQA (California Public Resources Code, Section 21000 et seq.). As stated in CEQA Section 21064, an MND may be prepared for a Project subject to CEQA when an IS has identified no potentially significant effects on the environment, and if necessary, incorporating mitigation measures to reduce any potential significant impacts.

Riverside Community College District
3801 Market Street 3rd Floor
Riverside, California 92501
The document is also available on the RCCD website at https://rccd.edu/admin/bfs/fpd/eir.html

Comments on the Draft IS/MND may be made in writing before the end of the public review period. A 30-day review and comment period from December 18, 2025, to January 19, 2026, has been established in accordance with Section 15072(a) of the CEQA Guidelines. Following the close of the public comment period, RCCD will consider this Draft IS/MND and comments thereto in determining whether to approve the proposed Project.

Written comments on the Draft IS/MND should be sent to the following address by 5:00 p.m., January 19, 2026.

Riverside Community College District
3801 Market Street 3rd Floor
Riverside, California 92501
Contact: Mehran Mohtasham, Director, Capital Planning, Facilities Planning and Development
Telephone: 951.222.8946
Email: Mehran.Mohtasham@rccd.edu

2.0 Project Description

2.1 Project Location

The RCCD – Riverside City College campus is located within the western Riverside County sub-region of southern California. This area is generally south of downtown Riverside, southwest of the intersection of Interstate (I) 215 and Highway (Hwy) 94, and directly west of Hwy 94 near the 14th Street on-ramp (Figure 2.1-1, Regional Map).

The proposed Cosmetology Building will be located on the lower campus adjacent to the Ramona Street Entrance in Parking Lot G, on the northwest corner of Terracina Drive and Saunders Street, and south of the existing tennis courts. The new location will spur development of a new career technical education core of facilities on campus. Regional access to the Project site is provided from Hwy 91, and the 14th Street off-ramp. From the 14th Street off-ramp, travel south on Olivewood Avenue, turn right on Ramona Boulevard (Blvd), then turn right at the first parking lot entrance (Figure 2.1-2, Project Site).

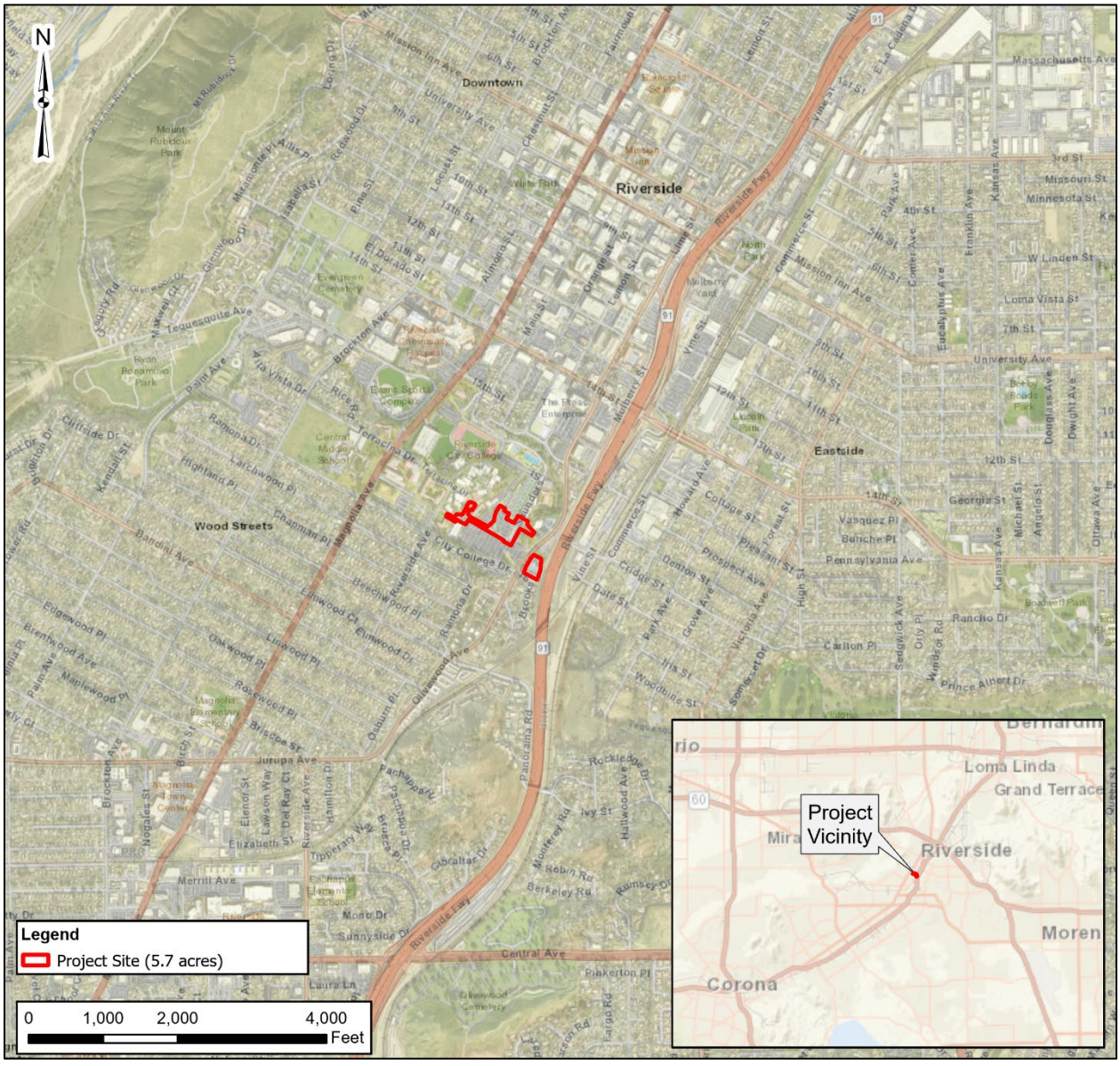

Figure 2.1-1. Regional Map

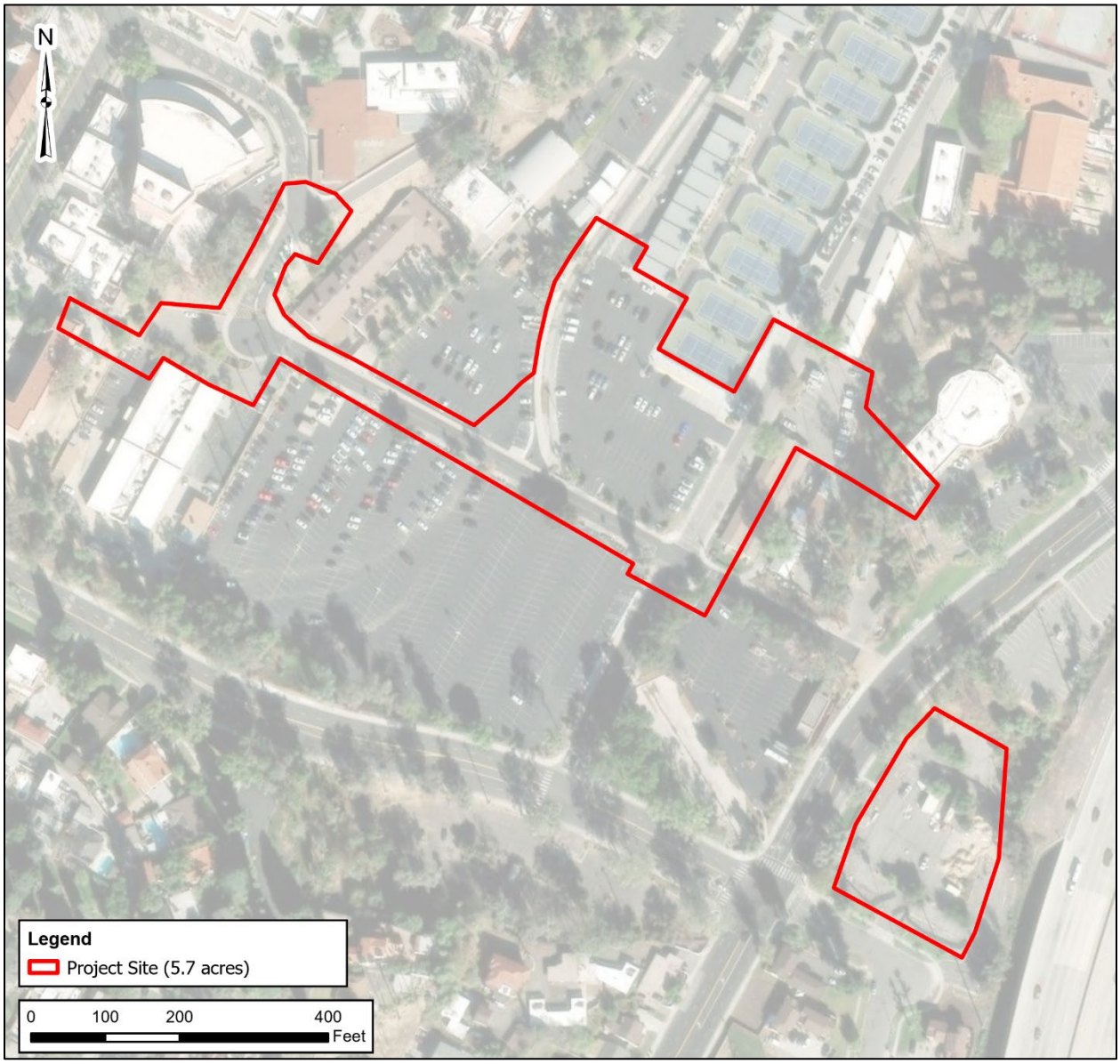

Figure 2.1-2. Project Site

2.2 Environmental Setting

2.2.1 Background

RCCD is the community college district serving the City of Riverside (City) and neighboring cities. It is part of the California Community Colleges System. The California Community College system is a part of the California three-tier public higher education system, which also includes the University of California system and California State University system.

RCCD consists of the following three two-year, associate's degree-awarding campuses:

- Riverside City College (RCC)
- Moreno Valley College (MVC)
- Norco College

In the fall of 1916, Riverside Junior College opened as an extension of Poly High School. Riverside Junior College was the seventh community college to open in California. In the early years, the college shared the campus with Poly High School and in 1921 voters supported a bond measure which provided funding to construct a high school campus separating the two educational entities. The campus went through major expansions in both 1924 and 1965 and in early 2000. Riverside Junior College was later renamed RCC and is the largest of three colleges in the RCCD.

Serving 30,000 students annually, RCC offers more than 100 programs of study, including career certificates, associate degrees, transfer programs for students planning to attend four-year colleges, and universities and continuing education for people in all stages of life.

2.2.2 Project Site and Surrounding Land Uses

The City of Riverside General Plan has designated the RCC parcel as Public Facility (PF) and zoned as PF as well.

The City of Riverside General Plan designations for the land surrounding the RCC are for various density of multi-family housing.

2.2.3 Existing Operations and Site Condition

The existing Cosmetology Building at RCC, built in 1958, was designed to accommodate approximately 50 full-time students during a semester. In Fall 2019, prior to the COVID-19 pandemic, 34 faculty and classified staff provided instruction and support to approximately 120 full-time Cosmetology students enrolled in classes during the day, and 100 part-time students during the evening. Since the College does not currently have dedicated instructional laboratories, substantial portions of the Cosmetology student cohort could not readily access classes, preventing the College from fulfilling its student success and student access goals.

The proposed site is currently used for parking for students and faculty utilizing RCC. Additionally, a parking lot east of Olivewood Avenue, just southeast of the Project site, will be used as a construction laydown yard.

2.3 Project Characteristics

2.3.1 Proposed Project

This Project will construct a new Cosmetology Building at RCC. The new facility will accommodate the College's enrollment by increasing instructional capacity for dedicated laboratory and faculty office space. The proposed Cosmetology building will encompass 35,086 Gross Square Feet (GSF) and consists of 23,171 Assignable Square Feet (ASF). Functional space within the building will include 178,675 ASF of laboratory space, 2,723 ASF of office, and 1,773 ASF of other support space (see Figure 2.3-1 through Figure 2.3-3). The proposed Cosmetology building will include modern technology and infrastructure compatible with specialized equipment needs for the career technical education programs that the building houses. Increasing the number and size of dedicated Cosmetology laboratories with modern technology/equipment will improve student success, completion rates, and train students for gainful employment in their chosen career pathway.

Total Project cost is estimated at $49,355,287. Any future development Projects beyond the scope of the proposed Project will be subject to additional CEQA review.

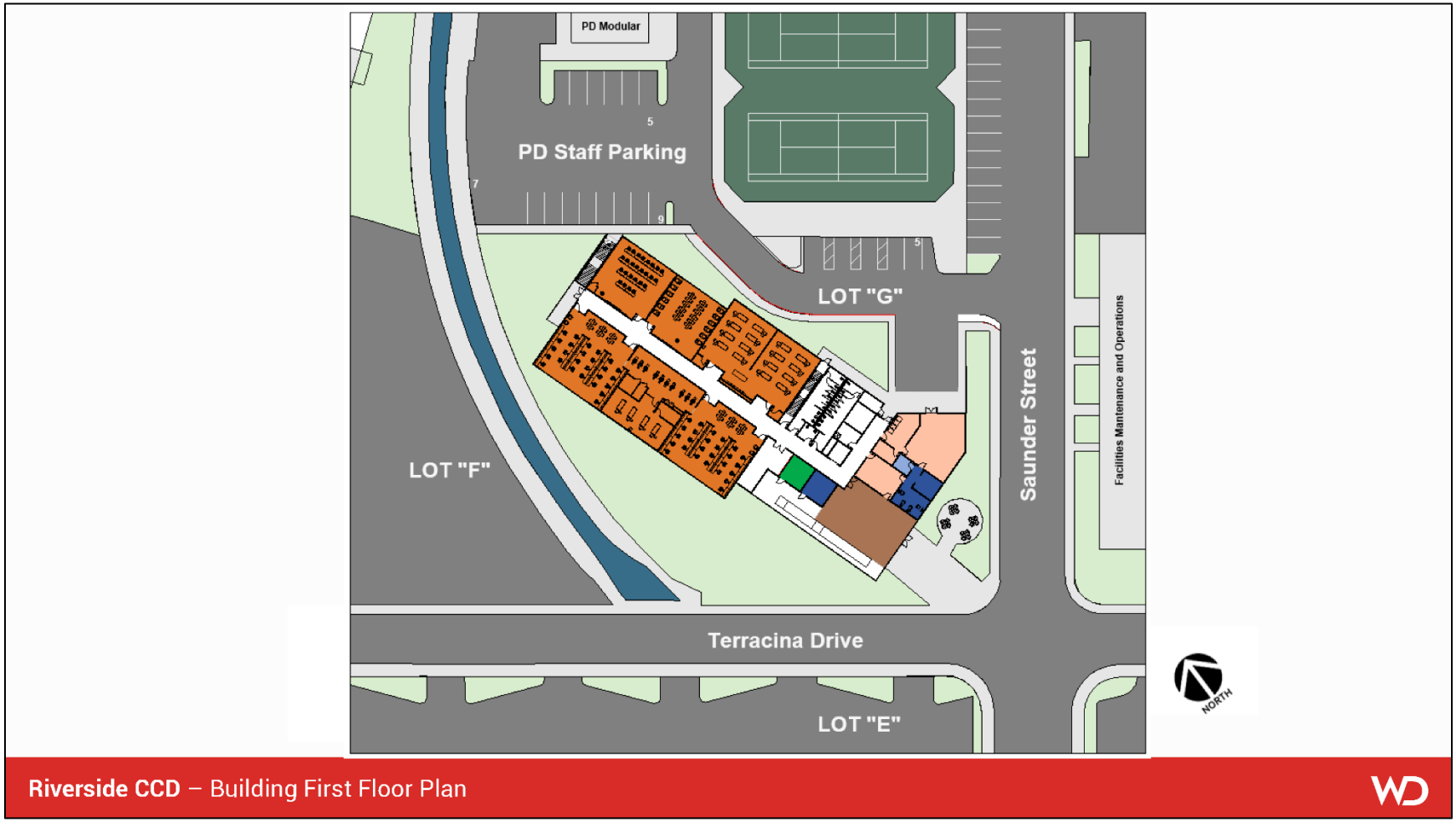

Figure 2.3-1. Schematic Design with Building Orientation

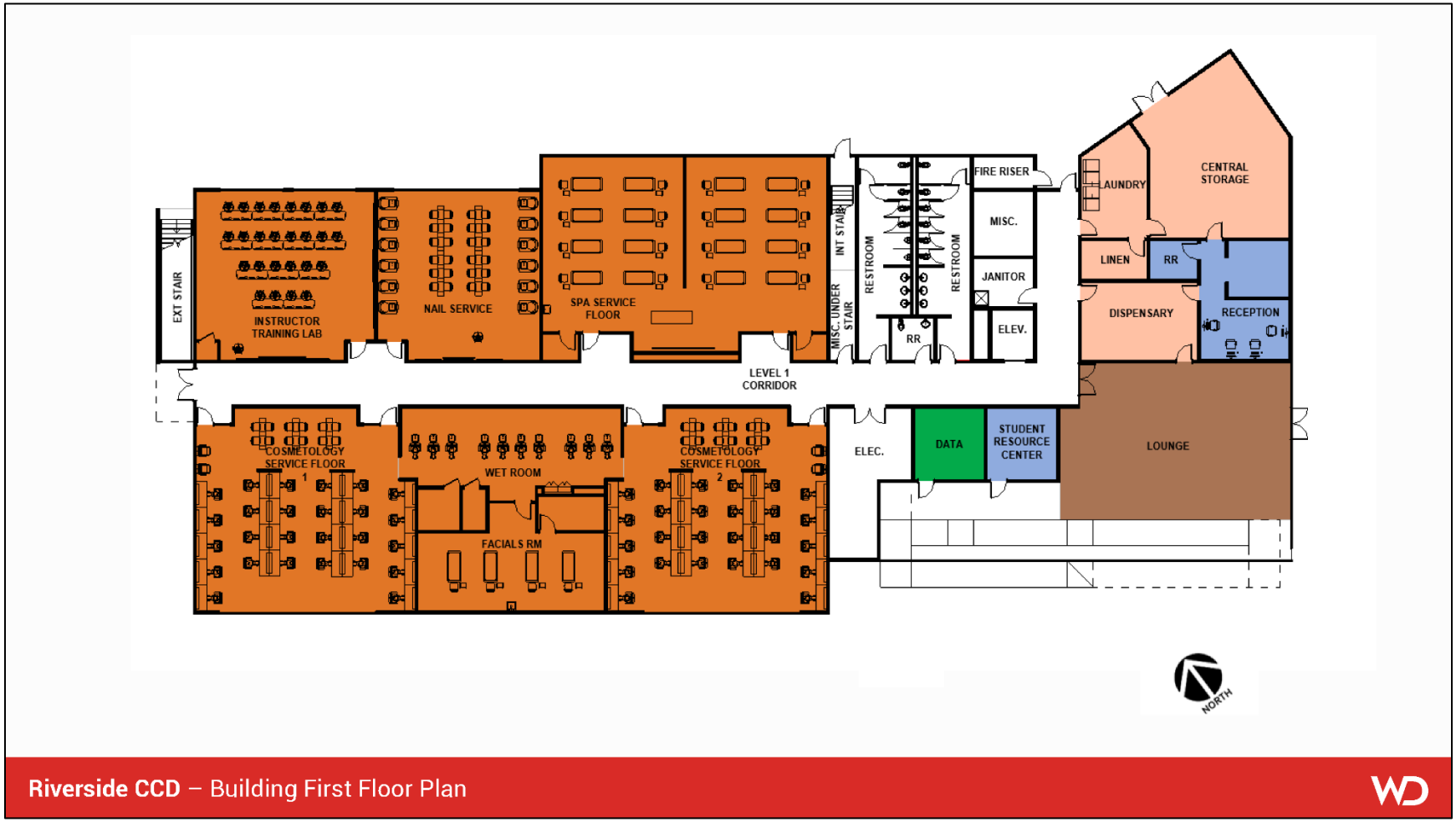

Figure 2.3-2. Schematic Design for First Floor

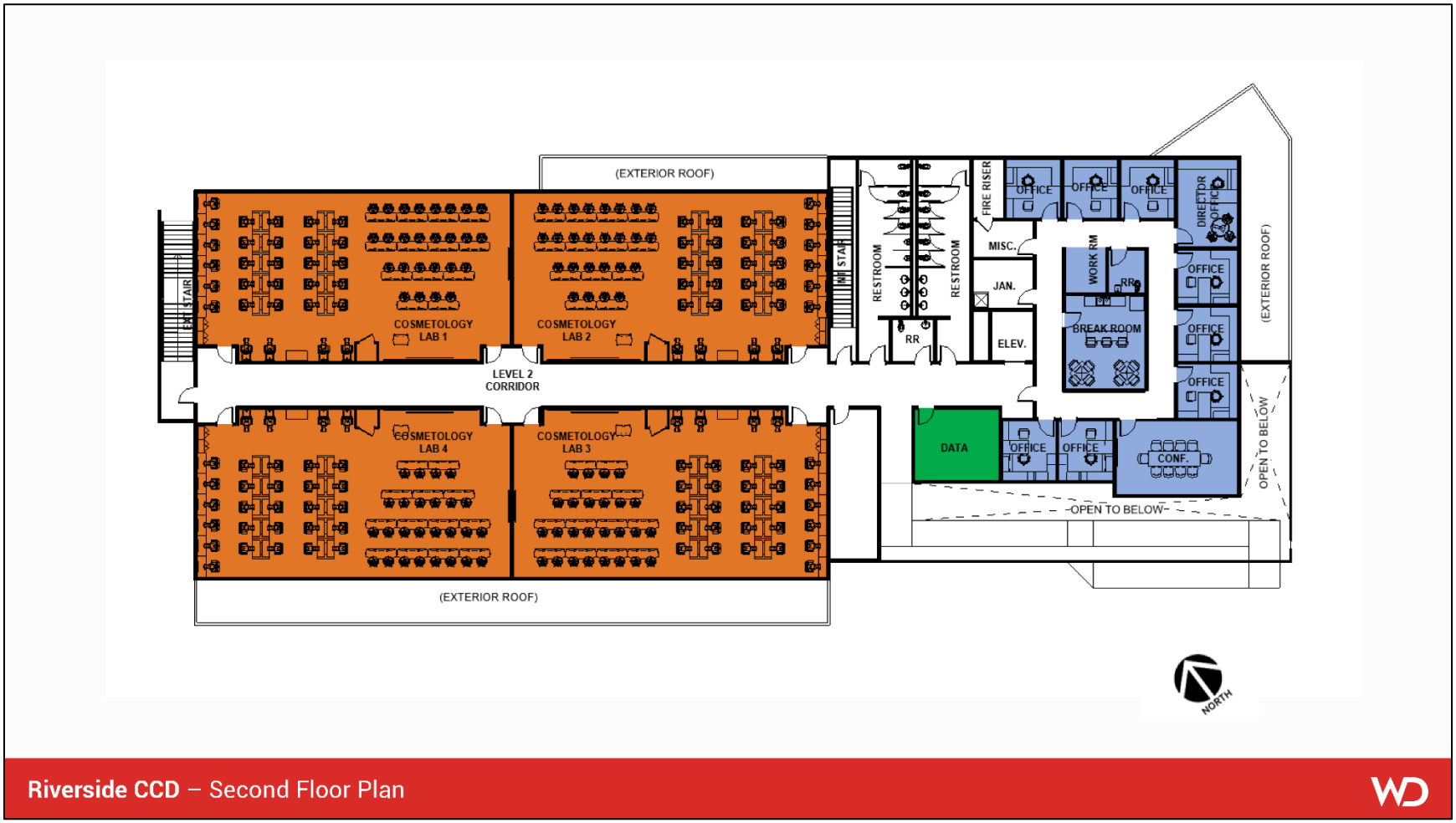

Figure 2.3-3. Schematic Design for Second Floor

2.3.2 Site Access, Circulation, and Parking

The proposed Cosmetology building will have two floors, and the main pedestrian access will be located in roughly the center of the building from both the north and south. From the north, new sidewalks will be installed leading from the surrounding areas to the main building entrance. From the south, sidewalks will lead from nearby vehicle parking to the secondary building entrance. Access to the second floor will be via either various stairways or by elevator.

Vehicle access to the area will remain on Saunders Street, and Terracina Drive, with Olivewood Avenue providing access from off campus. Parking is anticipated to remain north of the existing storm drain channel, and there will be limited street parking on Terracina Drive.

2.3.3 Frontage Improvements

The Project will include improvements to the frontages of the Project site, including a new sidewalk surrounding the building with limited landscaping north of the main entrance.

2.3.4 Stormwater and Other Utility Improvements

There is an existing concrete stormwater channel that curves from the west side of the proposed building to the north. North of this stormwater channel the reduced Parking Lot G will remain. The proposed Project will drain into the channel via a culvert outfitted with treatment Best Management Practices (BMPs).

Since the Project site is located within the existing RCC campus and is surrounded by existing classroom buildings, the site is served by existing domestic water, sanitary sewer, electrical and natural gas utilities. The Project will connect to these utilities from their current locations within the Project vicinity.

2.4 Project Construction and Phasing

The Project will be built in one phase. Construction of the Project will include minor demolition of the existing parking lot surfacing, sidewalk, and landscaping, site preparation, grading, underground utility construction (trenching), building construction, and architectural coating. For the purposes of this analysis, it is assumed that construction of the Project will commence in November 2027 and will last approximately 18 months. All construction areas and staging areas will be fenced off and isolated from the remaining RCC site.

Site preparation will involve the removal of existing asphalt, concrete, and landscaping located on the site. Additional site clearing and rough grading will occur during the site preparation phase. After grading, there will be trenching of soil for the placement of underground utilities. Building construction will involve the construction of the proposed building and associated exterior hardscape features (i.e., sidewalks, access ramps, stairways). The paving phase will involve paving walkways and hardscape around the building. The architectural coating phase will involve the application of interior and exterior paints and coatings.

2.5 Project Approvals

The actions and/or approvals that RCCD needs to consider for the Project include, but are not limited to, the following (this list is preliminary, and may not be comprehensive):

- Adoption of the Initial Study/Mitigated Negative Declaration (IS/MND)
- Division of State Architect – Title 24 structural, access compliance, fire/life safety, and energy reviews.
- State Fire Marshal – Fire/life safety
- State Public Works Board.

Subsequent non-discretionary approvals (which will require separate processing through RCCD) will include, but may not be limited to a demolition permit, grading permit, building permits, and occupancy permits.

3.0 Initial Study Checklist

1. **Project title:**

   Riverside City College New Cosmetology Building

2. **Lead agency name and address:**

   Riverside Community College District

   3801 Market Street

   Riverside, California 92501

3. **Contact person and phone number:**

   Mehran Mohtasham, Director, Capital Planning, Facilities Planning and Development

   (951) 222-8946

4. **Project location:**

   4800 Magnolia Avenue

   Riverside, California 92506

5. **Project sponsor's name and address:**

   Riverside Community College District

   3801 Market Street

   Riverside, California 92501

6. **General plan designation:**

   Public Facilities and Institutional Uses (PF)

7. **Zoning:**

   Public Facilities (PF)

8. **Description of Project. (Describe the whole action involved, including but not limited to later phases of the Project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):**

   See Section 2.3, Project Characteristics.

9. **Surrounding land uses and setting (Briefly describe the Project's surroundings):**

   See Section 2.2, Environmental Setting.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

    See Section 2.5, Project Approvals.

11. **Have California Native American tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

    Yes. See Section 3.18, Tribal Cultural Resources.

Environmental Factors Potentially Affected

The environmental factors checked below will be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology and Soils	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☐ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities and Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find 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 have been made by 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.

☐ I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

HUSSAIN AGHA
HUSSAIN AGAH

Signature

December 18, 2025

Date

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

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

    a. Earlier Analysis Used. Identify and state where they are available for review.

    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a Project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

    a. the significance criteria or threshold, if any, used to evaluate each question; and

    b. the mitigation measure identified, if any, to reduce the impact to less than significance

3.1 Aesthetics

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the Project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In nonurbanized 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 point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A scenic vista is generally defined as a view of undisturbed natural characteristics exhibiting a unique feature that comprises an important or dominant portion of the viewshed. Although scenic vistas are identified at the discretion of its jurisdiction, common examples of scenic vistas include open hillsides, mountain ranges, rivers/streambeds, and large bodies of water.

According to the Program Environmental Impact Report of the City of Riverside General Plan 2025 (GP 2025 FPEIR), hills and ridgelines that surround the City of Riverside provide scenic vistas to the City's residents. Specifically, the GP 2025 FPEIR identified the La Sierra/Norco Hills, Sycamore Canyon Wilderness Park, and Box Springs Mountain Regional Park. The peaks of Box Springs Mountain, Mount Rubidoux, Arlington Mountain, and Alessandro Heights are identified as local scenic vistas. The Project will have limited views of the Box Springs Mountains to the east, across the 91 freeway, and limited views to the west of Mount Rubidoux Park. The Project will not block any scenic vista from the surrounding area.

The Project does not constitute a hillside development (on slopes greater than 10 percent) where special considerations of the City's natural terrain must be considered for impacts to scenic vistas, as required by Title 17, Grading, and Chapter 19.100 (Residential Zones), of the City's Municipal Code. As such, the Project will not have a substantial adverse effect on a scenic vista. Therefore, impacts will be less than significant impact and no mitigation is required.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. There are no designated or eligible State scenic highways located near the Project site or within its immediate vicinity. There is a City of Riverside designated corridor along Magnolia Road as a "scenic special" boulevard. However, due to the intervening structures (i.e., buildings, trees), the Project will not be visible from Magnolia Boulevard. Therefore, there is no impact and no mitigation is required.

c) In nonurbanized 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 point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?

No Impact. The proposed building will be constructed within the existing RCC campus. The proposed building will blend in with the existing campus buildings by being of similar architectural style and massing. There are no public vantage points that will allow a view of the proposed building, and the building is on existing RCC campus. Therefore, there is no impact and no mitigation is required.

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

Less Than Significant Impact. The Project site is located in an urbanized area, which is subject to existing exterior lighting from surrounding residential and commercial development and existing street lighting. Existing sources of light and glare on the Project site consist of pathway and parking area lighting There are no existing habitable structures on the Project site. However, the new sources of light and glare associated with the proposed Project will be consistent with the existing sources of light and glare associated with surrounding land uses.

It should also be noted that the County of Riverside has a dark sky ordinance, Ordinance No. 655, which the City is subject to as well. This ordinance regulates light pollution through rules on outdoor lighting, including requiring fully shielded fixtures and limiting light color to 3,000 Kelvin or lower.

Glare is caused by light reflections from pavement, vehicles, and building materials such as reflective glass and polished surfaces. During daylight hours, the amount of glare depends on the intensity and direction of sunlight. Although the proposed Project will include some new reflective materials that could result in minor glare effects (i.e., windows), such effects will not adversely affect daytime views of surrounding properties, including motorists along adjacent roadways, because the glass proposed for the proposed Project will be low-reflective, set back from the roadway, and proposed landscaping will provide a buffer between potentially reflective materials and the public right-of-way.

Therefore, due to the proposed Project's location, design, and compliance with applicable regulations, the proposed Project will not create a new source of substantial light or glare which will adversely affect day or nighttime views in the area. Impacts will be less than significant and no mitigation is required.

3.2 Agricultural and Forestry Resources

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURAL AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:				
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 zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

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

No Impact. The Project site is mapped as "Urban and Built-Up Land" by the California Department of Conservation's California Important Farmland Finder (DOC 2024). Furthermore, the Project site is on an existing college campus. Prime Farmland, Unique Farmland, or Farmland of Statewide

Importance will not be converted to non-agricultural use, therefore, there is no impact and no mitigation is required.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The City of Riverside has designated areas as Williamson Act Preserve and Contracted Land and Williamson Act Preserve in the northeast and southern portions of the City's limits. The Project site does not fall into either of these categories (City of Riverside 2007). In addition, according to the California Department of Conservation's Williamson Act Enrollment Finder, the Project site does not contain any parcels that are associated with a Williamson Act contract (DOC 2025). Therefore, there is no impact and no mitigation is required.

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

No Impact. The Project site is located within an existing developed area zoned as Public Facilities (PF) in City of Riverside General Plan 2025 (City of Riverside 2025f). The PF zone was established to preserve areas for public facilities, such as civic centers, schools, parks, and essential infrastructure (City of Riverside 2025b). The intended use of the current zoning does not include forest land or timberland production. Therefore, there is no impact and no mitigation is required.

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

No Impact. The Project site is on an existing college campus and located within an area zoned as Public Facilities (PF) in City of Riverside General Plan 2025 (City of Riverside 2025f). The proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, there is no impact, and no mitigation is required.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. As stated above in this section, the Project site is mapped as "Urban and Built-Up Land" by the California Department of Conservation and zoned as Public Facilities (PF) by the City of Riverside. The Project site is within an existing college campus and will not result in the conversion of farmland to non-agricultural uses or forest land to non-forest use. Therefore, there is no impact and no mitigation is required.

3.3 Air Quality

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:				
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 to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

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

Less Than Significant Impact. The Project Site is within the South Coast Air Basin and under the jurisdiction of the South Coast Air Quality Management District. The South Coast Air Basin encompasses the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties and all of Orange County. The South Coast Air Quality Management District has jurisdiction over air quality issues and regulations within the South Coast Air Basin. To assist local agencies in determining if a Project's emissions could pose a significant threat to air quality, the South Coast Air Quality Management District has adopted the California Environmental Quality Act (CEQA) and implemented the 2022 Air Quality Management Plan which provides actions, strategies, and steps needed to reduce air pollution emissions and meet ozone standards by 2037 (SCAQMD 2022).

Emissions from the construction and operational use of the Proposed Project were evaluated and compared to the South Coast Air Quality Management District air quality thresholds to determine significance. South Coast Air Quality Management District has established the following criteria for determining consistency with the 2022 Air Quality Management Plan:

- **Consistency Criterion No. 1**: Whether the project will result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of the ambient air quality standards or interim emission reductions in the AQMP.
- **Consistency Criterion No. 2**: Whether the project will exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

An Air Quality, Greenhouse Gas, and Energy Impact Study, dated November 19, 2025, was prepared for the Project site by MD Acoustics (Appendix A). Potential air quality impacts were assessed using the California Emissions Estimator Model (CalEEMod) program (Version 2022.1.1.31) to quantify potential criteria pollutant and greenhouse gas emissions using regional data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.). The analysis included short-term construction and long-term operational emissions associated with the proposed Project.

To address Consistency Criterion No. 1, short-term construction emissions were modeled based on a 17-month period beginning in November 2027 and included demolition, site preparation, grading, trenching, building, and architectural coating (painting). These activities included emissions from off-road equipment, dust from material movement, onsite trucks, workers, vendors, hauling, and painting. Long-term operational emissions were modeled over the life of the Project and included emissions from mobile and area sources. Mobile sources include emissions from additional driving caused by the Project and area sources include consumer product usage, gasoline-powered landscape equipment, painting, and motor vehicles.

The proposed Project does not exceed regional emission thresholds set in South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan for construction or operation (see Table 3.3-1). Therefore, the Project is consistent with Consistency Criterion No. 1.

Table 3.3-1. South Coast Air Quality Management District Regional Significance Thresholds

	Construction		Operational	
Pollutant	**SCAQMD Threshold**	**Estimated Emissions (pounds/day)**	**SCAQMD Threshold**	**Estimated Emissions (pounds/day)**
VOC	75	20.79	55	1.03
NO_x	100	6.53	55	0.51
CO	550	10.58	550	1.82
SO_2	150	0.01	150	0.00
PM_{10}	150	0.50	150	0.04
$PM_{2.5}$	55	0.27	55	0.04

Source: Air Quality Impact Study (Appendix A)

Consistency Criterion No. 2 addresses whether the proposed Project exceeds the assumptions in the AQMP or increments based on the year of project buildout and phase, which is determined through land use designation consistency. The proposed Project will be replacing an existing facility on campus. Therefore, the proposed Project will not result in an inconsistency with the land use designation in the City's General Plan and is not anticipated to exceed AQMP assumptions for the Project site. Therefore, it is found to be consistent with Consistency Criterion No. 2.

Based on the above, the proposed Project will not result in an inconsistency with the AQMP and will result in a less than significant impact.

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?

Less Than Significant Impact. An attainment area meets the national standards for criteria pollutant levels. If an area exceeds these levels, it is considered a non-attainment area. The South Coast Air Basin (Basin) has been designated by the Environmental Protection Agency as a non-attainment area for ozone (O_3), respirable particulate matter (PM_{10}), fine particulate matter ($PM_{2.5}$), and lead. The Basin is in attainment for carbon monoxide (CO), Nitrous dioxide (NO_2), and Sulfur dioxide (SO_2).

The greatest source of emissions is from mobile sources, which travel beyond the local area. Therefore, the cumulative analysis for the Project's air quality must be assessed regionally. Construction and operation of cumulative Projects will further degrade the local air quality of the Basin. The greatest cumulative impact on the 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 South Coast Air Quality Management District, Projects that do not exceed regional thresholds or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The proposed Project does not exceed any of the thresholds of significance and therefore is considered less than significant. No mitigation is required.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Sensitive receptors refer to any location where individuals of groups more sensitive to air pollution due to their exposure may remain for 24-hours or longer, such as residences, schools, daycare centers, playgrounds, or medical facilities. These sensitive groups include children, the elderly, individuals with acute and/or chronic illnesses, and those with cardio-respiratory diseases.

To assess local air quality impacts, the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the Project-related air emissions in the Project vicinity. The emission thresholds were based on the Metropolitan Riverside County source receptor area (SRA 23) and a disturbance of 1 acre per day at a distance of 100 meters (328 feet). The nearest existing sensitive receptors to the Project site are the single-family residences located 168 meters (550 feet) south of the Project site.

Table 3.3-2. South Coast Air Quality Management District Localized Significant Thresholds

Pollutant	Construction		Operational	
	SCAQMD LST (pounds/day)	Estimated Emissions (pounds/day)	SCAQMD LST (pounds/day)	Estimated Emissions (pounds/day)
NO_x	212	6.29	212	0.51
CO	1,746	9.40	1,746	1.82
PM_{10}	30	0.20	8	0.04
$PM_{2.5}$	8	0.19	2	0.04

Source: Air Quality Impact Study (Appendix A)

The local construction and operational emission will not exceed the Localized Significant Thresholds set by the South Coast Air Quality Management District at the nearest sensitive receptors; therefore, the Project will not expose sensitive receptors to substantial pollutant concentrations (see Table 3.3-2). The Project will result in less than significant impacts and no mitigation measures are required.

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

Less Than Significant Impact. The evaluation of other emissions is focused on the potential for the Project to generate odors. The occurrence and severity of potential odor impacts depend on numerous factors: the nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of receiving location each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

Odors will be potentially generated from application of asphalt pavement and exhaust emissions from vehicles and equipment during construction of the Project. Potential odors produced during construction will be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment, architectural coatings, and asphalt pavement application. Such odors will disperse rapidly from the Project site and generally occur at magnitudes that will not affect substantial numbers of people. Therefore, impacts associated with odors during construction will be less than significant and no mitigation is required.

Land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding facilities (SCAQMD 2025). The Project entails operation of a Cosmetology Building at a city college, which is not a land use that is associated with the creation of unwanted odors. Therefore, Project operations will result in an odor impact that is less than significant. No mitigation is required.

3.4 Biological Resources

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES - Would the Project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) 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?	☐	☐	☒	☐
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) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact with Mitigation Incorporated. A General Habitat Assessment, dated October 17, 2025, was prepared for the Project site by Terracon Consultants, Inc. (Appendix

B). The Project site is referenced in the Habitat Assessment as the "Study Area" and comprises a 5.7-acre area that consists of two existing parking lots (Parking Lots G and U) and a 0.2-mile segment of Terracina Drive on Riverside City College campus.

As part of the environmental process, the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) data sources were reviewed. Following the data review, an on-site survey was conducted on September 25, 2025, during which the Study Area was evaluated for the presence of habitats which may support populations of sensitive wildlife species.

One out of 50 Special-Status, California Species of Special Concern, and/or Fully Protected Species were identified as present within the Study Area. One monarch butterfly was observed in the Study Area; however, no suitable habitat was observed. The USFWS proposed listing the monarch butterfly as a threatened species under the Endangered Species Act (ESA) on December 12, 2024. Due to no active listing, there are no mitigation measure requirements. The other 49 species were not observed during the on-site survey, and no suitable habitat exists within the Study Area. Additional analysis for these species is included in Appendix B.

The Project site contains trees and shrubs that will potentially be used by migratory birds for breeding. Due to the potential for migratory bird species to nest near the site, **Mitigation Measure BIO-1** shall be implemented to ensure no impacts to nesting birds occur if construction is scheduled to take place during the typical nesting bird season (January 1 – September 15). With the implementation of **Mitigation Measure BIO-1**, impacts will be less than significant.

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

No Impact. The proposed Project site does not contain any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS. The vegetation present on site consists primarily of ornamental landscaping (Appendix B). Therefore, there is no impact and no mitigation is required.

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

Less Than Significant Impact. A concrete-lined channel on the west side of Parking Lot G that is categorized as a stream/river flowline feature by National Hydrography Dataset (NHD). Current design plans anticipate stormwater will drain into the channel via a culvert outfitted with treatment Best Management Practices (BMPs). The channel is not mapped in National Wetland Inventory (NWI) as a wetland feature, nor does it have the required wetland characteristics (i.e., vegetation, soils, and hydrology) (USFWS 2025). Therefore, there is less than significant impact and no mitigation required.

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?

No Impact. The Project site is not located within a California Essential Habitat Connectivity (CEHC) area and does not function as a wildlife movement or migration corridor (CDFW 2025). The site currently comprises an existing parking lot on a developed college campus. The area surrounding Riverside City College is also developed and zoned Residential and Public Facilities (City of Riverside 2025f). Therefore, there is no impact and no mitigation is required.

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

No Impact. The City of Riverside does not have local policies or ordinances regarding the protection of biological resources that are applicable to the proposed Project. Therefore, there is no impact and no mitigation is required.

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

No Impact. The Project site is located within the Plan Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WR-MSHCP). However, the Project site is not located within a WR-MSHCP Criteria Area, Cell Group, or Linkage Area; does not occur within any predetermined survey areas for Criteria Area Species, Narrow Endemic Plant Species, Amphibian Species, Mammal Species, or Burrowing Owl; and is compliant with Riparian/Riverine Areas and Vernal Pools, Urban/Wildlands Interface, and Fuels Management sections of the WR-MSHCP (see Appendix B). Therefore, there is no impact and no mitigation is required.

Mitigation Measures

Mitigation Measure BIO-1:

Nesting Bird Surveys. In the event of vegetation clearing, cutting, or removal activities taking place during the nesting season (January 1 – September 15), a qualified biologist shall conduct a nesting bird survey within 72 hours prior of such activities. The survey shall consist of full coverage of the Project footprint and an appropriate buffer, as determined by the biologist. If no occupied nests are found, no additional steps shall be required. If an active nest is observed, a qualified biologist shall be designated as the biological monitor. This monitor shall be required to be on-site at all times during activities involving vegetation clearance or ground disturbance. Their primary responsibility shall be to ensure that potential impacts on biological resources are either avoided or minimized to the greatest extent possible, including establishing an appropriate buffer around the active nest. No construction or ground-disturbing activities shall be conducted within the buffer until the biologist has determined that the nest is no longer being used for breeding or rearing.

3.5 Cultural Resources

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES - Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Less Than Significant with Mitigation Incorporated. A Cultural Resources Assessment was conducted by Terracon in October 2025. The report included in Appendix C of this Initial Study and is summarized below.

A records search was performed from the South Coastal Information Center (SCIC) to identify any previously recorded archaeological and historic-era resources within the Project site and to determine the types of resources that might occur. The records search provided by SCIC revealed that six Cultural Resources Surveys have been conducted within 0.5-mile of the Project site. No cultural resources have been previously identified within the site boundaries. In addition, there were no historic-era resources that will be impacted by Project activities identified during the field survey.

Although the current study has not indicated sensitivity for cultural resources (historical or archaeological) within the Project boundaries, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface during previous surveys. For this reason, **Mitigation Measure CR-1** is applicable. With the implementation of **Mitigation Measure CR-1**, impacts to cultural resources will be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less Than Significant with Mitigation Incorporated. A Cultural Resources Records Search was conducted at the SCIC at San Diego State University concluded that there have been six cultural resources studies completed resulting in one historic archaeological resource within 0.5-mile of the Project site. There are no recorded archaeological sites within the site boundaries.

Although no significant archaeological deposits were present on the proposed Project site, ground disturbing activities have the potential to reveal buried deposits not observed on the surface during field surveys. For this reason, **Mitigation Measure CR-2** is applicable. With the implementation of **Mitigation Measure CR-2**, impacts to archaeological resources will be less than significant.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact with Mitigation Incorporated. The Cultural Resources Record Search and Cultural Resources Assessment did not indicate that the Project site has ever been used as a formal or informal cemetery. There are no previously recorded cultural resources on the Project site. Since the site has been previously disturbed, ground-disturbing activities associated with construction of the proposed structures are unlikely to uncover previously unknown archaeological resources. However, if human skeletal remains are discovered during ground-disturbing activities, California Health and Safety Code Section 7050.5 states that the County Coroner must be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains can occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she must notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with California Public Resources Code Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant must complete his or her inspection within 48 hours of being granted access to the site. The designated Native American representative will then determine, in consultation with the property owner, the disposition for the human remains. Impacts related to human remains outside of dedicated cemeteries will be less than significant with incorporation of **Mitigation Measure CR-3.**

Mitigation Measures

Mitigation Measure CR-1:

Inadvertent Discoveries of Cultural Resources. If cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 50-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period.

Mitigation Measure CR-2:

Inadvertent Discoveries of Archaeological Resources. In the event that potential prehistoric or historic-era archaeological resources and/or Tribal Cultural Resources (sites, features, or artifacts) are exposed during construction activities for the Project, construction work occurring not less than 50 feet of the find shall immediately stop and a qualified archaeologist must be notified immediately to assess the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find under the California Environmental Quality Act (CEQA), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work (e.g., preparation of an archaeological treatment plan, testing, or data recovery) may be warranted. If Native American resources are discovered or are suspected, each of the consulting tribes for the Project will also be notified including the Pauma Band of Luiseno Indians responded to the District email and requested to be immediately notified of any inadvertent discoveries or potential impacts to cultural resources, sacred sites, or ancestral remains.

Mitigation Measure CR-3:

Unanticipated Discovery of Human Remains. If human remains are encountered during activities associated with the proposed Project, State Health and Safety Code Section 7050.5 states that no

further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

3.6 Energy

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY - Would the Project:				
a) Result in potentially significant environmental impact 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?	☐	☐	☒	☐

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

Less Than Significant Impact.

Construction

During the construction phase, the Project will consume electricity and fossil fuels for site preparation, grading, building construction, paving, and painting. The energy consumption for these activities will cease after construction is complete. The equipment used over the 17-month construction period will conform to California Air Resource Board (CARB) regulations and California emission standards, meeting expected fuel efficiencies. The CARB Airborne Toxic Control Measure limits idling time of construction vehicles to no more than five minutes, thereby minimizing unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Additionally, the Project has been designed in compliance with California's Energy Efficiency Standards and 2022 CALGreen Standards. The Project will require the typical use of energy resources; there are no unusual Project characteristics or construction processes that will require the use of equipment that will be more energy intensive than is used for comparable activities or equipment that will not conform to current emission standards and related fuel efficiencies.

Operation

During operations, the Project will involve transportation and facility energy demands. Transportation energy demand will result from employee and patron vehicles accessing the site (trip generation). Typically, the largest source of operational energy use is from vehicle operation

of customers, but the Project will not generate additional vehicle trips because it will be replacing an existing facility on campus. No additional vehicle trips will be generated by the Project and will therefore have no additional transportation fuel consumption. Facility energy demand will result from energy consumption from building operations and site maintenance activities. The new Cosmetology building is designed to comply with the Board of Governors Energy and Sustainability Policy which requires the Project to exceed Title 24, Part 6 Energy Code by at least 15%. The estimated increase in both electricity and natural gas demand from the proposed Project is insignificant compared to the demand of the non-residential sector of Riverside County in 2022 (see Table 3.6-1).

Table 3.6-1. Comparison of Proposed Project and County Facility Energy Demand

	Electricity Demand (kWh/year)	Natural Gas Demand (therms/year)
Proposed Project	389,855(1)	18,464(1)
Riverside County (non-residential sector)	8,720,000(2)	147,000,000(3)

Sources:
1. CalEEMod Version 2022.1.1.31
2. California Energy Commission, Electricity Consumption by County. https://ecdms.energy.ca.gov/elecbycounty.aspx
3. California Energy Commission, Gas Consumption by County. http://ecdms.energy.ca.gov/gasbycounty.aspx

Therefore, the Project will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. The Project will have a less than significant impact and no mitigation is required.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The proposed Project will be subject to and will comply with, at minimum, the California Building Code Title 24 (24 CCR, Part 6). Additionally, the proposed Project will also not conflict with CARB's Climate Change Scoping Plan, which identifies several strategies to reduce GHG emissions through energy efficiency. The proposed Project will not be subject to these strategies, as many are state actions requiring no involvement at the Project level. As such, implementation of the proposed Project will not conflict with applicable plans for energy efficiency, and the impacts during construction and operation will be less than significant.

The proposed Project will not conflict with existing energy standards and regulations; therefore, impacts during construction and operation of the proposed Project will be less than significant and no mitigation is required.

3.7 Geology and Soils

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS - Would the Project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) 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? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) 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? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The Alquist-Priolo Zones Special Studies Act defines active faults as those that have experienced surface displacement or movement during the last 11,000 years. According to the Department of Conservation - California Geological Survey (CGS) the closest Alquist-Priolo Zone, the San Jacinto Fault Zone, is approximate 12.5 miles east of the Project site (DOC, 2025). Furthermore, the same maps from the Department of Conservation (DOC), indicate the Project site is not located in a designated earthquake fault zone. Therefore, no impact associated with fault rupture will occur and no mitigation is required.

ii) Strong seismic ground shaking?

Less Than Significant Impact. Similar to other areas located in the seismically active southern California region, the County is susceptible to strong ground shaking during an earthquake. However, as previously stated, the Project site is not located within an active fault zone, and the site will not be affected by ground shaking more than any other area in this seismic region. Additionally, the new building will be designed in accordance with the 2022 California Building Code, which sets forth specific engineering requirements (CBC 2022). Incorporation of these recommendations will reduce the potential risk to both people and the building with respect to strong seismic ground shaking. Therefore, impacts associated with strong seismic ground shaking will be less than significant and no mitigation is required.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction occurs when partially saturated soil loses its effective stress and enters a liquid state, which can result in the soil's inability to support structures above. Liquefaction can be induced by ground-shaking events and is dependent on soil saturation conditions. According to the Project specific Geotechnical Investigation (Appendix D) the Project site is not located within an area mapped by the CGS for liquefaction hazards; however, the Riverside General Plan (2025) identifies the site as having moderate liquefaction susceptibility. While groundwater was not encountered within depths up to 51 feet in our exploratory borings, occasional perched or seasonally elevated groundwater conditions may occur. Additionally, subsurface data from field investigations indicate the presence of relatively loose alluvial soils that may be susceptible to liquefaction or seismic settlement under strong seismic loading (MTGL, 2025). However, based on additional analysis the results of the preliminary liquefaction analysis, most soil layers below the site are not considered likely to liquefy under the design-level seismic loading. Therefore, the impacts associated with liquefaction will be less than significant and no mitigation is required.

iv) Landslides?

No Impact. The Project site is in a relatively flat area and is not located adjacent to any potentially unstable topographical feature such as a hillside. As shown in Figure S-4 in the Safety Chapter of the County's General Plan, the Project site will not be located in an area susceptible to landslides (County of Riverside 2015b). Additionally, based on a review of the California Department of Conservation regulatory maps (DOC, 2025), the Project site is not

located in a landslide zone. Therefore, no impact associated with landslides will occur and no mitigation is required.

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

Short-Term Construction Impacts

Less Than Significant Impact. The Project will involve earthwork and other construction activities that will disturb surface soils and temporarily leave exposed soil on the ground's surface. Common causes of soil erosion from construction sites include stormwater, wind, and soil being tracked off site by vehicles. To help limit erosion, Project construction activities must comply with applicable federal, state, and local regulations for erosion control. The Project will be required to comply with standard regulations, including South Coast Air Quality Management District Rules 402 and 403, which will reduce construction erosion impacts. Rule 402 requires that dust suppression techniques be implemented to prevent dust and soil erosion from creating a nuisance off site (SCAQMD 1976). Rule 403 requires that fugitive dust be controlled with best available control measures so that it does not remain visible in the atmosphere beyond the property line of the emissions source (SCAQMD 2005).

The construction activities are anticipated to impact less than one acre for construction of the new building. Because the site will be less than one acre the NPDES Construction General Permit requirements are not applicable. However, stormwater controls will still be developed and outlined in a Water Quality Management Plan to limit any possibility of construction site runoff from entering the drainage channel. Thus, construction impacts associated with soil erosion will be less than significant and no mitigation is required.

Long-Term Operational Impacts

Less Than Significant Impact. Once developed, the Project site will include the proposed building, and associated improvements that will stabilize and help retain on-site soils. The remaining portions of the Project site containing pervious surfaces will primarily consist of landscape areas. These landscape areas will include a mix of trees, shrubs, plants, and groundcover that will help retain on-site soils while preventing wind and water erosion from occurring. Therefore, operational impacts related to soil erosion will be less than significant and no mitigation is required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. The Project site is not mapped in a high liquefaction area but local soil conditions will be addressed during design of the Project. The Project site is relatively flat and is not located adjacent to any potentially unstable topographical feature. However, the Geotechnical Investigation recommended that footings and foundations nearest the drainage channel be deepened to prevent impacts on the walls of the drainage channel (MTGL, 2025). Utilizing the recommendations from the geotechnical investigations, and completing the design to CBC requirements, there will be a less than significant impact from unstable, or expansive soils and no mitigation is required.

Additionally, the Project site is mapped as Monserate sandy loam (87.9%) and Fallbrook fine sandy loam (12.1%) (USDA 2021), which is not made up of clay materials typically associated with expansive soils. Therefore, impacts associated with unstable and expansive soils will be less than significant and no mitigation is required.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. As previously discussed, the Project site is mapped as Monserate sandy loam (87.9%) and Fallbrook fine sandy loam (12.1%) (USDA 2021), which is not made up of clay materials typically associated with expansive soils. Therefore, impacts associated with unstable and expansive soils will be less than significant and no mitigation is required.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The Project will connect directly to the public sewer system and will not require septic tanks or any other alternative wastewater disposal system. Therefore, no impacts associated with the adequacy of soils and septic systems will occur and no mitigation is required.

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

Less Than Significant Impact with Mitigation Incorporated. The County of Riverside Paleontological Sensitivity Model (County of Riverside Transportation and Land Management Agency 2015) maps paleontological sensitivity throughout Riverside County, including the City of Riverside. It recognizes four categories of sensitivity: High A, High B, Low, and Undetermined. The County of Riverside defines these categories according to whether the geologic units in the mapped geographies are likely to contain paleontological resources that could be affected by ground disturbance.

The County of Riverside Paleontological Sensitivity Model shows that most of the area within the City limits contains geologic units with High A, High B, or Undetermined paleontological sensitivity, with a minority containing geologic units with low paleontological sensitivity. The Model indicates that the Project area is in an area of high sensitivity, but, the Project site is in an area disturbed by previous development and paving. Therefore, **Mitigation Measure GEO-1** is provided and will be implemented to ensure potential impacts during construction activities on paleontological resources or unique geologic features are reduced to a less-than-significant level.

Mitigation Measures

Mitigation Measure GEO-1:

Inadvertent Discovery of Paleontological Resources. Should paleontological resources be encountered during Project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. For purposes of this measure, a "qualified paleontologist" shall be an individual with the following qualifications: (1) a graduate degree in paleontology or geology and/or a person with a demonstrated publication record in peer-reviewed paleontological journals; (2) at least two years of professional experience related to paleontology; (3) proficiency in recognizing fossils in the field and determining their significance; (4) expertise in local geology, stratigraphy, and biostratigraphy; and (5) experience collecting vertebrate fossils in the field. If the paleontological resources are found to be significant and Project activities cannot avoid them, measures shall be implemented to ensure that the Project does not cause a substantial adverse change in the significance of the paleontological resource. Measures may include accessing recording the fossil locality, data recovery and analysis, a

final report, and accessioning the fossil material and technical report to a paleontological repository. If paleontological materials are recovered, this report also shall be submitted to a paleontological repository such as the University of California Museum of Paleontology, along with significant paleontological materials.

3.8 Greenhouse Gas Emissions

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS - Would the Project:				
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?	☐	☐	☒	☐

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

Less Than Significant Impact. The SCAQMD prepared Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans, which includes the recommendation to amortize construction emissions over the lifetime of a Project (assumed to be 30-years). Amortization is the process of spreading out the emissions produced during construction over the life of the Project. These amortized construction emissions are then added to the operational emissions to estimate both daily and yearly emissions, allowing for comparison against the threshold of significance.

The County of Riverside's Climate Action Plan Update (CAP) states that Project's that do not exceed the CAP's screening threshold of 3,000 $MTCO_2e$ per year are considered to have less than significant greenhouse gas emissions and are in compliance with the County's CAP Update from 2019.

The proposed Project will not exceed the annual greenhouse gas emissions threshold and will have a less than significant impact (see Table 3.8-1). No mitigation is required.

Table 3.8-1. Comparison of Annual Estimated and Threshold Greenhouse Gas Emissions

SCAQMD Threshold ($MTCO_2e$)	Construction Emissions ($MTCO_2e$)	Opening Year Operational Emissions ($MTCO_2e$)
3,000	9.90	283.19

Source: Air Quality Impact Study (Appendix A)

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

Less Than Significant Impact. There are two plans adopted for the purpose of reducing the emissions of greenhouse gases that are applicable for the proposed Project: The County of Riverside CAP Update and CARB Scoping Plan.

The County of Riverside CAP Update states that Projects that do not exceed the CAP's screening threshold of 3,000 $MTCO_2e$ per year are in compliance with the County's CAP Update. The proposed Project does not exceed the threshold of 3,000 $MTCO_2e$ per year, therefore it is in compliance.

The CARB Scoping Plan contains measures to reduce overall greenhouse gas emissions in California. The proposed Project is consistent with all applicable strategies; therefore, it is in compliance (see Table 14 in Appendix A for more details).

The proposed Project does not conflict with either applicable plan for reducing the emissions of greenhouse gases and will have a less than significant impact. No mitigation is required.

3.9 Hazards and Hazardous Materials

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS - Would the Project:				
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) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

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

Less Than Significant Impact. A variety of hazardous substances and wastes will be transported to, stored, used, and generated on the Project site during construction. These will include fuel for machinery and vehicles, new and used motor oil, cleaning solvents, paints, and storage containers and applicators containing such materials. Accidental spills, leaks, fires, explosions, or pressure

releases involving hazardous materials represent a potential threat to human health and the environment if not properly treated. However, these materials will be transported, used, and disposed of in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. For example, hazardous materials will not be disposed of or released onto the ground or into the underlying groundwater or any surface water during construction or operation of the Project, and completely enclosed containment will be required for all refuse generated on the Project site.

Additionally, construction waste, including trash, litter, garbage, solid waste, petroleum products, and any other potentially hazardous materials, will be removed to a waste facility permitted to treat, store, or dispose of such materials. Use of these materials during construction for their intended purpose will not pose a significant risk to the public or the environment.

The transport and use of hazardous materials will be required to comply with the guidelines set forth by each product's manufacturer, as well as in accordance with all applicable federal, state, and local regulations. The U.S. Department of Transportation, the California Department of Health Services, California Department of Transportation (Caltrans), and the California Highway Patrol all have interrelated programs designed to prevent disasters during the transportation of hazardous materials. Additionally, the EPA and Occupational Safety and Health Administration have interrelated programs designed to prevent the misuse of hazardous materials in the workplace. Based on this information, and available and applicable rules, regulations, and guidance, impacts associated with construction will not result in hazards due to routine transport of hazardous materials. Impacts will be less than significant, and no mitigation is required.

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

Less Than Significant Impact. As previously discussed, construction activities on the Project site will involve the transport of gasoline and other materials to the site during construction. Relatively small amounts of commonly used hazardous substances, such as gasoline, diesel fuel, lubricating oil, grease, and solvents, will be used on site for construction and maintenance. The materials alone and use of these materials for their intended purpose will not pose a significant risk to the public or environment; however, accidental spills of hazardous materials during construction could potentially result in soil contamination or water quality impacts. To minimize or eliminate fuel spillage, all construction vehicles will be adequately maintained and equipped. All equipment maintenance work, including refueling, will occur off site.

All potentially hazardous construction waste, including trash, litter, garbage, other solid wastes, petroleum products, and other potentially hazardous materials, will be removed to a hazardous waste facility permitted to treat, store, or dispose of such materials. With implementation of federal, state, and local regulations, impacts associated with foreseeable upset and accident conditions will be less than significant and no mitigation is required.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. Limited amounts of hazardous materials will be used during construction and operation of the Project, including the use of standard construction materials (e.g., lubricants, solvents and paints), cleaning and other maintenance products (used in the maintenance of buildings, pumps, pipes and equipment), and potentially a limited application of pesticides

associated with landscaping. These materials will be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. None of these activities will result in the routine transport of, emission, or disposal of hazardous materials, and no acutely hazardous materials will be used on site during construction or operation of the proposed Project. All construction activity will be performed in compliance with City and County of Riverside regulations, and compliance with these regulations will ensure that the general public will not be exposed to any unusual or excessive risks related to hazardous materials during construction activities on the Project site. With the adherence to federal, state, and local rules and requirements, impacts will be less than significant, and no mitigation is required.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. The provisions in California Government Code Section 65962.5, is commonly referred to as the "Cortese List." The Cortese List, or a site's presence on the list, has bearing on the local permitting process as well as on compliance with CEQA. The California Department of Toxic Substances Control's EnviroStor and the State Water Resources Control Board's GeoTracker online databases are commonly searched to determine the presence or absence of hazardous materials sites included on the Cortese List.

A Phase I Environmental Site Assessment was prepared by Terracon on October 30, 2025, and is included as Appendix F. A review of these regulatory databases showed that the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List) (DTSC 2021; SWRCB 2021). While no impacts are anticipated due to contaminated soils on the Project site, if contaminated soils are found during construction for the Project, standard hazardous remediation and removal procedures will be followed. As such, the Project will not result in a significant hazard to the public or to the environment. Therefore, a less than significant impact is related to on-site hazardous materials being encountered and no mitigation is required.

e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?

No Impact. The closest airport to the Project site is Flabob Airport, a public-use airport, which is located approximately 1.80 miles northwest of the site. According to the Riverside County Mapping Portal, RCC is located outside of airport influence area for both Flabob Airport and March Air Reserve Base (Riverside County, 2025). Therefore, there is no impact and no mitigation is required.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The Project must comply with the County's Emergency Operation Plan (EOP) for both construction and operations of all phases. Construction activities that may temporarily restrict vehicular traffic during all phases will be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through and around any required road closures in accordance with the County's EOP. Operation of the Project will not interfere with the County's EOP because Ramona Drive and Olivewood Avenue will be made accessible for emergency vehicles. The Project will be required to design, construct, and maintain structures,

roadways, and facilities to comply with applicable local, regional, state, and federal requirements related to emergency access and evacuation plans. Adherence to these requirements will ensure that potential impacts related to this issue remain below a level of significance and that no mitigation will be required. Thus, impacts will be less than significant and no mitigation is required.

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

Less Than Significant Impact. A review of CAL FIRE maps show that the Project site is not located within a Very High Fire Hazard Severity Zone (FHSZ) (CAL FIRE 2025). However, Figure S-11 of the County General Plan shows the Project site is located within a high FHSZ (County of Riverside 2015b). As such, the Project will be required to comply with regulations regarding wildfire hazards in the Riverside County Municipal Code. Projects which are located in high FHSZ areas as designated in the County General Plan shall require Project features such as a buffer of fire retardant landscaping for appropriate distances from structures, water facility improvements, and roofs, eaves and siding constructed with Class B fire resistant roofing materials (County of Riverside 2020). Additionally, under existing conditions, the Project site is largely developed and is located entirely within the RCC. In the event of a wildfire in the area proximate to the Project site, occupants at the RCC and surrounding area will evacuate, as directed by local fire officials. Therefore, impacts related to wildland fires will be less than significant and no mitigation is required.

3.10 Hydrology and Water Quality

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY - Would the Project:				
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, in a manner which would: i) result in a substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) 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; or iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

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

Construction

Less Than Significant Impact. Construction of the proposed Project will include ground disturbances due to the site grading activities associated with construction of the building, incoming utilities, and surrounding improvements including landscaping. These disturbances will potentially result in soil erosion and/or minor, temporary increases in stormwater runoff from the site that could impact surface waters. Adjacent and onsite surface waters potentially impacted from the building construction activities include the local stormwater drainage system which is tributary to the Perris Valley Drain which eventually leads to the San Jacinto River.

The NPDES Program is responsible for regulating stormwater discharges to surface waters for Projects that disturb more than one acre. Since this Project is anticipated to impact less than one acre, the Construction Storm Water General Permit does not require conformance. However, Project specific BMP's will be developed and outlined in a Water Quality Management Plan. This will ensure that the Project site will not contribute sediment and construction related runoff into the nearby drainage channel. Impacts associated with construction of the new building will be less than significant and no mitigation is required.

Operation and Maintenance

Less Than Significant Impact. According to the Santa Ana Regional Water Quality Control Board (RWQCB) (Region 8), Water Quality Control Plan for the Santa Ana River Basin (Basin Plan), the MVC is located in the Perris Valley Hydrologic Subunit (HSA) (802.11), which has the following designated Beneficial Uses; agricultural (AG), groundwater recharge (GWR), rare, threatened & endangered species (RARE), water contact recreation (REC-1), non-contact recreation (REC-2), warm freshwater habitat (WARM), and wildlife habitat (WILD). In support of the beneficial use designations, the following water quality objectives have been designated for the hydraulic unit;

- Nutrients: Limits on nitrogen and phosphorus to prevent eutrophication.
- Toxic Substances: Standards for heavy metals and pesticides to protect aquatic life.
- Bacteria: Criteria to ensure safe recreational water quality.

In addition to the water quality objectives, the Basin Plan also designates the Reach as impaired and has imposed Total Maximum Daily Load (TMDL) limitations on discharges. The TMDL's identified for this Reach include, Iron, Oil and Grease, and Indicator Bacteria. Since the Project is replacing impervious area (parking lot) with a new building, there will be no increase of imperious area and therefore no anticipated increase in stormwater water related runoff. Therefore, there will be a less than significant impact and no mitigation is required.

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

Less Than Significant Impact. The County General Plan indicates that western Riverside County is sustained primarily by water imported from northern California via the State Water Project and the allocations from the Colorado River. This water is treated and distributed by Riverside Public

Utilities (RPU, 2025). Local groundwater production provides a secondary water supply for the Riverside Public Utilities to treat and distribute along with the surface water supplies.

Although there are groundwater wells within RCC, the Project site and surrounding area are mostly impervious with buildings, parking lots, tennis courts, and walkways and therefore do not act as a recharge area for local groundwater supplies.

During construction, the Project will use only limited amounts of water for construction activities and landscaping activities. The Project will increase the area of impervious surface within the Project site, once operational, the Project site will contain landscaped areas and other pervious surfaces that will allow for water to percolate into the subsurface soils. Minimal water use will be required for any of the proposed buildings which will be used for education and training purposes, and Riverside Public Utilities has adequate supply to currently meet water demands. Additionally, the Project will not involve permanent pumping of groundwater; therefore, the Project will not substantially deplete groundwater supplies. Therefore, the Project will not substantially interfere with groundwater recharge and impacts will be less than significant and no mitigation is required.

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, in a manner which would:

i) result in a substantial erosion or siltation on- or off-site;

Construction

Less Than Significant Impact. The Project is the construction of a new Cosmetology building at RCC which is a developed area in the City of Riverside. The existing drainage in the local area is all through concrete lined channels until it reaches the San Jacinto River. As discussed above, the Project will be required to comply with erosion control BMPs. These BMP's will reduce the potential for sediment to enter the local drainage area. The construction is not anticipated to be of such size as to change the local drainage pattern from the existing conditions. Therefore, impacts will be less than significant and no mitigation is required.

Operation

Less Than Significant Impact. The RCC is fully developed and the construction of the Cosmetology building will not change the topography of the campus or the area of impervious surface. Therefore, impacts will be less than significant and no mitigation is required.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Less Than Significant Impact. The existing Project area is fully developed with largely impervious surfaces. The new Cosmetology building will replace impervious surface of the parking area but increase impervious area and therefore not increase surface runoff. The drainage pattern will be designed to comply with applicable standards related to collection of stormwater, therefore, impacts associated with altering the existing drainage pattern of the Project will be less than significant and no mitigation is required.

iii) 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; or

Less Than Significant Impact. As previously stated, the pre-Project condition is a paved parking area and the new Cosmetology building will replace the impervious parking lot with impervious building. There will be no new sources of stormwater runoff, and therefore the existing stormwater drainage system will have adequate capacity to convey stormwater offsite. There will be a less than significant impact and no mitigation is required.

iv) impede or redirect flood flows?

No Impact. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 06065C0710H (FEMA 2024), the Project site is located just outside of a 1% Annual Chance Flood Hazard Zone (100-year floodplain) and outside the 0.2% Annual Chance Flood Hazard Zone (500-year floodplain). In addition, per the County General Plan, Figure S-10 Dam Failure Inundation Zones, the Project site is located outside of a dam inundation area (County of Riverside 2015b). The Project will have no effect on flood flows. Therefore, there is no impact and no mitigation is required.

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

No Impact. The Project site is not located near a lake that could be vulnerable to a seiche during high winds. Additionally, the Project site is located inland and is not within a coastal area or river delta that could be impacted by a tsunami. Therefore, no impacts resulting from a flood, tsunami, or seiche which could potentially risk release of pollutants due to Project inundation are anticipated. Further, there is no impact and no mitigation is required.

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

No Impact. The Project will comply with regional and local regulations requiring preparation of a SWPPP and will not obstruct existing water quality control plans or groundwater sustainable management plans. In addition, the Project site is not considered a suitable area for groundwater recharge and will not increase impervious areas over a significant groundwater recharge zone. Therefore, no impacts associated with conflict with a water quality control plan or sustainable groundwater management plan are anticipated and no mitigation is required.

3.11 Land Use and Planning

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING - Would the Project:				
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?	☐	☐	☐	☒

a) Physically divide an established community?

No Impact. The proposed Project includes building a new Cosmetology building within the existing Riverside City College campus. Land uses surrounding the campus include residential to the east, south, and west, and downtown specific uses to the north. The proposed Project will not physically divide an established community due to the construction of the new Cosmetology building remaining within the already established college campus. As a result, the Project will have no impact related to physically dividing an established community, and no mitigation is required.

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?

No Impact. The proposed Project site is zoned Public Facilities (PF), which permits community colleges use with the granting of a conditional use permit (City of Riverside 2025c). In the City of Riverside General Plan 2025, the Project site is located within an area dedicated to "Educational Spaces" (City of Riverside 2025e). The proposed Project will not conflict with the City's General Plan or Zoning Code. Therefore, there will be no impact and no mitigation measures required.

3.12 Mineral Resources

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES - Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and 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?	☐	☐	☐	☒

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

No Impact. The State Mining and Reclamation Act of 1975 (California Public Resources Code Section 2710 et seq.) requires that the California State Geologist implement a mineral land classification system to identify and protect mineral resources of regional or statewide significance in areas where urban expansion or other irreversible land uses may occur, thereby potentially restricting or preventing future mineral extraction on such lands.

As mandated by the Act, aggregate mineral resources within the state are classified by the State Mining and Geology Board through application of the Mineral Resource Zone (MRZ) system. The MRZ system is used to map all mineral commodities within identified jurisdictional boundaries, with priority given to areas where future mineral resource extraction may be prevented or restricted by land use compatibility issues, or where mineral resources may be mined during the 50-year period following their classification. The MRZ system classifies lands that contain mineral deposits and identifies the presence or absence of substantial sand and gravel deposits and crushed rock source areas (i.e., commodities used as, or in the production of, construction materials). The State Geologist classifies MRZs within a region based on the following factors (DOC 2000):

- MRZ-1: Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- MRZ-2: Areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.
- MRZ-2a: Areas underlain by mineral deposits where geologic data show that significant measured or indicated resources are present.
- MRZ-2b: Areas underlain by mineral deposits where geologic information indicates that significant inferred resources are present.
- MRZ-3: Areas containing mineral deposits for which the significance cannot be determined from available data.
- MRZ-3a: Areas containing known mineral deposits that may qualify as a mineral resource
- MRZ-3b: Areas containing inferred mineral deposits that may qualify as mineral resources.
- MRZ-4: Areas where available information is inadequate for assignment of any other MRZ category.

According to maps prepared by the California Department of Conservation (CDOC 2008), the Project site is located within a designated MRZ-3 area. This designation indicates that the State of California has determined this is an area where mineral deposits are likely; however, their significance has not been determined. Additionally, per the County General Plan, the Project site is located within an MRZ-3 area (County of Riverside 2015c).

Furthermore, the County General Plan (County of Riverside 2015c) does not identify any mineral recovery sites within the Project site. The Project site is not currently being used for mineral resource extraction. No mining operations will be impacted by this Project and the site will likely never be used for any mining operations in the future. Given these factors, the Project will not result in the loss of availability of a known mineral resource that will be of future value to the region and the residents of the state. Therefore, there is no impact and no mitigation is required.

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

No Impact. As stated above, the proposed Project will 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. Therefore, there is no impact and no mitigation is required.

3.13 Noise

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE - Would the Project result in:				
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 or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	☐	☐	☐	☒

Noise is defined as loud, unpleasant, unexpected, or unwanted sound. Sound may be described in terms of level or amplitude (measured in decibels [dB]), frequency or pitch (measured in hertz [Hz] or cycles per second), and duration (measured in seconds or minutes). The standard unit of measurement of the amplitude of sound is the decibel, a logarithmic scale of sound pressure level. The A-weighted scale, measured in A-decibels (dBA), adjusts measurements to reflect the frequencies most perceptible to the healthy human ear. The Equivalent Sound Level (Leq) is the average noise level over a given sample period, calculated based on sound energy fluctuations. The Community Noise Equivalent Level (CNEL) is the weighted average sound intensity over a 24-hour period, adjusting for increased sensitivity to noise during specific times. It adds five decibels to evening sounds (7pm-10pm) and ten decibels to

nighttime levels (before 7am and after 10pm). Similarly, the Day-Night Average Sound Level (LDN) accounts for heightened sensitivity to nighttime noise by adding 10 decibels to sound levels measured at night (10pm–7am). Table 3.13-1 provides examples of A-weighted noise levels from common sounds. In general, human sound perception is such that a change in sound level of 3 dB is barely noticeable; a change of 5 dB is clearly noticeable; and a change of 10 dB is perceived as doubling or halving of the sound level.

Table 3.13-1. Typical Sound Levels in the Environment and Industry

Common Outdoor Activity	Noise Level (dBA)	Common Indoor Activity
	110	Rock band
Jet flying at 300 meters (1,000 feet) overhead		
	100	
Gas lawnmower at 1 meter (3 feet)		
	90	
Diesel truck at 15 meters (50 feet), at 80 kilometers per hour (50 mph)		Food blender at 1 meter (3 feet)
	80	Garbage disposal at 1 meter (3 feet)
Noisy urban area, daytime		
Gas lawnmower at 30 meters (100 feet)	**70**	Vacuum cleaner at 3 meters (10 feet)
Commercial area		Normal speech at 1 meter (3 feet)
Heavy traffic at 90 meters (300 feet)	**60**	
		Large business office
Quiet urban daytime	**50**	Dishwasher in next room
Quiet urban nighttime	**40**	Theater, large conference room (background)
Quiet suburban nighttime		
	30	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	20	
		Broadcast/recording studio
	10	
	0	

Source: Caltrans 2013a

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 or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. A Noise and Vibration Impact Study, dated November 19, 2025, was prepared for the proposed Project by MD Acoustics, LLC, attached as Appendix E. The Noise and Vibration Impact Study evaluates the potential transportation, stationary, and construction noise impacts for the Project site and recommends any necessary mitigation measures to minimize potential noise impacts.

Transportation Noise Impacts

A Trip Generation Assessment, dated October 27, 2025, was prepared for the proposed Project by Integrated Engineering Group, attached as Appendix G. According to the assessment, the proposed Project is not expected to generate more than 100 new vehicle trips, qualifying for an exemption from preparing a Transportation Impact Analysis by the City of Riverside because there will not be an increase in traffic. Therefore, the impact of transportation noise is considered less than significant.

Stationary Noise Sources

The stationary noise was modeled in SoundPLAN to analyze the noise impact at surrounding receptors to calculate noise level Projections (Exhibit E in Appendix E). As a state-funded agency, the District is not subject to City noise standards; however, the District will make every effort to comply with the Municipal Code regulations even though it is not bound by them. Section 7.25.010 of the City of Riverside's Municipal Code states that noise measurements from a stationary noise source shall be within 55 dBA during the day due to the surrounding residential areas (see Table 3.13-2).

Table 3.13-2. City Exterior Noise Level Standards

Land Use Category	Time Period	Noise Level
Residential	Night (10pm to 7am) Day (7am to 10pm)	45 dBA 55 dBA
Office/Commercial	Any time	65 dBA
Industrial	Any time	70 dBA
Community Support	Any time	60 dBA
Public Recreation Facility	Any time	65 dBA
Nonurban	Any time	70 dBA

Source: City of Riverside Municipal Code § 7.25.010 (City of Riverside 2025d)

The sensitive receptors that may be affected by operational noise include the existing residences to the southwest of the Project site. The Total Combined Noise Level, the existing ambient noise levels with the addition of the Project's noise level, did not exceed 55 A-decibels and will comply with the City's municipal code. Therefore, the impact is less than significant and no mitigation is required.

Construction Noise and Vibration

Construction noise will be considered significant if occurring outside the allowable times specified in the County's Municipal Code (Section 7.35.020(G)). While construction activities will have a temporary or periodic increase in the ambient noise levels, they will adhere to permissible hours and days of the week. Therefore, the impact is less than significant, and no mitigation is required.

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

Less Than Significant Impact. Ground-borne vibration refers to rapid, fluctuating movements within the ground that have an average motion of zero, meaning that the ground does not permanently shift in one direction. These vibrations are typically only a nuisance to people rather than a structural concern, but damage may occur at extreme levels. While vibrations can be felt outdoors, they are generally more noticeable and bothersome indoors where the shaking of a building may be more notable. Ground-borne noise is a related effect that only occurs indoors resulting from walls and floors vibrating (e.g., rattling of windows or dishes on shelves).

Vibration amplitude is commonly measured in peak particle velocity (PPV), which represents the maximum instantaneous vibration speed, typically measured in inches per second. Outdoor sources of perceptible vibration usually include construction equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce noticeable vibration or noise. To address potential impacts, the Federal Transit Administration (FTA) provides guidance on vibration thresholds. According to the FTA, fragile buildings can tolerate vibration levels up to 0.2 inches per second without structural damage (see Table 3.13-3). Because vibration is rarely bothersome outdoors, thresholds are assessed at occupied structures, and all vibration impacts are evaluated at the building level. Table 3.13-4 provides criteria for human perception of vibration.

Table 3.13-3. 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
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.		
Source: CalTrans 2013b		

Table 3.13-4. Guideline Vibration Annoyance Potential Criteria

Human Response	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Barely perceptible	0.04	0.01
Distinctly perceptible	0.25	0.04
Strongly perceptible	0.9	0.10
Severe	2.0	0.4
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.		
Source: CalTrans 2013b		

Construction vibration will be significant if it exceeded levels that resulted in structural damage to existing buildings. Construction activity may occur as close as 100 feet from the nearest buildings, which are the residential buildings to the south. At this distance, a large bulldozer will yield a worst-case vibration level of approximately 0.019 inches per second PPV, which is below the threshold for older residential structures and under the level considered barely perceptible to humans (see Appendix E). Therefore, construction-related vibration is not expected to approach levels that could cause structural damage. Thus, impacts will be less than significant and no mitigation is required.

c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?

No Impact. The Project site is located over two miles from Flabob Airport, and March Air Reserve Base. According to the Riverside County Mapping Portal, the Project site is located outside of both airports' influence area boundaries (Riverside County, 2025). Therefore, there is no impact and no mitigation is required.

3.14 Population and Housing

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING - Would the Project:				
a) 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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) 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 will not directly induce substantial population growth in the area, because no residential units are proposed as part of the Project. However, the proposed Project will require a temporary construction workforce. The number of construction workers needed during any given period will largely depend on the specific stage of construction but will likely average a few dozen workers at any given time throughout the workday. These short-term positions are anticipated to be filled primarily by workers who reside in the Project site vicinity; therefore, construction of the proposed Project will not generate a permanent increase in population in the Project area.

Upon completion, the proposed Project will consist of a Cosmetology building. As the lead agency, RCCD has acknowledged the need for a new Cosmetology building to meet the needs of the Riverside community. Additionally, the operation of the proposed Project may require an increase in staff. However, the increase will be minimal and will not induce population growth.

Further, the proposed Project will generally connect to existing utilities and infrastructure located adjacent to the Project site. The proposed Project will not construct new or extend existing utilities or infrastructure into areas not currently served by such improvements. Therefore, the proposed Project will not indirectly induce population growth. Impacts associated with population growth inducement will be less than significant and no mitigation is required.

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

No Impact. The proposed Project consists of the construction of the new Cosmetology building to serve the needs of the Riverside community. The proposed Project will not displace existing housing or people and will not necessitate the construction of replacement housing elsewhere. Therefore, there is no impact and no mitigation is required.

3.15 Public Services

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES - Would the Project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

Fire protection?

Less Than Significant Impact. The Riverside Fire Department (RFD) provides fire suppression, fire prevention, hazardous materials and decontamination expertise, and emergency response services to the City of Riverside and the Project site. The RFD operates 12 fire stations staffed 24 hours per day spanning a response area of over 81 square miles. The RFD employs 216 full-time firefighters and responds to over 39,000 emergency calls annually. Riverside City Fire Station 1 (Downtown), located at 3401 University Avenue, approximately 0.9 miles to the north, is the closest station to the Project site. RFD's response time goal is a 5-minute response time for the first arriving units for emergency medical service and fire related incidents 90 percent of the time. Additionally, RFD's policy states that units will be located and staffed such that an effective response force of 4 units with a minimum of 12 personnel shall be available to all areas of the City within a maximum response time of 10 minutes. Additionally, the City maintains mutual aid and automatic aid agreements with surrounding cities and Riverside County, which allow for the services of nearby fire departments to assist the City during major emergencies (City of Riverside, 2025a).

Construction associated with the proposed Project could increase the potential for accidental on-site fires from the operation of construction equipment, the use of flammable construction materials, and sparks during the removal of existing on-site vegetation. As required by the California Occupational Safety and Health Administration (CAL-OSHA) and California Fire Code requirements, the construction contractor will be required to carefully store flammable materials in appropriate

containers during Project construction, use construction equipment with spark arrestors, and immediately and completely clean up spills of flammable materials if they occur. In addition, the construction contractor and construction personnel will be trained in emergency response, and fire suppression equipment specific to the construction site will be available and maintained on site for the duration of the construction period. Adherence to existing laws will ensure that the proposed Project will not have a significant construction-related impact on fire protection service from RFD. Therefore, construction related impacts to fire protection will be minimized and the provision of and/or need for new or physically altered governmental facilities (the construction of which could cause significant environmental impacts) will not be required. Once operational, Project compliance with requirements set forth in the California Fire Code will provide fire protection for people and structures, as well as emergency medical services. In addition, the proposed Project will not conflict with a program, plan, ordinance, or policy addressing the circulation system; create a significant design hazard due to a geometric design feature or incompatible use; or result in a significant impact to any local roadways or intersections. Therefore, the proposed Project will not impair emergency response vehicles, and average response times in the area will remain within acceptable limits.

The proposed Project will construct a new, modernized Cosmetology building. Therefore, the proposed Project will not result in changes to the existing land use on site and once operational, the proposed Project will not result in a large increase in the number of students, or employees, on site. The proposed Project will comply with applicable State and local codes related to fire safety and emergency access. The proposed Project will not result in a significant increase in demand for fire protection and life safety services because the Project will not result in any changes to the existing land use on site. The RFD will continue providing services to the Project site and will not require additional firefighters or the construction of a new or expanded fire station to serve the proposed Project. Therefore, the proposed Project will have a less than significant impact on fire protection and safety services and facilities, and no mitigation is required.

Police protection?

Less Than Significant Impact. RCCD maintains a Police Department at each campus and is a POST certified full-service police agency operating in compliance with state standards under California Penal Code §13522. Police officers are authorized by Penal Code §830.32 and Education Code §72330, with law enforcement authority that extends to any place in the state while performing the primary duty and is identical to the authority of municipal and county law enforcement officers. Officers receive the same basic and ongoing training as city and county peace officers, plus additional training to meet the unique needs of a campus environment.

The District Police Department provides services 7 days a week, 24 hours a day. The Department coordinates with the Riverside County Sheriff's Department and the Riverside Police Department, operating under a memorandum of understanding agreement in the campus areas and surrounding communities.

On the RCC campus the RCCD Police Department main office is located directly adjacent to the north of the Project site.

The Riverside Police Department (RPD) can provide police services to the Project site. The RPD has three stations within the City and the Lincoln Station, located at 4102 Orange Street, approximately 0.7 miles to the north is the closest station to the Project site. The RPD employs 394 sworn officers and 236 civilian personnel. RPD strives to respond within 7 minutes to Priority 1 calls, which are typically of a life-threatening nature, such as a robbery in process or an accident involving bodily injury. RPD strives to respond to less-urgent Priority 2 calls within 12 minutes, which are not life

threatening and include incidents such as burglary, petty theft, and shoplifting. Construction activities on the Project site have the potential to attract criminals that may be attracted to construction equipment and/or vehicles with gasoline and diesel fuel at the Project site, and/or unsecured construction materials. To minimize criminal trespassing, the Project site (construction areas) will be fenced, and access points will be locked during non-construction hours. Additionally, construction equipment will be stored in well-lit areas, and smaller equipment will be secured to reduce pilfering by trespassers. Based on the above, construction of the proposed Project will not result in a demand for additional police services or significantly impact existing service ratios or response times. As previously discussed, the proposed Project will not result in changes to the existing land use on site. As such, the proposed Project will not result in a demand for more police protection services beyond what was anticipated and planned for this location. RPD will continue to provide service to the Project site and will not require additional officers or the construction of new or expanded police facilities to serve the proposed Project. The proposed Project will not increase response times by increasing traffic volumes on area roadways to the point where additional significant congestion will occur. Based on the above, operation of the proposed Project will not result in a demand for additional police services or significantly impact existing service ratios or response times. Therefore, the proposed Project will have a less than significant impact on police protection services, and no mitigation is required.

Schools?

No Impact. The proposed Project does not include any residential uses with the resulting need for additional school facilities, and additionally, it will not result in any changes to the existing land use on site. The proposed Project will not significantly increase student population within the City. Therefore, there is no impact and no mitigation is required.

Parks?

No Impact. The City maintains a performance standard of 3 acres of parkland for every 1,000 residents. The City currently meets this performance standard and has more than one thousand additional acres of parkland than required. As previously discussed, the proposed Project will not result in any changes to the existing land use. The proposed Project will not result in an increased demand for parks and recreational facilities. Therefore, there is no impact and no mitigation is required.

Other public facilities?

No Impact. Development of the proposed Project will not increase the demand for other public services including libraries, community centers, and public health care facilities. As previously discussed, the proposed Project does not include development of residential uses and will not result in any changes to the existing land use on site. The proposed Project will not result in an increased demand for public facilities. Therefore, there is no impact and no mitigation is required.

3.16 Recreation

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

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

No Impact. The proposed Project does not include any residential uses that may increase the utilization of existing neighborhood parks in the vicinity such that substantial physical deterioration of the facility or an increase in park facilities will occur or be accelerated. The proposed Project consists of the construction of a new Cosmetology building to serve the residents of Riverside. No impacts related to an increase in use of existing parks will occur and no mitigation is required.

b) Does 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 is the construction and operation of a new Cosmetology building. The building will be constructed to improve educational facilities focused on cosmetology. There will be no requirement to construct or expand existing recreational facilities. Therefore, there is no impact and no mitigation is required.

3.17 Transportation

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the Project:				
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 § 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) Result in inadequate emergency access?	☐	☐	☒	☐

This section analyzes the potential impacts of the proposed Project based on CEQA Guidelines Section 15064.3(b), which focuses on newly adopted criteria (vehicle miles traveled [VMT]) for determining the significance of transportation impacts. Pursuant to SB 743, the focus of transportation analysis changed from level of service or vehicle delay to VMT. The related updates to the CEQA Guidelines required under SB 743 were approved on December 28, 2018. This methodology was required to be used statewide beginning July 1, 2020. The proposed Project site is located in the City of Riverside, which has adopted guidance on evaluating VMT for transportation impacts under CEQA. Therefore, the City of Riverside Transportation Impact Analysis (TIA) Guidelines for Vehicle Miles Traveled and Level of Service (LOS) Assessment (Guidelines, April 2025), hereafter referred to as Guidelines, will be used for this assessment.

The Guidelines require a 4-step process for VMT analysis: 1) Project Screening, 2) Assessment of Non-Screened Development, 3) Identify VMT Impact Threshold, and 4) Mitigation Measures.

SCREENING CRITERIA ASSESSMENT

The City VMT Guidelines recognize that certain Projects based on type, location, size and other contexts could lead to a presumption of less than significance (i.e. the Project's VMT will not cause a transportation impact) and will not need additional VMT analysis. The Guidelines provide the following screening criteria:

1. Transit Priority Area (TPA) – The Project is located within a TPA, has a floor-area ratio (FAR) greater than 0.75, provides parking less than or equal to the City's Municipal Code requirements, is consistent with the applicable Sustainable Communities Strategy, and does not replace any affordable residential units with moderate- or high-income residential units.

2. Low VMT Area – Residential, office, other employment related uses, or mixed-use Projects located in areas with low VMT. The TREDLite VMT estimation Screening Too can be used to determine whether a land use development Project may be screened from a detailed VMT analysis.

3. Project Type Screening -

    a. Local serving retail space of less than 50,000 SF

    b. Local-serving K-12 schools

    c. Local parks

    d. Day care centers

    e. Local-serving gas stations & car-washes

    f. Local-serving banks

    g. Local-serving hotels (e.g. non-destination hotels)

    h. Student housing Projects

    i. Local serving community college that are consistent with the assumptions noted in the RTP/SCS

    j. Projects consisting of 100% affordable housing

    k. Projects generating fewer than 110 daily vehicle trips. This generally corresponds to the following:

        i. 11 single family housing units

        ii. 16 multi-family units

        iii. 10,000 SF office

        iv. 15,000 SF of light industrial

        v. 63,000 SF of warehousing

        vi. 79,000 SF of high cube transload and short-term storage warehouse

4. Mixed Use Projects – Each component must be evaluated independently

5. Redevelopment Projects – Projects that replace an existing VMT-generating land use and do not result in a net overall increase in VMT

A Vehicle Miles Traveled Screening Assessment, dated October 2025, was prepared for the Project site by Integrated Engineering Group (Appendix G).

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

Less Than Significant Impact. Vehicle trips during construction will include passenger trucks for workers traveling to and from the Project work areas, haul trucks (including for import of construction materials, as needed), and other trucks associated with equipment and material deliveries. These deliveries will occur within RCC and not impact local or regional roadways. Additionally, traffic generated by construction of the proposed Project will be temporary and will not conflict with the City of Riverside's Community Mobility Circulation Element (City of Riverside, 2018). Impacts occurring as a result of temporary construction will be less than significant. Once the construction of the proposed Project is completed, there is not an anticipated increase in automobile trips to the area because the improved facilities will have similar trips to the existing facility. Operational impacts will be less than significant.

Additionally, because construction will be occurring entirely within the existing RCC campus, the Project will result in no impacts to the local or regional roadways, bicycles or pedestrian facilities. Therefore, impacts will be less than significant and no mitigation is required.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less Than Significant Impact. CEQA Guidelines Section §15064.3(b) establishes vehicle miles traveled (VMT) as the most appropriate measure of transportation impacts, referring to the amount and distance of automobile travel attributed to a Project. Under Senate Bill (SB) 743, VMT analysis is the primary method for determining CEQA impacts rather than LOS. The City of Riverside has adopted guidance on evaluating VMT for transportation impacts under CEQA.

The proposed Project was evaluated against the criteria and thresholds as outlined in the City of Riverside Transportation Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service (LOS), which is based on the Governor’s Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA to determine VMT impacts. According to the City of Riverside Transportation Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service, local serving community college Projects that are consistent with the assumptions notes in Regional Transportation Plan/Sustainable Communities Strategy are presumed to have a less than significant impact (City of Riverside 2020).

The proposed Project is part of a community college that is currently serving the local community. The proposed Project will replace the existing Cosmetology Building with a new, modernized facility. Therefore, the proposed Project may be presumed to have a less than significant impact for VMT as Local-Serving Retail and no mitigation is required.

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

No Impact. The proposed Project will replace an existing, aging facility with a new Cosmetology building on the existing Riverside City College campus and use the existing internal roadways for access and circulation. The proposed Project will not construct any new roadways or intersections on the existing campus. During construction, there will be periodic lane and sidewalk closures to accomplish frontage improvements and/or underground utility connections. In all cases, traffic will be temporarily rerouted safely and efficiently. Therefore, the proposed Project will not increase

hazards due to a geometric design feature, or incompatible uses. There is no impact and no mitigation is required.

d) Result in inadequate emergency access?

Less Than Significant Impact. Emergency access to the Project site and surrounding areas will be maintained during both construction and operation. The proposed Project will comply with the City of Riverside's standards for emergency vehicle access, including requirements for roadway width, clearance, turnaround, and height limitations and does not include or require any improvements to the existing roadway network. Therefore, impacts related to emergency access will be less than significant and no mitigation is required.

3.18 Tribal Cultural Resources

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, 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:				
i) 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), or	☐	☐	☒	☐
ii) 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

The proposed Project is subject to compliance with Assembly Bill (AB) 52 (PRC 21074), which requires the consideration of impacts to Tribal Cultural Resources as part of the CEQA process. Under AB 52, the lead agency must notify California Native American tribes who are traditionally or culturally affiliated with the geographic area of the Project that have requested notification. Consultation with interested tribes is currently in progress, and the RCCD will continue to coordinate with tribal representatives to ensure compliance with AB 52 requirements.

The District sent notification letters to the California Native American Tribal representatives of the following Tribes listed by the Native American Heritage Commission (NAHC) who had requested notification pursuant to AB 52 on October 14, 2025, via U.S. Postal Service certified mail and email:

- Agua Caliente Band of Cahuilla Indians
- Cabazon Band of Cahuilla Indians
- Cahuilla Band of Indians
- Gabrieleño Band of Mission Indians–Kizh Nation
- Gabrieleño/Tongva San Gabriel Band of Mission Indians
- Gabrieliño/Tongva Indians of California Tribal Council
- Gabrieliño/Tongva Nation
- Gabrieliño-Tongva Tribe
- Juaneno Band of Mission Indians Acjachemen Nation – Belardes
- La Jolla Band of Luiseno Indians
- Los Coyotes Band of Cahuilla and Cupeño Indians
- Morongo Band of Mission Indians
- Pala Band of Mission Indians
- Pauma Band of Luiseno Indians
- Pechanga Band of Indians
- Quechan Tribe of the Fort Yuma Reservation
- Ramona Band of Cahuilla
- Rincon Band of Luiseno Indians
- San Manuel Band of Mission Indians
- Santa Rosa Band of Cahuilla Indians
- Serrano Nation of Mission Indians
- Soboba Band of Luiseno Indians
- Torres-Martinez Desert Cahuilla Indians

The notification letters included the Project location, a Project description, explanation of AB 52 timing, an invitation to consult, and contact information for the appropriate lead agency representative. To date, the District has received six responses to the notification letters and emails. Table 3.18-1 summarizes the results of the AB 52 process for the Project. The confidential AB 52 consultation results are on file with the District.

Table 3.18-1. AB 52 NAHC-Listed Native American Contacts

Native American Tribal Representatives	Response Received
Cahuilla Band of Indians	1. On November 20, 2025, the Cahuilla Band of Indians responded to the District email and requested all cultural materials associated with the Project. 2. On November 26, 2025, the District emailed the Cultural Resources Assessment.
Gabrieleño Band of Mission Indians–Kizh Nation	1. On November 6, 2025, the Gabrieleño Band of Mission Indians–Kizh Nation responded to the District email and requested AB 52 consultation. 2. On November 26, 2025, the District emailed the Cultural Resources Assessment. [On-going]
Pauma Band of Luiseno Indians	1. On November 10, 2025, the Pauma Band of Luiseno Indians responded to the District email and requested to be immediately notified of any inadvertent discoveries or potential impacts to cultural resources, sacred sites, or ancestral remains that may occur during Project activities. 2. On November 26, 2025, the District emailed the Cultural Resources Assessment.
Pechanga Band of Indians	1. On November 10, 2025, the Pechanga Band of Indians responded to the District email and requested AB 52 consultation. 2. On November 26, 2025, the District emailed the Cultural Resources Assessment. [On-going]
Quechan Tribe of the Fort Yuma Reservation	1. On October 15, 2025, the Quechan Tribe of the Fort Yuma Reservation responded to the District email and did not have comments.
San Manuel Band of Mission Indians	2. On October 29, 2025, the San Manuel Band of Mission Indians responded to the District email and did not have comments.

a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, 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:

i) 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)?

Less Than Significant Impact. As of July 2015, California AB 52 was enacted and expands CEQA by defining a new resource category, "Tribal Cultural Resources." AB 52 requires Lead Agencies to evaluate a Project's potential to impact tribal cultural resources. Such resources include "sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe and is 1) listed or eligible for listing in the California Register of Historical Resources or 2) included in a local register of historical resources. AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a

resource qualifies as a "tribal cultural resource." As discussed in Section 3.5 above, as part of the Cultural Resources Assessment prepared by Terracon in October 2025, archaeologists did not record any cultural resources within the subject property boundaries.

Terracon requested a search of the NAHC Sacred Lands File (SLF) to determine the presence of any Native American cultural resources within the Project site. The NAHC SLF records search results were negative for known Native American heritage resources within the Project site. The NAHC identified 47 Native American individuals from the tribes listed above who are traditionally and culturally affiliated with the Project's geographic area. In compliance with AB 52, the District contacted all NAHC-listed tribal representatives that requested Project notification as discussed above.

ii) 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less Than Significant Impact with Mitigation Incorporated. The Project site has been previously disturbed by the development of its existing use and, in addition, has no record of listing it in any register of historical resources. Nonetheless, the presence of remains or unanticipated cultural resources under the ground surface of the Project site. Implementation of **Mitigation Measures CR-1**, **CR-2, and TCR-1** will ensure that impacts due to discovery of unanticipated cultural resources during excavation will be less than significant with mitigation incorporated.

Mitigation Measures

Mitigation Measure TCR-1:

Retaining a Monitor Prior to Ground Disturbing Activities. The project applicant/lead agency shall retain a third party Monitor. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/ definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the start of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to tribes. Monitor logs will identify and describe any discovered Tribal Cultural Resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, Tribal Cultural Resources, or "TCRs"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request.

3.19 Utilities and Service Systems

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the Project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could 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?	☐	☐	☒	☐
c) Result in a determination by the waste water treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) 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?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact. The Project site is located within an urbanized area with existing and surrounding land uses supported by existing utility infrastructure. Implementation of the proposed Project will require connections to the existing infrastructure within the Project site, which will involve ground disturbing activities and the use of heavy machinery, among other construction activities.

Water

The Project site is within the water service area of Riverside Public Utilities (RPU). The proposed Project will not require the construction of new water treatment facilities, or the expansion of existing facilities, other than those already planned. The proposed Project includes installation of new water

lines that will connect to existing water lines within the RCC campus, which have sufficient capacity to accommodate the proposed Project.

The proposed Project will be required to comply with the latest Title 24 standards of the California Code of Regulations (CCR), which includes a variety of measures to reduce water use, such as compliance with applicable flow rates for plumbing and compliance with the local water efficient landscape ordinance. In addition to the use of low water usage fixtures and the installation of drought friendly native landscaping. As such, the proposed Project will not substantially increase demand for water and will therefore not exceed the capacity of existing water treatment facilities. The proposed Project will not require or result in the relocation or construction of new or expanded water facilities. Therefore, impacts will be less than significant and no mitigation is required.

Wastewater

The Project site is within the sewer service area of the Riverside Public Works Department. The proposed Project includes installation of new sewer lines which will connect to existing sewer lines within the RCC campus, which have sufficient capacity to accommodate the proposed Project. The new connection will be constructed in conformance with City standards and is within the Project disturbance footprint evaluated within this IS/MND. The proposed uses will be consistent with existing uses on the Project site and will not result in a substantial increase in the generation of wastewater on the Project site. Additionally, the proposed Project will be required to comply with the latest Title 24 standards of the CCR, which includes a variety of different measures, including reduction of wastewater use. Therefore, environmental effects associated with construction of a new sewer connection have been evaluated as part of the proposed Project and will be less than significant. No mitigation is required.

Stormwater Drainage

The proposed Project includes the installation of new storm drains and storm water infrastructure. On-site stormwater drainage infrastructure will be designed to be consistent with the requirements of the City's Municipal Separate Storm Sewer System (MS4) Permit and will be constructed in conformance with City standards. Compliance with the City's MS4 Permit will ensure that the proposed Project will not result in a substantial increase in the generation of stormwater on the Project site.

Electric Power/Natural Gas

The proposed Project will be served by local electric facilities operated by the Riverside Public Utilities. The proposed Project will extend these existing electric facilities to the proposed Project location. Additionally, the proposed uses will be consistent with the Project site and will not result in a substantial increase in the demand for electric power on the Project site. Additionally, in conformance with RCCD sustainability objectives, there is no plan to establish a natural gas connection for the Project. Construction activities will not expand natural gas services, and the proposed Project will not require substantially physically altered electric or natural gas transmission facilities.

Telecommunication Facilities

The proposed Project will connect to existing telecommunications lines. The proposed Project will not require substantial relocation of any existing telecommunication facilities.

Because the proposed Project will connect to existing utility services adjacent to the Project site, and there is sufficient excess capacity within those systems to accommodate Project demands, the relocation or reconstruction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities will not be required. No

modifications to utility infrastructure will be necessary outside of the immediate Project site footprint. As such, impacts associated with the construction or expansion of utility facilities will be less than significant, and no mitigation is required.

b) 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.

Construction

Short-term demand for water may occur during pavement removal, excavation, grading, and construction activities on site. Water demand for soil watering (fugitive dust control), cleanup, masonry, painting, and other activities will be temporary and will cease once construction is complete. Overall, short-term construction activities will require minimal water and are not expected to have any adverse impacts on the existing water system or available water supplies. Therefore, construction impacts associated with new or expanded water facilities will be less than significant, and no mitigation is required.

Operation

Water service to the Project site is currently provided by RPU and will continue to be provided by RPU for the proposed Project. RPU's primary source of water supply is local groundwater and from the State Water Project. RPU has facilities to extract groundwater from five groundwater basins including the Bunker Hill, Rialto-Colton, Riverside North, Riverside South, and Arlington Basins. RPU also has an agreement with Western Municipal Water District to access imported water when needed. The proposed Project will not significantly increase water consumption on the Project site compared to existing conditions as the proposed land use will be consistent with the existing land use and the Project will not result in a substantial increase in the number of students and employees. Additionally, the proposed Project will not result in a significant increase in water demand for irrigation because the proposed uses will be consistent with existing uses. The Project will be required to comply with the latest Title 24 standards of the CCR, which include a variety of different measures including reduction of water use. Furthermore, the proposed Project will be developed to be consistent with the existing land use and zoning designations for the Project site. Therefore, the proposed Project will be consistent with the City's growth Projections anticipated in local and regional planning documents, including the Urban Water Management Plan (UWMP). RPU's UWMP indicates the City has sufficient water supplies to meet water demands through 2045, including during multiple dry years. Therefore, sufficient water supplies will be available to serve the proposed Project and reasonably foreseeable future development during normal, dry and multiple dry years. Operational impacts associated with new or expanded water facilities will be less than significant and no mitigation is required.

c) Result in a determination by the waste water treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?

Less Than Significant Impact.

Construction

No significant increase in wastewater flows is anticipated as a result of construction activities on the Project site. Sanitary services during construction will be provided by portable toilet facilities, which use vehicles to transport waste off-site for treatment and disposal. Therefore, during construction,

potential impacts to wastewater treatment and wastewater conveyance infrastructure will be less than significant, and no mitigation is required.

Operation

The Project site is within the sewer service area of the Riverside Public Works Department. The Riverside Regional Water Quality Control Plant (RRWQCP) treats wastewater generated within the majority of the City of Riverside, including the Project site. The RRWQCP comprises two treatment plants and a common tertiary filtration plant, managing up to 46 million gallons per day. The proposed Project will not significantly increase wastewater generation on the Project site compared to existing conditions and will not result in an increase to the number of students and employees on site. Additionally, the proposed Project will be required to comply with the latest Title 24 standards of the CCR, which include a variety of different wastewater use reduction measures, such as compliance with applicable flow rates for plumbing. Therefore, the proposed Project will be consistent with the City's growth Projections anticipated in local and regional planning documents. As such, wastewater generated from the proposed Project will not cause the RRWQCP to violate any wastewater treatment requirements. Operational impacts associated with wastewater treatment and wastewater conveyance infrastructure will be less than significant, and no mitigation is required.

d) 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. Solid waste collection is a "demand-responsive" service, and current service levels can be expanded and funded through user fees. The City of Riverside Public Works Department collects trash from approximately 38,500 households (70 percent of all households) largely using automated trash collection trucks. Additionally, private collectors service various residential neighborhoods within the City and commercial areas are serviced by three different private collectors. All non-hazardous solid waste collected is taken to the Robert A. Nelson Transfer Station, which is owned by the County of Riverside. Waste is then transferred to the Badlands Landfill for disposal. The Badlands Sanitary Landfill has a maximum permitted daily disposal rate of 5,000 tons of solid waste, a remaining capacity of 4,900,000 cubic yards, and an anticipated closure date of 2059.

Construction

Construction activities occurring on the Project site will generate waste from pavement removal. The proposed Project will be required to comply with the California Green Building Standards Code (CALGreen Code), which requires that at least 65 percent of non-hazardous construction and demolition waste from non-residential construction operations be recycled and/or salvaged for reuse (Section 4.408 of the 2022 CALGreen Code), thus reducing the input of solid waste to the receiving landfills. With compliance with the CALGreen Code, solid waste generated by construction activities associated with the proposed Project will not cause the capacity at the Badlands Sanitary Landfill to be exceeded. Therefore, impact associated with the disposal of solid waste during construction will be less than significant, and no mitigation is required.

Operation

The proposed Project will not significantly increase solid waste generation on the Project site compared to existing conditions as the proposed land use will be consistent with the existing land use and the Project will not result in an increase to the number of visitors, employees, or students on site. As such, the proposed Project will be served by a landfill with sufficient capacity to accommodate the Project's waste disposal needs. Furthermore, the proposed Project will comply with

local and State waste reduction strategies. Therefore, impacts associated with the disposition of solid waste during operation will be less than significant, and no mitigation is required.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. The proposed Project will comply with federal, State, and local solid waste statutes and/or regulations related to solid waste. Additionally, as detailed above, the Badlands Sanitary Landfill has sufficient capacity to accommodate the proposed Project's waste disposal needs. Therefore, the proposed Project will result in a less than significant impact related to solid waste regulations, and no mitigation is required.

3.20 Wildfire

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				
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?	☐	☐	☐	☒

According to the FHSZ viewer from CAL FIRE, the proposed Project site is located within a Local Responsibility Area (LRA), meaning that the financial responsibility of preventing and suppressing wildfires is primarily the responsibility of a Local agency, and identified as having no Fire Hazard Severity Zone (CAL FIRE 2025).

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

No Impact. The proposed Project site is not located within a very high hazard severity zone according to Riverside County Fire Department FHSZ Maps (Riverside County Fire Department 2025). Therefore, no impacts associated with wildfire will occur and no mitigation is 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?

No Impact. The proposed Project site is not located within a very high hazard severity zone according to Riverside County Fire Department FHSZ Maps (Riverside County Fire Department 2025). Therefore, no impacts associated with wildfire will occur and no mitigation is required.

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?

No Impact. The proposed Project site is not located within a very high hazard severity zone according to Riverside County Fire Department FHSZ Maps (Riverside County Fire Department 2025). Therefore, no impacts associated with wildfire will occur and no mitigation is required.

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

No Impact. The proposed Project site is not located within a very high hazard severity zone according to Riverside County Fire Department FHSZ Maps (Riverside County Fire Department 2025). Therefore, no impacts associated with wildfire will occur and no mitigation is required.

3.21 Mandatory Findings of Significance

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?	☐	☒	☐	☐
b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects.)	☐	☒	☐	☐
c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?

Less Than Significant Impact with Mitigation Incorporated. As discussed previously in Biological Resources Section 3.4, the Project site does not contain suitable habitat for special-status species or federally protected wetlands, and it will not conflict with an adopted Habitat Conservation Plan or Natural Communities Conservation Plan. However, ornamental trees and shrubs located along the Project site's perimeter could provide suitable habitat for nesting birds. To comply with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code and avoid impacts to nesting birds from implementation of the proposed Project, if construction commences during the nesting bird season (February 1 to September 15) a pre-construction nesting bird survey will be required prior to construction, as detailed in **Mitigation Measure BIO-1**. As discussed previously in Cultural Resources, the proposed Project is not expected to result in any significant impacts to any examples of the major periods of California history or prehistory. No historic cultural or archaeological resources

as defined by CEQA were identified in the Cultural Resources Assessment prepared for the proposed Project. And no cultural resources were identified during the archaeological field survey completed on February 13, 2025. The lack of resources identified by the record search, Sacred Lands File (SLF) search, and field survey, in addition to previous disturbance from development of the RCC campus, indicate a low probability for surface and subsurface resources within the Project site. Although the Project site is not anticipated to be sensitive for cultural resources, ground-disturbing activities have the potential to reveal unknown buried deposits. In the unlikely event that unanticipated archaeological resources are discovered during Project construction, impacts to these resources could be potentially significant. Therefore, **Mitigation Measure CR-1** will be required, which requires that a qualified archaeologist is retained to be on-call to respond to inadvertent discoveries during Project construction and that all construction work occurring within 50 feet of any find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Qualification Standards for Archaeology, can evaluate the significance of the find. **Mitigation Measure CR-2** will be required in the event that potential prehistoric or historic-era archaeological resources and/or Tribal Cultural Resources (sites, features, or artifacts) are exposed during construction activities for the Project, all construction work occurring not less than 50 feet of the find shall immediately stop and a qualified archaeologist must be notified immediately to assess the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find under the California Environmental Quality Act (CEQA), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work (e.g., preparation of an archaeological treatment plan, testing, or data recovery) may be warranted. If Native American resources are discovered or are suspected, each of the consulting tribes for the Project will also be notified. Additionally, in the unlikely event that fossils of any sort are discovered during grading/earthmoving activities, **Mitigation Measure GEO-1** will be implemented to reduce potential impacts to paleontological resources. With implementation of M**itigation Measures CR-1** and **GEO-1**, potential impacts associated with important examples of the major periods of California history or prehistory will be less than significant. With implementation of regulatory compliance measures, the potential for the proposed Project to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory will be less than significant with mitigation incorporated. **Mitigation Measure CR-3** will be implemented to address potential impacts related to Unanticipated Discovery of Human Remains. If human remains are encountered during activities associated with the proposed Project, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). **Mitigation Measure TCR-1** will be implemented to reduce or avoid impacts by requiring tribal cultural monitoring by a third-party and notifying Pauma Band of Luiseno Indians of any inadvertent discoveries or potential impacts to cultural resources, sacred sites, or ancestral remains that may occur during Project activities.

b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects.)

Less Than Significant Impact with Mitigation Incorporated. Section 15065(a)(3) of the State CEQA Guidelines states that a Project's cumulative impacts are the possible environmental effects that may be cumulatively considerable when considered with other reasonably foreseeable Projects. Cumulatively considerable impacts occur when the incremental effects of a particular Project or program are significant when viewed in connection with the effects of other past, current, or reasonably foreseeable future Projects. Section 15355 of the State CEQA Guidelines defines a cumulative impact as an impact that is created as a result of the combination of the Project evaluated in the CEQA document together with other Projects causing related impacts. The proposed Project is located in a developed urban area, within a portion of the RCC campus. At this time, no other reasonably foreseeable Projects have been identified for the RCC campus or within the immediate surroundings. While various Projects within Riverside have the potential to be under construction concurrent with the proposed Project, concurrent Projects within the City will be subject to regulations similar to those outlined in this document and will incorporate mitigation measures, as necessary, that will reduce impacts of the Project. As shown in the discussion above, environmental impacts associated with the proposed Project can be reduced to less than significant levels with the implementation of mitigation measures and/or Project-specific mitigation measures. All Project-related impacts are localized and confined to the immediate Project area. Given that the potential Project-related impacts are less than significant and limited to the Project site, implementation of the proposed Project will not result in impacts that are cumulatively considerable when evaluated with the impacts of other current Projects, or the effects of probable future Projects.

c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant with Mitigation Incorporated. Based on the analysis provided throughout this IS/MND, with incorporation of mitigation measures, the proposed Project will not result in any environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Potential impacts on human beings will be less than significant with mitigation incorporated.

4.0 References and Preparers

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4.2 List of Preparers

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Appendix A
Air Quality, Greenhouse Gas, Energy Impact Study, and Health Risk Assessment

Appendix B
Habitat Assessment Report

Appendix C
Cultural Resources Assessment

Appendix D
Geotechnical Engineering Report

Appendix E
Noise and Vibration Impact Study

Appendix F
Phase I Environmental Site Assessment

Appendix G
Traffic Studies (Trip Generation and VMT Screening Assessments)