Draft Initial Study/Mitigated Negative Declaration

Norco College
Library Learning Resource Center and Student Services Building

DECEMBER 2025

Prepared for:

Riverside Community College District
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List of Acronyms

AB	Assembly Bill
AQMP	Air Quality Management Plan
ASF	Assignable Square Feet
bgs	below ground surface
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
CAP	Climate Action Plan
CARB	California Air Resource Board
CDFW	California Department of Fish and Wildlife
CEHC	California Essential Habitat Connectivity
CEQA	California Environmental Quality Act
City	City of Norco
CNEL	Community Noise Equivalent Level
CO_2e	carbon dioxide equivalent
CREC	Controlled Recognized Environmental Condition
dB	decibels
dBA	A-decibels
DRC	Disability Resource Center
DTSC	Department of Toxic Substances Control
ESA	Environmental Site Assessment
FTA	Federal Transit Administration
GHG	Greenhouse Gas
GSF	Gross Square Feet
HDO	Housing Development Overlay

IS	Initial Study
ISTEA	Intermodal Surface Transportation Efficiency Act
LLRC	Library Learning Resource Center
LSTs	Localized Significant Thresholds
LUC	Land Use Covenant
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
NPDES	National Pollutant Discharge Elimination System
NWI	National Wetland Inventory
O_3	ozone
OS	Open Space
PAD	Preservation and Development
PEA	Preliminary Endangerment Assessment
PL	Public Land
PM_{10}	respirable particulate matter
PPV	peak particle velocity
RA	Residential Agricultural
RCC	Riverside City College
RCCD	Riverside Community College District
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Area Governments

SCAQMD	South Coast Air Quality Management District
SCIC	South Coastal Information Center
SLF	Sacred Lands File
SMARA	State Mining and Reclamation Act
SMP	Soil Management Plan
SP	Specific Plan
SRA	Source Receptor Area
SWPPP	Stormwater Pollution Prevention Plan
TPA	Transit Priority Area
USFWS	U.S. Fish and Wildlife Service
UWMP	Urban Water Management Plan
VCA	Voluntary Cleanup Agreement
VMT	vehicle miles traveled
VOC	Volatile Organic Compound
WMWD	Western Municipal Water District
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments
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 Library Learning Resource Center (LLRC) and Student Services building at Norco College adjacent to Parking Lot A. The proposed Project will expand library and learning resource spaces to meet student needs, and consolidate programs currently housed in the Library, Student Services building, and College Resource Center.

The proposed LLRC and Student Services building is planned to encompass 77,430 Gross Square Feet (GSF) and consists of 48,827 Assignable Square Feet (ASF). Functional space within the building will include 1,261 ASF of classrooms, 16,968 ASF of faculty/staff office space, 26,112 ASF of library/library support, 994 ASF of audio/visual media space, and 3,491 ASF of other support space. The existing Student Services building, College Resource Center, and Portables A and B will be demolished as secondary effects of the proposed Project. Additionally, the existing Library building will be inactivated and repurposed in the future as a separate capital project.

1.2 California Environmental Quality Act Compliance

RCCD is the lead California Environmental Quality Act (CEQA) agency responsible for review and approval of the proposed LLRC and Student Services 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.

1.3 Public Review Process

In accordance with CEQA, a good-faith effort has been made during preparation of this IS/MND to contact affected agencies, organizations, and persons who may have an interest in this Project.

In reviewing the IS/MND, affected public agencies and the interested public should focus on the sufficiency of the document in identifying and analyzing the Project's possible impacts on the environment. A copy of the Draft IS/MND and related documents are available for review at RCCD (see address below) between 8:00 a.m. and 5:00 p.m., Monday through Friday.

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 – Norco Campus is located within the western Riverside County sub-region of southern California. The area is generally southwest of the City of Riverside, and northeast of the Prado Dam (Figure 2.1-1. Regional Map, Regional Map).

Within the Norco Campus, the proposed Project will be located on the southern edge of the campus core, adjacent to Parking Lot A. Additionally, the Project site will be north of Third Street, east of the sports complex, and west of JFK Drive. Additionally, one of two optional construction swing spaces will be utilized for the Project. One is west of the Project site, and adjacent to Parking Lot D and West End Drive. The second optional swing space is located east of the Project site and north of Parking Lot B (Figure 2.1-2, Project Site).

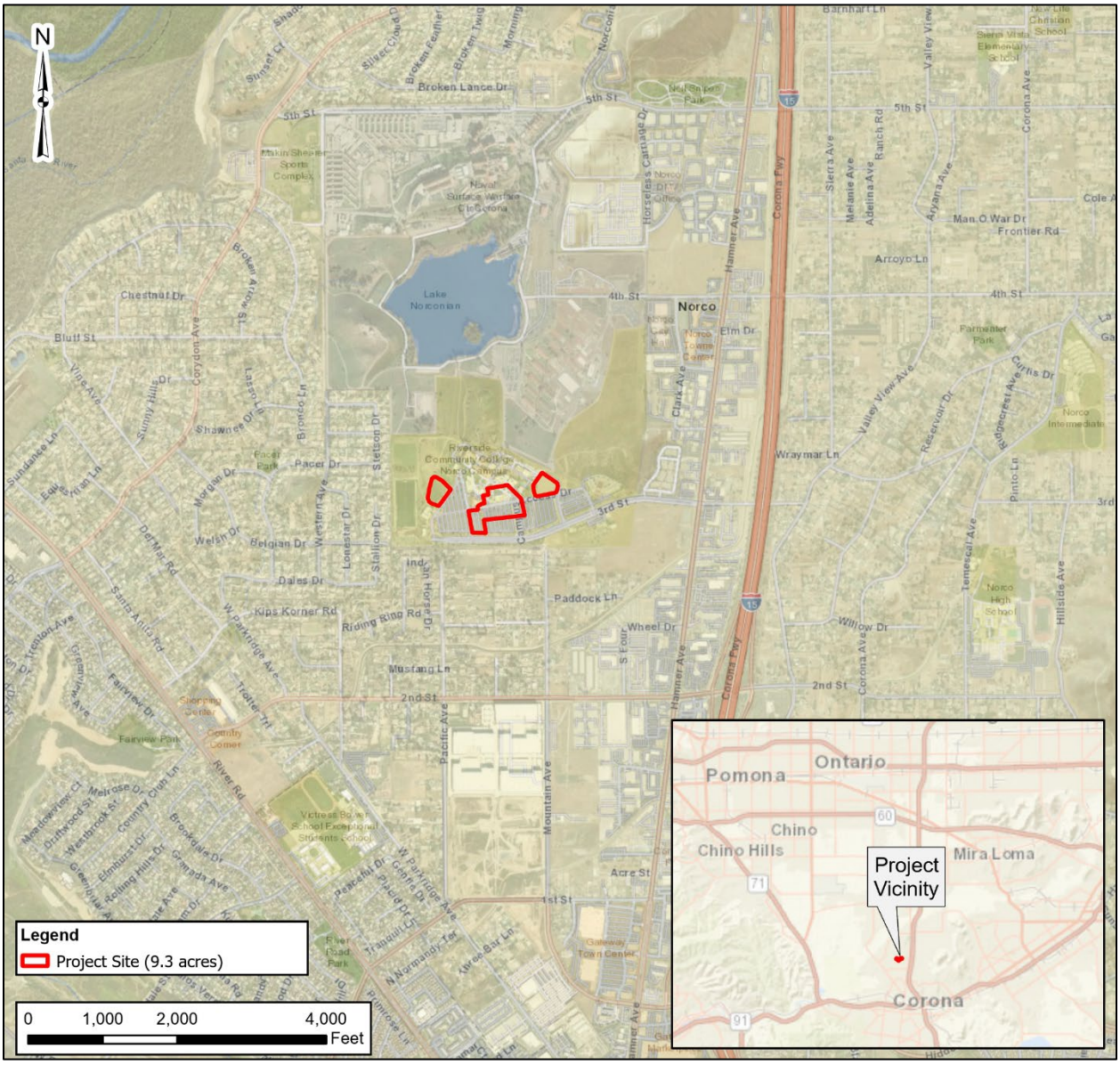


Figure 2.1-1. Regional Map

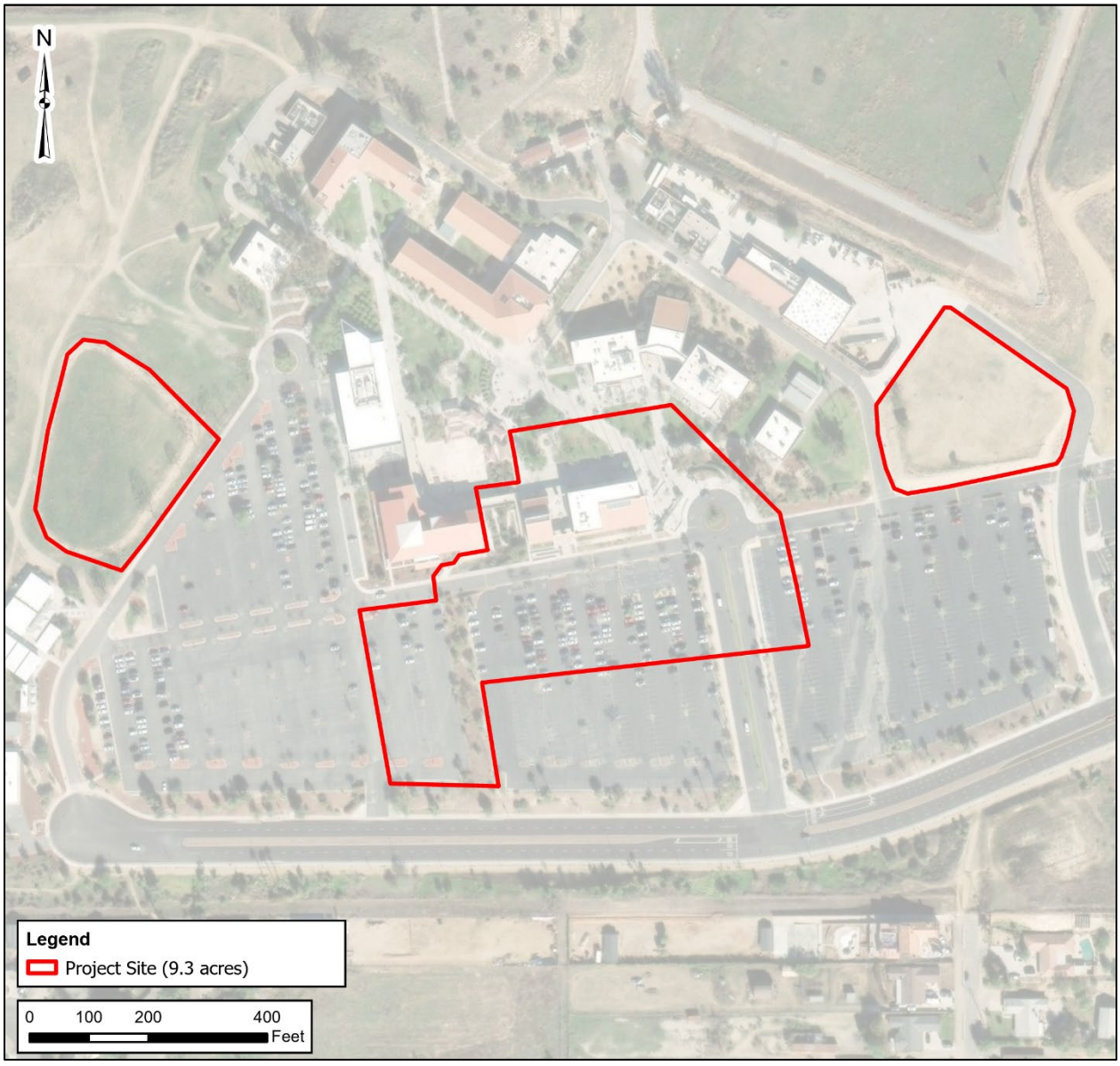


Figure 2.1-2. Project Site

2.2 Environmental Setting

2.2.1 Background

RCCD is the community college district serving the City of Norco (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

RCCD opened Norco College in April 1991, with an intent to meet the needs of students in the rapidly growing cities of Corona and Norco. The campus enrolled 3,088 students in its first semester—an opening scheduled to coincide with the 75th anniversary of the parent Riverside institution. In January, 2010, Norco College received full accreditation from Accrediting Commission for Community and Junior Colleges, to become 112th accredited college in the state of California Community College System.

Space limitations within the existing Library building impact multiple Library and Learning Resource functions. Silent study and testing/proctoring rooms are in short supply in the existing facilities. For example, the Disability Resource Center (DRC) testing space in the existing facility is housed within the library and does not have its own dedicated space. This results in the DRC testing space needing to compete with the general student population for quiet reading/study rooms within the building. Additionally, the space dedicated to house the print collection does not hold enough titles to meet the needs of students. Similarly, space dedicated to the circulation desk remains too low to distribute titles readily and conveniently to all students. This includes very low levels of space dedicated to book archival, repair, and cataloging. The College must address these shortcomings to provide access to essential materials such as textbooks or course-assigned titles. Some Library and Learning Resource spaces within the existing facility have been converted into offices and workstations for faculty and staff. The microfiche room has been converted into an office for the Library Dean. The area in front of the Library Dean’s office has been converted into an Administrative Assistant workstation, and two library study rooms have been converted into Librarian offices.

Technology infrastructure gaps within the existing Library prevent the facility from adequately serving the College’s student body. As of the 2019-2020 academic year, there was only one desktop computer for every 218 students and one laptop for every 424 students on campus. Additionally, current facilities cannot support planned programs such as an engineering room, STEM demonstration area, or video production suite. The technology and space shortage prevent the College from implementing not only the planned programs mentioned above but also basic resources such as an Information Technology Help Desk to assist users with troubleshooting computers or connection issues.

Faculty within the existing Student Services and College Resource Center buildings face similar obstacles to provide critical student services in an equitable and efficient manner. These buildings are home to the campus police department, financial aid, admissions and records, specialized counseling programs, and administration. In the Fall 2022 term, 4,968 students received counseling/advisement services,

1,268 students received educational plan services, and 2,479 students received other student services. These services include counseling, transfer advising, and specialized academic mentoring services. The large volume of daily students in an undersized facility has led to significant overflow issues. Postponing or relocating meetings outdoors or to classrooms commonly occurs due to a lack of private spaces within the existing facilities. Additionally, peak-hour computer usage exceeds capacity, resulting in waiting lists to access student services. No more than two transfer admission representatives can work at one time due to limited workstations. The enrollment services department in the Student Services building lacks sufficient computer space to accommodate student demand. Students are often sent to another floor of the building to access computers. The College police department in the Resource Center also has a shortage of space for workstations and computer equipment.

2.2.2 Project Site and Surrounding Land Uses

The current City of Norco General Plan designates the Norco College campus as Public Land (PL) and zoned as Open Space (OS).

The current City of Norco General Plan designations for the land surrounding the campus vary. North of Norco College, the General Plan designation is Preservation and Development (PAD), east of Norco College is Specific Plan (SP) with a Housing Development Overlay (HDO), south and west is Residential Agricultural (RA). The zoning indicates that the area north of Norco College is Preservation and Development (PAD), east is the Norco Auto Mall Specific Plan, south and west is Agricultural Low Density (A-1-20).

2.2.3 Existing Operations and Site Condition

The proposed Project site is currently existing Norco College buildings that house the Student Services and College Resource Center, which includes College Police as well as other services. This area is located adjacent to Parking Lot A with potential influence during construction on Mustang Circle. Additionally, there are two potential unpaved construction laydown areas north of the proposed Project, with one on the west side and one on the east.

2.3 Project Characteristics

2.3.1 Proposed Project

This Project proposes construction of a new three-story LLRC and Student Services building at Norco College. The proposed Project will expand library and learning resource spaces to meet student needs, and consolidate programs currently housed in the Library, Student Services building, and College Resource Center. The new facility will also include modern technology and infrastructure that is essential to student success. The proposed LLRC and Student Services building is planned to encompass 77,430 Gross Square Feet (GSF) and consists of 48,827 Assignable Square Feet (ASF). Functional space within the building will include 1,261 ASF of classrooms, 16,968 ASF of faculty/staff office space, 26,112 ASF of library/library support, 994 ASF of audio/visual media space, and 3,491 ASF of other support space (see Figure 2.3-1 through Figure 2.3-4).

The proposed Project will be located on the southern edge of the campus core, adjacent to Parking Lot A. The existing Student Services building, College Resource Center, and Portables A and B will be demolished as secondary effects of the proposed Project. Additionally, the existing Library building will be inactivated for future repurposing as a separate capital construction project.

Total Project cost is estimated at $88,565,000. Any future development projects beyond the scope of the proposed Project will be subject to additional CEQA review.

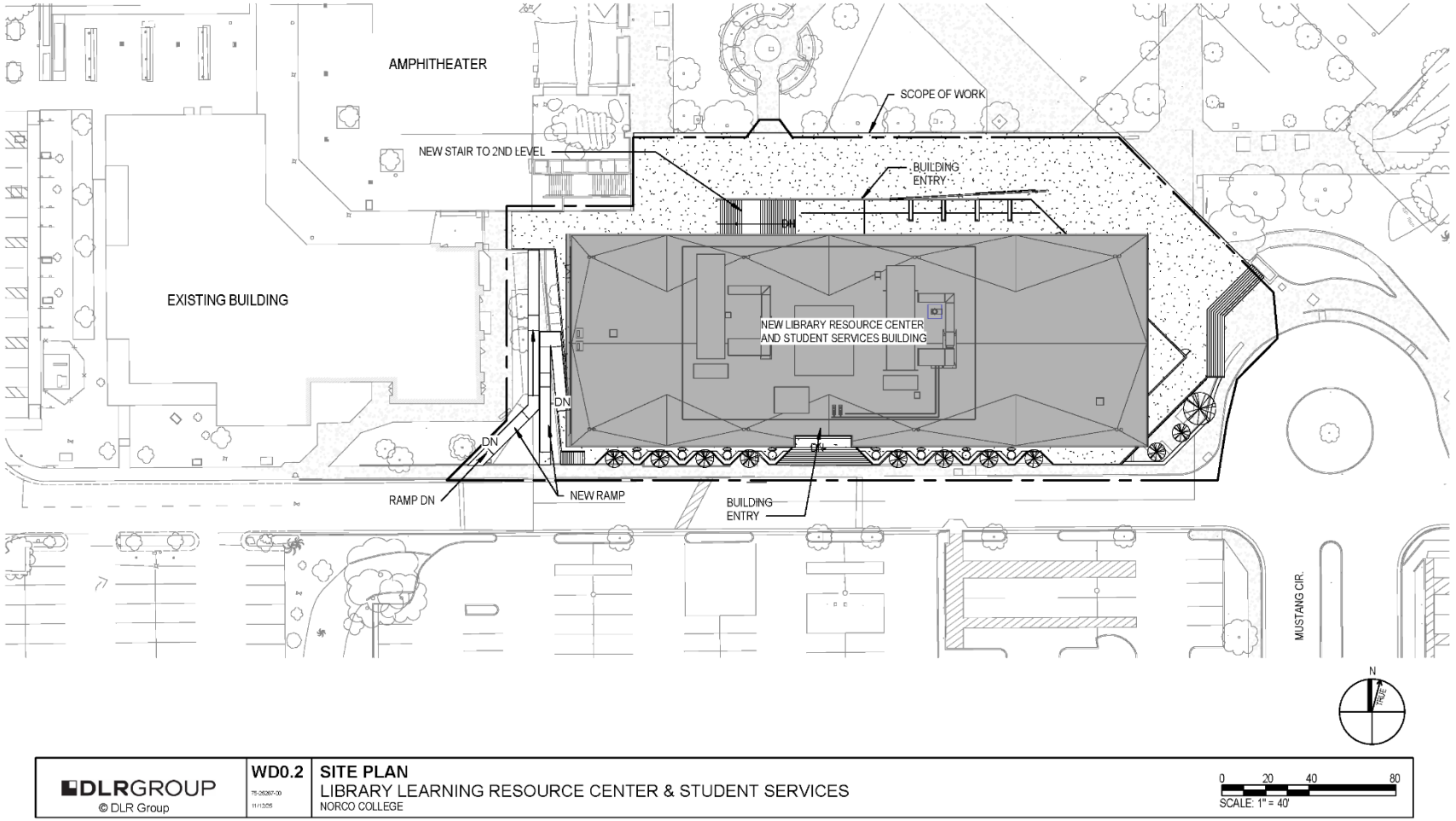
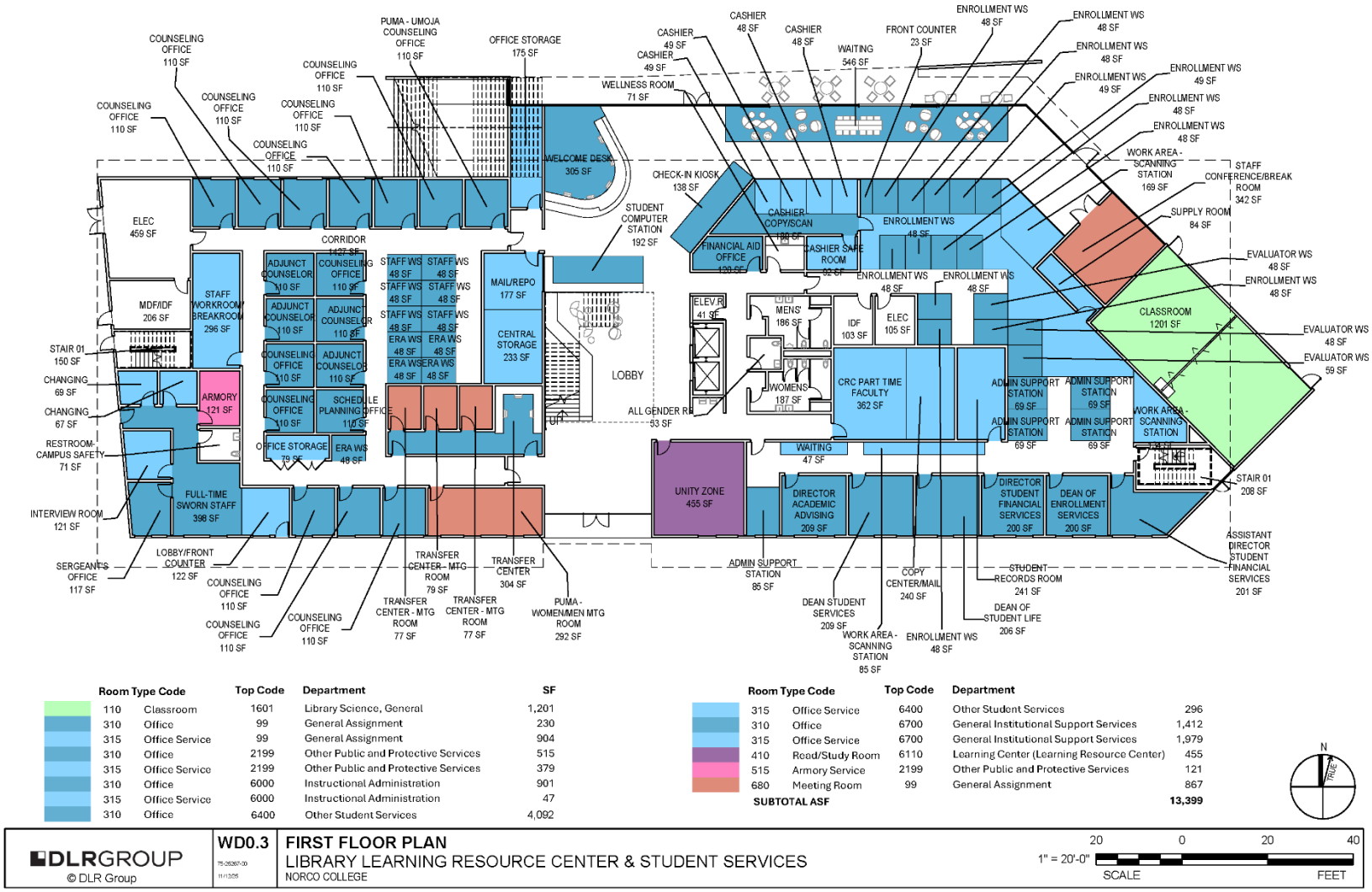


Figure 2.3-1. Schematic Design with Building Orientation

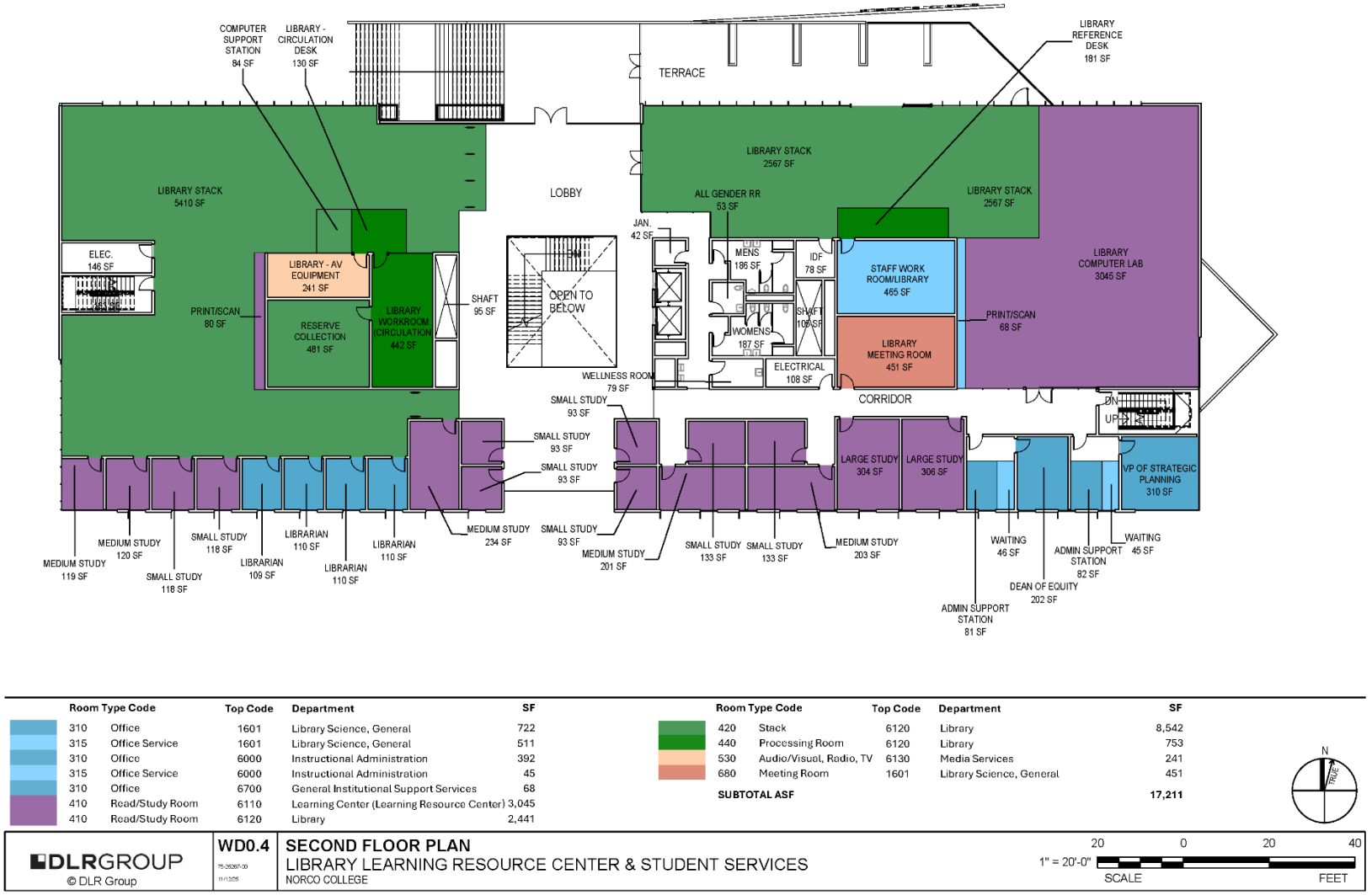


Room Type Code		Top Code	Department	SF
110	Classroom	1601	Library Science, General	1,201
310	Office	99	General Assignment	230
315	Office Service	99	General Assignment	904
310	Office	2199	Other Public and Protective Services	515
315	Office Service	2199	Other Public and Protective Services	379
310	Office	6000	Instructional Administration	901
315	Office Service	6000	Instructional Administration	47
310	Office	6400	Other Student Services	4,092

Room Type Code		Top Code	Department	
315	Office Service	6400	Other Student Services	296
310	Office	6700	General Institutional Support Services	1,412
315	Office Service	6700	General Institutional Support Services	1,979
410	Read/Study Room	6110	Learning Center (Learning Resource Center)	455
515	Armory Service	2199	Other Public and Protective Services	121
680	Meeting Room	99	General Assignment	867
SUBTOTAL ASF				**13,399**

DLRGROUP © DLR Group | WD0.3 | FIRST FLOOR PLAN | LIBRARY LEARNING RESOURCE CENTER & STUDENT SERVICES | NORCO COLLEGE | 1" = 20'-0" | 20 0 20 40 SCALE FEET

Figure 2.3-2. Schematic Drawing of First Floor

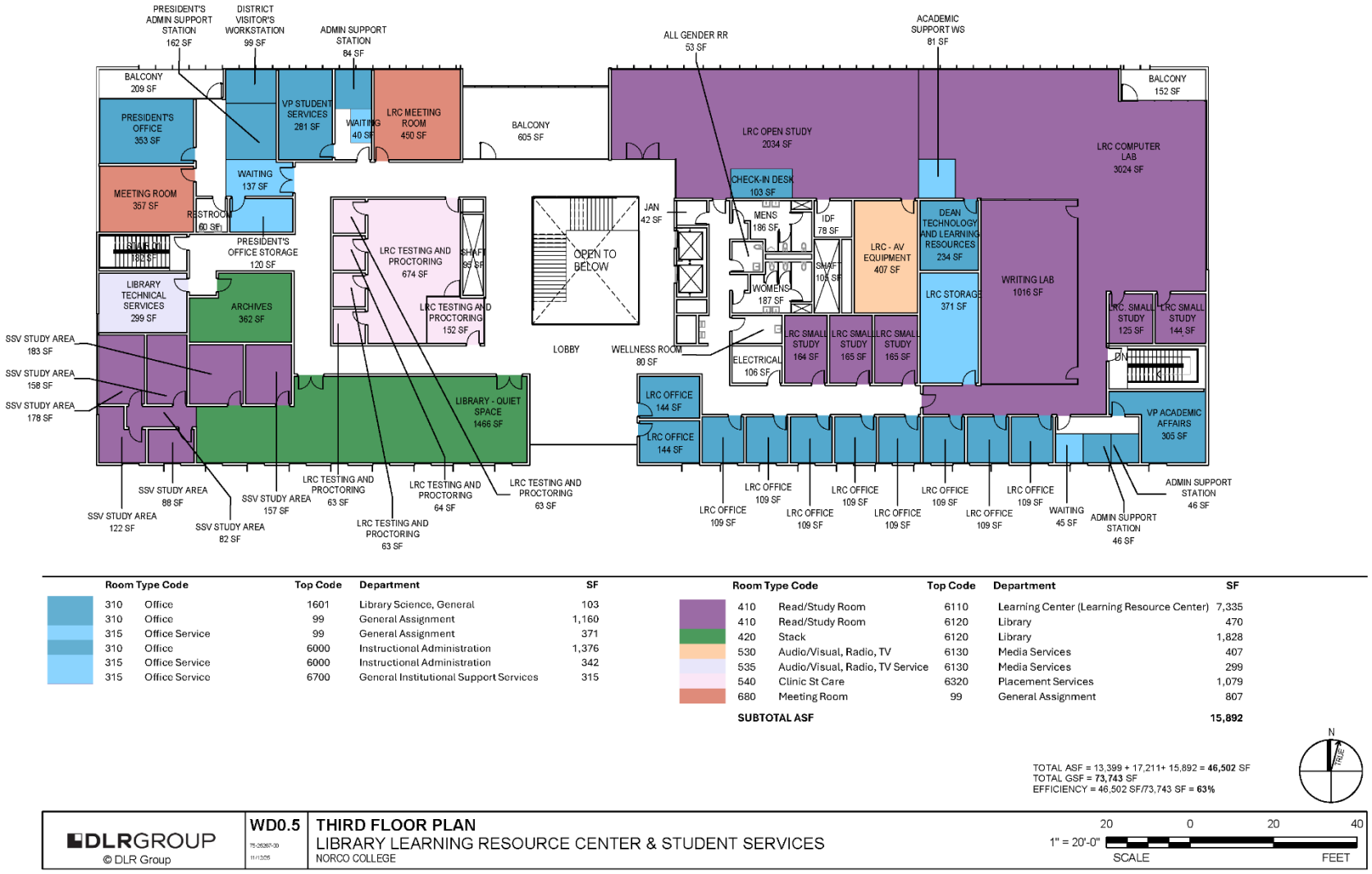


Room Type Code		Top Code	Department	SF
310	Office	1601	Library Science, General	722
315	Office Service	1601	Library Science, General	511
310	Office	6000	Instructional Administration	392
315	Office Service	6000	Instructional Administration	45
310	Office	6700	General Institutional Support Services	68
410	Read/Study Room	6110	Learning Center (Learning Resource Center)	3,045
410	Read/Study Room	6120	Library	2,441

Room Type Code		Top Code	Department	SF
420	Stack	6120	Library	8,542
440	Processing Room	6120	Library	753
530	Audio/Visual, Radio, TV	6130	Media Services	241
680	Meeting Room	1601	Library Science, General	451
SUBTOTAL ASF				**17,211**

DLRGROUP © DLR Group | WD0.4 | SECOND FLOOR PLAN | LIBRARY LEARNING RESOURCE CENTER & STUDENT SERVICES | NORCO COLLEGE | 1" = 20'-0" | SCALE | FEET

Figure 2.3-3. Schematic Drawing of Second Floor



Room Type Code		Top Code	Department	SF
310	Office	1601	Library Science, General	103
310	Office	99	General Assignment	1,160
315	Office Service	99	General Assignment	371
310	Office	6000	Instructional Administration	1,376
315	Office Service	6000	Instructional Administration	342
315	Office Service	6700	General Institutional Support Services	315

Room Type Code		Top Code	Department	SF
410	Read/Study Room	6110	Learning Center (Learning Resource Center)	7,335
410	Read/Study Room	6120	Library	470
420	Stack	6120	Library	1,828
530	Audio/Visual, Radio, TV	6130	Media Services	407
535	Audio/Visual, Radio, TV Service	6130	Media Services	299
540	Clinic St Care	6320	Placement Services	1,079
680	Meeting Room	99	General Assignment	807
SUBTOTAL ASF				**15,892**

TOTAL ASF = 13,399 + 17,211+ 15,892 = **46,502** SF
TOTAL GSF = **73,743** SF
EFFICIENCY = 46,502 SF/73,743 SF = **63%**

N TRUE

DLRGROUP © DLR Group | WD0.5 | **THIRD FLOOR PLAN**
LIBRARY LEARNING RESOURCE CENTER & STUDENT SERVICES
NORCO COLLEGE
1" = 20'-0" SCALE | 20 0 20 40 FEET

Figure 2.3-4. Schematic Drawing of Third Floor

2.3.2 Site Access, Circulation, and Parking

The main pedestrian access will be generally in the center of the building and from north and the south. From these access points, there will be hallways reaching to both the east and west ends of the building. Stairs to the second floor will also be located at both the east and west ends of the building as well as the central core. Access to the second floor will be from the center core or from the north at Plaza Level leading into a lobby area with hallways reaching both east and west. The third floor will have an atrium that is open from the second floor and a smaller lobby and hallways.

2.3.3 Frontage Improvements

The proposed Project is the construction of a three-level building. There will be new concrete walkways surrounding the new building with scattered landscape features in the immediate area of the new building.

2.3.4 Stormwater and Other Utility Improvements

Since the Project site is located within Norco College campus and is surrounded by existing school buildings, the site is served by existing domestic water, sanitary sewer, stormwater, and electrical 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 demolition of the existing Student Services and College Resource Center buildings, the eastern portion of the existing pedestrian bridge between the College Resource Center and the Library, sidewalk, and landscaping, site preparation, grading, underground utility construction (trenching), building construction, pedestrian bridge replacement, and architectural coating. For the purposes of this analysis, it is assumed that construction of the Project will commence in December 2027 and will last approximately 24months. All construction areas and staging areas will be fenced off and isolated from the rest of Norco College campus.

Site preparation will involve the removal of the existing Student Services and College Resource Center buildings, 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 Marshall – Fire/life safety
- Department of Toxic Substances Control – Soil remediation and monitoring
- 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:**

   Norco College Library Learning Resource Center and Student Services 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:**

   2001 Third Street

   Norco, California 92860

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

   Riverside Community College District

   3801 Market Street

   Riverside, California 92501

6. **General plan designation:**

   Preservation and Development (PAD)

7. **Zoning:**

   Preservation and Development (PAD)

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, the following finding is made:

☐ The proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ 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.

☐ The proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ 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.

☐ 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. Scenic vistas and other important visual resources are typically associated with natural landforms such as mountains, foothills, ridgelines, coastlines, and open space areas, and are typically designated by jurisdictions within their planning documents (i.e., general plans, community plans, and area plans). While the City's planning documents do not identify or designate any scenic vistas within the City, the City's General Plan Land Use Element states that landmarks and community focal points tend to revolve around the views of the surrounding San Gabriel, San Bernardino, and Santa Ana Mountains (City of Norco 2009). Neither the Project site nor the surrounding area is associated with any scenic designation. The proposed three-story structure will be located at a lower elevation relative to the existing hills toward the north, which provide views of the Santa Ana Mountains and Corona Valley. However, the existing distant view of the Santa Ana Mountains is not a designated scenic vista and is fairly typical of other southerly views available near the Project site and surrounding area, including other vantages on the Norco College campus.

The Project is within the central area of campus and is screened from open space views by the other campus buildings and landscaping. The proposed Project will have similar views to the existing building and will not block views of open space or scenic areas. Therefore, implementation of the proposed Project will result in a less than significant impact on a scenic vista 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. According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System (Caltrans 2022), no officially designated or eligible state scenic highways are located adjacent to or near the Project site. In addition, the City's General Plan does not identify any designated scenic corridors. Therefore, there is no impact associated with scenic highways 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?

Less Than Significant Impact. The Norco College campus is in an urbanized area. The proposed Project will incorporate design elements of appropriate scale, bulk, and mass that will create an organized and unified visual pattern similar to the surrounding environment and existing structures and landscaping associated with the campus. Thus, visual contrast associated with introduction of the proposed Project will be low.

The City's General Plan designates the campus as Preservation and Development (PAD) (City of Norco 2012a) with a zoning designation of PAD (City of Norco 2012b). The proposed Project does not violate any policies in the City's General Plan, Municipal Code, or any applicable specific plans in the area. Impacts will be less than significant.

The Project location is very similar to the existing building and will not block or create new views for scenic areas north of campus. The proposed Project will have views of the college campus, similar to the existing building.

Construction activities will cause short-term visual quality impacts that will be experienced by college students, employees and visitors. Impacts will be associated with the temporary presence of construction equipment, vehicles, and operations on the Project site. However, due to the temporary nature of construction, impacts associated with visual character and quality will be less than significant 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 proposed Project will introduce lighting for the proposed structures, walkways, and landscaped areas to be constructed on site. Similar to existing campus buildings, the proposed LLRC and Student Services building will include interior lighting for illumination of offices, restrooms, and exterior lighting for safety and security purposes. The building will also require compliance with County of Riverside Ordinance No. 655 – Regulating Light Pollution. This Ordinance requires all artificial outdoor light fixtures to be installed in conformance with its provisions and any other applicable County of Riverside ordinances regulating such installations. Additionally, the Project will require compliance with Chapter 18.24 of the City Municipal Code on exterior lighting for commercial properties. All lighting will be directed, oriented, and shielded to prevent light from shining onto adjacent properties and to minimize nighttime glow and light spillage. Thus, by controlling the use of lighting on the site and the use of shielding, light and glare resulting from the proposed Project will not adversely affect daytime or nighttime views in the area, and 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. Based on farmland maps prepared by the California Department of Conservation, the Project site is not located in an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project site is designated as "Urban and Built-Up Land" (DOC 2022a).

Therefore, there is no impact associated with conversion of important Farmland and no mitigation is required.

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

No Impact. According to the California Department of Conservation's Williamson Act Parcel map for Riverside County, the Project site is not located on or adjacent to any land under a Williamson Act contract (DOC 2024).

According to the Housing Element of the City's General Plan, the City does not include any land that is currently an active Williamson Act contract (City of Norco 2021). Therefore, implementation of the proposed Project will not result in the cancellation of an active contract and no impacts related to a Williamson Act contract will occur. Additionally, the Project site is not zoned for agricultural use. Therefore, the proposed Project will not result in impacts to agricultural-zoned areas. 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 on the Norco College campus and within a developed part of the City. According to the City's Zoning Map, the Project site is not located on or adjacent to forest land, timberland, or timberland zoned Timberland Production (City of Norco 2012b). Therefore, there is no impact associated with forest land or timberland 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 located on the Norco College campus and within a developed part of the City. The Project site is not located on or adjacent to forest land. No private timberlands or public lands with forests are located in the City. Therefore, there is no impact associated with the loss or conversion of forest land 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 discussed previously in Sections 3.2(b) and 3.2(c), the Project is located on the Norco College campus and within a developed part of the City. The Project site is not located on or adjacent to any parcels identified as Important Farmland or forest land. In addition, the proposed Project will not involve changes to the existing environment that will result in the indirect conversion of Important Farmland or forest land located away from the Project site. Therefore, there is no impact associated with the conversion of Farmland or forest land 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 (SCAQMD). The South Coast Air Basin encompasses the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties and all of Orange County. The SCAQMD 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 CEQA and implemented the 2022 Air Quality Management Plan (AQMP) 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 SCAQMD air quality thresholds to determine significance. SCAQMD has established the following criteria for determining consistency with the 2022 AQMP:

- **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 pollutants 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 24-month period beginning in December 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 is not projected to exceed regional emission thresholds set in 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	32.35	55	2.35
NO_x	100	10.39	55	0.88
CO	550	14.89	550	3.92
SO_2	150	0.02	150	0.01
PM_{10}	150	0.91	150	0.07
$PM_{2.5}$	55	0.42	55	0.06

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, is not anticipated to exceed AQMP assumptions for the Project site, and 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. Therefore, the proposed Project will result in a less than significant impact and no mitigation is required.

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 Project area has been designated as a non-attainment area for ozone (O_3) and respirable particulate matter (PM_{10}).

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 SCAQMD, 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 and no mitigation is required.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact with Mitigation Incorporated. 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 Norco/Corona Source Receptor Area (SRA 22) and a disturbance of one acre per day at 100 meters (328 feet). The nearest existing sensitive receptors to the Project Site are the residences located approximately 100 meters (330 feet) southwest 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	211	9.89	211	0.88
CO	1,853	12.40	1,853	3.92
PM_{10}	32	0.28	8	0.07
$PM_{2.5}$	9	0.26	3	0.06

Source: Air Quality Impact Study (Appendix A)

The local construction and operational emission will not exceed the LSTs set by the SCAQMD at the nearest sensitive receptors; therefore, the Project will not expose sensitive receptors to substantial pollutant concentrations (see Table 3.3-2).

However, a Health Risk Assessment, dated December 12, 2025, was prepared for the Project site by MD Acoustics (Appendix A). SCAQMD has established the following project-specific health risk significance thresholds for assessing a project's health risk impact (SCAQMD 2023):

- Maximum Incremental Cancer Risk: greater than or equal to 10 in 1 million
- Cancer Burden: greater than 0.5 excess cancer cases (in areas greater than or equal to 1 in 1 million)
- Chronic & Acute Hazard Index: greater than 1.0 (project increment)

The Maximum Incremental Cancer Risk threshold was exceeded at several receptors assessed in the Health Risk Assessment (see Table 3 of Health Risk Assessment in Appendix A). Due to the significance threshold exceedance, **Mitigation Measure AQ-1** shall be implemented to lower the maximum carcinogenic health risk from construction. With the implementation of **Mitigation Measure AQ-1**, impacts to sensitive receptors will be less than significant.

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 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 2017). The Project entails operation of a Library Learning Resource Center and Student Services, 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, and no mitigation is required.

Mitigation Measures

Mitigation Measure AQ-1:

All diesel-powered construction equipment used on-site shall be rated Tier 4 Final. Contract specifications shall require that all off-road equipment over 50 horsepower meet U.S. EPA Tier 4 emission standards, when available, to minimize emissions of NO_x, PM_{10}, and $PM_{2.5}$. In addition, all equipment shall be equipped with Best Available Control Technology (BACT) certified by CARB. Any emissions control device installed by the contractor must achieve reductions equivalent to, or greater than, those provided by a CARB-verified Level 3 diesel emissions control strategy for an engine of the same size. At mobilization, the contractor shall provide documentation for each applicable equipment unit, including certified tier ratings, BACT verification, and the CARB or SCAQMD operating permit.

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 9.3-acre area that consists of an existing parking lot (Parking Lot A) and two vacant, disturbed areas that are potential swing spaces during construction. One is to the west of the proposed LLRC and Student Services building, and adjacent to Parking Lot D and West End Drive. The second optional swing space is located east of the proposed LLRC and Student Services building and north of Parking Lot B.

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. Fifty-seven (57) Special-Status, California Species of Special Concern, and/or Fully Protected Species were identified in the data review as having potential to be present on the Project site. Following the data review, an on-site survey was conducted on September 25, 2025, during which the Project site was evaluated for the presence of habitats which may support populations of sensitive wildlife species.

No habitat for special-status species was identified within the Project site. As a result, impacts directly or through habitat modifications to special-status species will be less than significant. Additional analysis for these species is included in Appendix B.

The Project site contains trees, shrubs, and bare ground 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 on the developed areas of the Project site, and graded, nonnative grassland on the undeveloped areas of the proposed swing spaces (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?

No Impact. The Project site does not contain any state or federally protected wetlands. The National Wetland Inventory (NWI) does not identify any wetland features within the Project site and the closest feature is approximately 0.1 miles north of the Project site (USFWS 2025). Therefore, there is no 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. 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 Project is located in the City of Norco. As proposed, the Project will not conflict with any local policies or ordinances protecting biological resources in the City of Norco. Therefore, there is no impact on any biological resources protected by a local ordinance 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 is 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 four Cultural Resources Surveys have been conducted within 0.5-mile of the Project site, one of which encompassed 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 four cultural resources studies completed resulting in three Pre-Contact archaeological sites, two historic period archaeological sites, and one above-ground 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 Measures CR-2** is applicable. With the implementation of **Mitigation Measures 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 24-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 estimated increase in electricity 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)
Proposed Project	707,068[(1)]
Riverside County (non-residential sector)	8,720,000[(2)]

Sources:
1. CalEEMod Version 2022.1.1.31
2. California Energy Commission, Electricity Consumption by County. https://ecdms.energy.ca.gov/elecbycounty.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 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 Project site is located in an already developed area with access via existing roads; therefore, it will not interfere with intermodal transportation plans or projects under the Intermodal Surface Transportation Efficiency Act (ISTEA), as Southern California Area Governments (SCAG) is not planning for intermodal facilities in the Project area.

The Project will comply with the California Green Building Standards Code (CALGreen) and Title 24 of the California Code of Regulations, which establish requirements for energy-efficient buildings and appliances. Compliance with these standards, along with participation in utility energy efficiency programs offered by Southern California Edison and Southern California Gas Company, ensures alignment with the State's Energy Plan.

Additionally, the Project will meet or exceed CALGreen requirements related to renewable energy and sustainability, including reducing water consumption, improving building system efficiency through commissioning, diverting construction waste from landfills, and using low-emitting materials.

These measures demonstrate consistency with state and local renewable energy and energy efficiency goals. Therefore, the proposed Project will have a less than significant impact 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.

Less Than Significant Impact. The Project site is located in the northern part of the Peninsular Ranges Geomorphic Province of southern California. Cretaceous igneous rocks of the Southern California batholith underlie the Peninsular Ranges at depth in this area. Northwest-trending, right-lateral, strike-slip faults dominate the structure of the Peninsular Ranges. The active Chino–Central Avenue Fault is present approximately 5 miles west of the Project site. This fault zone has experienced significant activity in the recent geologic past. The San Andreas Fault, the most active and extensive fault in California, is located approximately 25 miles northeast of the site. Locally, the Project site is mapped as being underlain by Cretaceous micropegmatite granite of the Gavilan Ring Complex, with granitic bedrock also underlying the hilly terrain to the northeast.

According to the California Geological Survey's Earthquake Zones of Required Investigation web map, the Project site is not located over any known faults and is not located near a pressure ridge or within a current state-designated earthquake fault zone; therefore, the potential for future surface rupture of active faults on site is considered to be very low (DOC 2022b). Further, according to the City's Safety Element, there are no active or potentially active faults present in the City (City of Norco 2013). Therefore, impacts associated with fault rupture will be less than significant 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 area is susceptible to ground shaking caused by fault systems. The known regional active faults that could produce the most significant ground shaking at the Project site include the Chino–Central Avenue, San Jose, San Andreas, Whittier, and Elsinore–Glen Ivy Faults. The closest fault is the Chino–Central Avenue Fault, located approximately 5 miles west of the Project site. However, the Project site is not located within an active fault zone, and the Project site will not be affected by ground shaking more than any other area in this seismic region. Additionally, the proposed Project includes the construction of the proposed LLRC and Student Services building, which will be designed in accordance with applicable provisions established in the current California Building Code, which sets forth specific engineering requirements to ensure structural integrity during a seismic event. Compliance with these requirements will reduce the potential risk to both people and structures 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 Safety Element of the City's General Plan, the areas where liquefaction is a potential issue are along the Santa Ana River channel, which is approximately 1.4 miles northwest of the Project site. As such, the proposed Project site is in

an area identified as having low liquefaction susceptibility. Therefore, impacts associated with liquefaction will be less than significant and no mitigation is required.

iv) Landslides?

Less Than Significant Impact. There are no significant slopes at or near the Project site. Additionally, the Project site is relatively flat, and during the grading phase, the Project site will be further leveled. As a result, impacts resulting from landslides will be less than significant and no mitigation is required.

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

Construction

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).

Since Project construction activities will disturb 1 or more acres, the Project must adhere to the provisions of the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. Construction activities subject to this permit include clearing, grading, and ground disturbances such as stockpiling and excavating. The NPDES Construction General Permit requires implementation of a SWPPP, which will include construction features for the Project (i.e., best management practices [BMPs]) designed to prevent erosion and protect the quality of stormwater runoff. Sediment-control BMPs may include stabilized construction entrances, straw wattles on earthen embankments, sediment filters on existing inlets, or the equivalent. Therefore, construction impacts associated with soil erosion will be less than significant and no mitigation is required.

Operation

Less Than Significant Impact. Once completed, the Project site will include a three-story structure and paved surfaces, all of which will stabilize and help retain on-site soils. The Project site will also contain pervious landscape areas, which will also help retain on-site soils while preventing wind and water erosion from occurring. Therefore, long-term operational impacts associated with 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 will 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. As previously discussed, the Project site is not susceptible to landslide or liquefaction. Additionally, the proposed Project will be designed in accordance with all applicable provisions established in the current California Building Code, which sets forth specific engineering requirements to ensure structural integrity, regardless of the specific characteristics of the underlying soils. Compliance with these requirements will reduce the potential risk to both people

and structures with respect to a variety of geotechnical constraints. Therefore, impacts associated with unstable geologic units/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. According to the U.S. Department of Agriculture Web Soil Survey, the soil beneath the Project site consists of Cieneba rocky sandy loam, 8% to 15% slopes, eroded; Bonsall fine sandy loam, 2% to 8% percent slopes, eroded; and Delhi fine sand, 2% to 15% percent slopes, wind eroded. These types of soil have a medium to very low runoff class, and well-drained to somewhat excessive drainage class (USDA 2022). Based on the type of soils at the Project site, expansive soils are not anticipated at the Project site. Nonetheless, construction of the proposed Project will include removal of undocumented artificial fill and ensuring proper fill placement and compaction. Therefore, the proposed Project will have a less than significant impact 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 proposed Project will connect directly to the municipal sewer system and will not require septic tanks or any other alternative wastewater disposal system. Therefore, there is no impact associated with the adequacy of soils and septic systems 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 proposed Project is located within the northernmost Peninsular Ranges geomorphic province (Norris and Webb 1990; CGS 2002). This geomorphic province is characterized by northwest-trending mountain ranges and valleys that extend over 900 miles from the tip of the Baja Peninsula to the Transverse Ranges (i.e., the San Bernardino and San Gabriel Mountains in southern California). Regionally, the Peninsular Ranges are bounded to the east by the Colorado Desert and the west by the continental shelf and offshore islands (Santa Catalina, Santa Barbara, San Nicholas, and San Clemente) (Norris and Webb 1990; CGS 2002). Regional mountain ranges in the Peninsular Ranges geomorphic province include the Santa Ana, San Jacinto, and Santa Rosa Mountains. Geologically, these mountains are dominated by Mesozoic, plutonic igneous and metamorphic rocks that are part of the Peninsular Ranges batholith (Southern California batholith) (Jahns 1954).

More specifically, the proposed Project is located within the Santa Ana Structural Block, along the Chino Fault Zone (Morton et al. 2002). The Chino Fault Zone is part of the greater San Andreas Fault System, which is characterized by numerous strike-slip faults. The Chino Fault Zone is a northern extension of the Elsinore Fault Zone. According to surficial geological mapping by Morton et al. (2002) at a scale of 1:24,000, the southern portion of the proposed Project site is underlain by early Pleistocene (~2.58 million years ago [mya]– 781,000 years ago) to possibly late Pliocene (~3.6 mya–2.58 mya) sedimentary rocks, and the northern portion of the proposed Project site is underlain by Cretaceous (~145 mya–66 mya) Micropegmatitic granite of Gavilan Ring Complex, consisting of pink-tinted leucocratic granite (map unit Kmp).

Several classification schemes exist to determine the paleontological sensitivity of geological units. According to the Society of Vertebrate Paleontology's guidelines for assessment of paleontological resources (SVP 2010), plutonic igneous rocks have no paleontological potential to yield significant paleontological resources, while Pleistocene alluvium has high paleontological sensitivity. The

surrounding area is sensitive for supporting paleontological resources where Pleistocene alluvium crops out on the surface. Thus, during construction, the proposed Project will have the potential to destroy a unique paleontological resource or site. However, according to the County of Riverside General Plan, the proposed Project site is underlain by geological units of low paleontological potential (County of Riverside 2015). 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 monitoring, 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 Greenhouse Gas (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. Therefore, the Project will have a less than significant impact and no mitigation is required (see Table 3.8-1).

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	15.7	424.15

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 Western Riverside Council of Governments (WRCOG) Subregional Climate Action Plan and California Air Resources Board (CARB) Scoping Plan.

The WRCOG Subregional Climate Action Plan established a community-wide emissions reduction target of 15% below 2010, following guidance from CARB and the Governor's Office of Planning and

Research. The proposed Project will implement all required measures and is consistent with all applicable strategies, therefore it is in compliance (see Table 14 in Appendix A for more details).

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 15 in Appendix A for more details).

The proposed Project does not conflict with either applicable plan for reducing the emissions of greenhouse gases. Therefore, the Project will have a less than significant impact and 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?	☐	☐	☒	☐

To determine the historical use of the Project site and surrounding area, a Phase I Environmental Site Assessment (ESA) was completed in October 2025 by Terracon Consultants, Inc. (Appendix F). This ESA was conducted in accordance with the procedures of ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

Based on a review of historical information, the general site area consisted of undeveloped and/or vacant land from as early as 1902 through the early 1930s when the various site tracts were partially developed

with a golf course. By the late 1940s, the golf course was no longer depicted and vacant graded or undeveloped land remained with apparent landfill operations on the parent tract, located approximately 250 feet southeast of Tract 3 and 650 feet east of Tract 2. By the late 1960s Tract 1 of the site was developed with bunkers associated with the U.S. Naval Reservation. By the early 1970s, the bunkers were removed, vacant graded land remains on Tract 1, and apparent landfill operations ceased. By the early 1990s, Tract 2 was developed with existing student services/campus police building and asphalt paved parking lot and the remaining tracts of the site remained vacant land. By the early 2000s, the southern portion of Tract 2 was developed with the existing asphalt-paved parking lot.

The properties surrounding the site consisted of undeveloped, vacant, or agricultural land from as early as 1902 through the late 1940s when landfill operations were apparent approximately 250 feet southeast of Tract 3 and 650 feet east of Tract 2 of the site. By the mid-1980s the landfill operations ceased and the land was mostly graded with one building associated with the landfill remaining. By the early 2000s, the building was removed, and the land was graded in preparation of building the existing John F. Kennedy Middle High School building. By the late 1950s, the northern adjoining property was developed with the US Naval Reservation bunkers. By the early 1990s, construction of Norco College started and some of the existing Norco College buildings were developed. By the early 2000s, additional buildings were developed adjoining to the north of Tract 2 of the site to resemble existing layout. By the late 1960s, the southern adjoining property to Tract 2 was developed with the existing residences. By the early 1990s, construction staging areas for the development of Norco College was observed and a portion of the existing asphalt-paved parking lot was developed. By the early 2000s, the remainder of the existing asphalt-paved parking lots were developed to match the current layout. By the early 2000s the western adjoining property to Tract 1 of the site was developed with the existing soccer field and asphalt-paved parking lot. By the early 2010s, the existing library building was developed to the adjoining west of Tract 2 of the site.

Multiple site investigations have been conducted throughout the parent tract since ownership was transferred to RCCD in 1984. In 1989, Kleinfelder conducted an initial assessment of the parent parcel and soil samples were collected from the ordnance burn pit area, ash pile, dry lake, and bottom of the landfill area. Lead was detected in a soil sampled collected from a landfill trench. In 1989, Flemming commenced grading operations associated with the Third Street expansion and found five trenches which contained medical waste, documents, construction debris, and X-ray negatives from the former naval hospital. Further excavation work for Third Street was halted and in January 1990, Kleinfelder conducted an additional assessment of the area. Approximately 250 tons of waste materials (similar to those were initially encountered in the initial assessment) were excavated from the landfill trench. Fleming continued excavation for the Third Street expansion and was instructed to stockpile any landfill debris if encountered. The 250 tons of waste materials were removed and placed over the existing landfill which was reportedly covered with approximately 20 feet of clean fill, placed over the remaining landfill waste and paved over with asphalt for use as a parking lot. In June 1990, Kleinfelder installed three groundwater monitoring wells to monitor for potential contamination due to the buried landfill refuse. Monitoring wells MW-2 and MW-3 were located along Third Street, approximately 500 feet south of Tract 3 of the site, and MW-1 was located approximately 480 feet south of Tract 3 of the site. Depth to groundwater was measured at 76 feet below ground surface (bgs) in the monitoring wells installed. Kleinfelder reported that groundwater analytical results reported traces of VOCs (benzene, toluene, ethylbenzene, and xylenes) below drinking water standards but did not report concentrations of heavy metals.

In 2004, Mission Geoscience, Inc. completed a Supplemental Site Investigation Completion Report for Kennedy Middle College High School as a follow-up study for the Mission Geoscience, Inc. Preliminary

Endangerment Assessment (PEA), dated December 15, 2003. The 2003 PEA identified potential risks and hazards due to the presence of elevated concentrations of dioxins and furans and metals reported in two samples of discrete layers encountered in fill deposits within the location of the Kennedy Middle College High School. Mission Geoscience, Inc. reported elevated concentrations of arsenic, lead, Aroclor 1254, and dioxins and furans in soil samples. As a follow up to the 2004 Supplemental Site Investigation, Mission Geoscience, Inc. completed a Removal Action Completion Report for the Kennedy Middle College High School Site in 2005. Approximately 4,107.04 tons of impacted soils were excavated and disposed of from March 2 through March 10, 2005. Additionally, approximately 3,567.22 tons of non-hazardous overlying fill material was removed. Confirmation soil sampling of the excavation bottom and sidewalls was conducted. Confirmation soil samples collected was analyzed for arsenic, cadmium, lead, dioxins and furans, and Aroclor 1254. The confirmation soil samples confirmed that the facility has been adequately remediated. Mission Geoscience, Inc. recommended a "no further action" for the facility and did not recommend any additional excavation.

In 2011 the site/parent tract entered into a Voluntary Cleanup Agreement with the Department of Toxic Substances Control (DTSC) and additional groundwater monitoring in the area of the remediated landfill was conducted. In 2013, it was determined that the groundwater monitoring network was not suitable for detecting a release of hazardous substance from the landfill and the groundwater monitoring was discontinued.

A Covenant to Restrict Use of Property Environmental Restriction (Land Use Covenant (LUC)), dated March 28, 2016, was issued for the 142.63 acres of the Norco College Campus. The LUC identified the landfill area to be located within the parking lot located partially on the southeastern portion of Tract 2, and south/southeast of Tract 3. According to the LUC, the campus has not been fully characterized to determine if other hazardous substances above levels acceptable for unrestricted land use remain in soils, soil gases, or groundwater. The following restrictions were put in place for proposed developments: prohibited use as a residence, hospital for humans, public or private school for persons under 18 years of age, children day care. Additionally, construction of a new structure is prohibited without the DTSC written approval of the vapor intrusion evaluation as described in the LUC. Prior to the construction of any new enclosed structure, RCCD shall determine if vapor mitigation is necessary and identify any related post-construction operation and maintenance requirements. RCCD must obtain DTSC written approval that any necessary vapor mitigation system has been properly constructed and is operating successfully prior to occupancy of the new structure.

Based on the reported impacts to soil and soil vapor, and groundwater (in monitoring wells near Third Street) at the parent parcel above applicable screening levels, and documented LUC for RCCD's Norco Campus, the former landfill, burn pit, and incineration activities within the parent tract represents a Controlled Recognized Environmental Condition (CREC) to the site. Terracon understands that RCCD is planning to establish a Voluntary Cleanup Agreement with the DTSC to coordinate mitigation measures required prior to the proposed grading/construction activities for the LLRC and Student Services building.

As part of the ongoing coordination with DTSC, conclusions from the Phase I included the following:

- **Voluntary Cleanup Agreement (VCA):** Establish a new Voluntary Cleanup Agreement with DTSC, for the proposed LLRC and Student Services buildings in compliance with the LUC. The VCA should address the following actions:
    - **Vapor Intrusion Mitigation:** Proceed with incorporating a vapor barrier into the design of the new building. The barrier system will be modeled after the one recently approved for the Center for Human Performance + Kinesiology project at the Norco campus, or

alternatively, a spray-on rubber coating may be used, depending on the results of the engineering evaluation. The proposed vapor intrusion mitigation design plans will be submitted to DTSC for review and approval, prior to construction.

- **Soil Management Plan (SMP):** Prepare and submit a Soil Management Plan for DTSC review. The SMP will address proper handling of petroleum hydrocarbon-impacted soils or other contaminants during construction activities.

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 with Mitigation Incorporated.

Construction

A variety of hazardous substances and wastes will be transported to, stored, used, and generated on the Project site during construction. These will include fuels for machinery and vehicles, new and used motor oils, 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 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, 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, construction impacts will not result in hazards due to routine transport of hazardous materials. Therefore, impacts from construction will be less than significant and no mitigation is required.

Operations

Potentially hazardous materials associated with Project operations will include those materials used during typical cleaning and maintenance activities. Although these potential hazardous materials will vary, they will generally include household cleaning products, paints, fertilizers, and herbicides and pesticides. Many of these materials are considered household hazardous wastes, common wastes, and/or universal wastes by the EPA, which considers these types of wastes to be common to businesses and households and to pose a lower risk to people and the environment than other hazardous wastes when properly handled, transported, used, and disposed of. Federal, state, and local regulations typically allow these types of wastes to be handled and disposed of with less stringent standards than other hazardous wastes, and many of these wastes do not have to be

managed as hazardous waste. Additionally, any potentially hazardous material handled on the Project site will be limited in both quantity and concentrations, consistent with other similar institutional uses located in the City, and any handling, transport, use, and disposal will comply with applicable federal, state, and local agencies and regulations. As mandated by the Occupational Safety and Health Administration, all hazardous materials stored on the Project site will be accompanied by a Safety Data Sheet, which will inform employees and first responders as to the necessary remediation procedures in the case of accidental release.

As described above in the summary of the Phase I, DTSC has a LUC for the two parcels that encompass Norco College. This LUC includes development restrictions but will allow for community college development and use provided there is coordination between RCCD and DTSC. This coordination is ongoing but based on the conclusions of the Phase I assessment. **Mitigation Measure HAZ-1** is proposed for implementation for the Project site to ensure there is no significant hazard to the public or the environment. With the implementation of **Mitigation Measure HAZ-1**, impacts will be less than significant.

The Project will also incorporate any changes, comments, or modifications as required by DTSC during their review of the VCA.

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 with Mitigation Incorporated. As discussed previously 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, construction vehicles will be adequately maintained and equipped. All equipment maintenance work, including refueling, will occur off site. 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.

The Phase I Environmental Site Assessment (Appendix F) was prepared and described the previous and on-going coordination with DTSC. The approval from DTSC is anticipated to incorporate the mitigation measures described in **Mitigation Measure HAZ-1.**

With implementation of federal, state, and local regulations, as well as **Mitigation Measure HAZ-1**, impacts associated with foreseeable upset and accident conditions will be reduced to less than significant with mitigation incorporated.

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 with Mitigation Incorporated. John F. Kennedy Middle College High School, part of the Corona-Norco Unified School District and an "alternative school of choice" providing both high school and college level courses, is located approximately 1,100 feet east of the Project site. As discussed previously, 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 the 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. 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.

The Phase I Environmental Site Assessment (Appendix F) was prepared and described the previous and on-going coordination with DTSC. The approval from DTSC is anticipated to incorporate the mitigation measures described in **Mitigation Measure HAZ-1**. With the implementation of **Mitigation Measure HAZ-1**, impacts will be less than significant.

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 with Mitigation Incorporated. The Phase I Environmental Site Assessment (Appendix F) was prepared and described the previous and on-going coordination with DTSC. The approval from DTSC is anticipated to incorporate the mitigation measures described in **Mitigation Measure HAZ-1**. With the implementation of **Mitigation Measure HAZ-1**, impacts will be less than significant.

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?

Less Than Significant Impact. In 2008, RCCD adopted the RCCD Emergency Operations Plan, which addresses RCCD's planned response to emergencies associated with natural disasters, technological incidents, human-made disasters, and national security emergencies (District 2008). The Plan is intended to address extraordinary emergency situations; day-to-day emergencies and emergency access routes are not established. Given that Third Street is the only roadway that provides ingress and egress for the Norco College campus, Third Street is a de facto emergency access route for Norco College.

Construction of the Project is not expected to cause impacts to Third Street, as the Project is set at the northern end of West End Drive. Further, the Project will not interfere with RCCD's ability to implement its Emergency Operations Plan.

Once constructed, operation of the Project will not result in any actions that will significantly impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, impacts associated with adopted emergency response plans or emergency evacuation plans are less than significant 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. In 2008, RCCD adopted the RCCD Emergency Operations Plan, which addresses RCCD's planned response to emergencies associated with natural disasters, technological incidents, human-made disasters, and national security emergencies (District 2008). The Plan is intended to address extraordinary emergency situations; day-to-day

emergencies and emergency access routes are not established. Given that Third Street is the only roadway that provides ingress and egress for the Norco College campus, Third Street is a de facto emergency access route for Norco College.

Construction of the Project is not expected to cause impacts to Third Street, as the Project is set at the northern end of West End Drive. Further, the Project will not interfere with RCCD's ability to implement its Emergency Operations Plan.

Once constructed, operation of the Project will not result in any actions that will significantly impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, impacts associated with adopted emergency response plans or emergency evacuation plans are 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. According to maps prepared by California Office of the State Fire Marshal (CAL FIRE), much of the Project site is located within two fire severity zones. The main campus is mapped as a Very High Severity Fire Hazard Zone, and the parking lots are identified as Moderate Severity Fire Hazard Zone (CAL FIRE 2025). While there is a substantial amount of open space around Lake Norconian to the north of the Norco College campus, this area does not create a new risk of wildland fire risk. Impacts will be less than significant and no mitigation is required.

Mitigation Measures

Mitigation Measure HAZ-1:

Voluntary Cleanup Agreement (VCA). Establish a new Voluntary Cleanup Agreement with DTSC, for the proposed LLRC and Student Services building in compliance with the LUC. The VCA should address the following actions:

- Vapor Intrusion Mitigation: Proceed with incorporating a vapor barrier into the design of the new building. The barrier system will be modeled after the one recently approved for the Center for Human Performance + Kinesiology project at the Norco campus, or alternatively, a spray-on rubber coating may be used, depending on the results of the engineering evaluation. The proposed vapor intrusion mitigation design plans to be submitted to DTSC for review and approval, prior to construction.

- Soil Management Plan (SMP): Prepare and submit a Soil Management Plan for DTSC review. The SMP will address proper handling of petroleum hydrocarbon-impacted soils or other contaminants during construction activities.

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?

Less Than Significant Impact. Construction of the Project will include earthwork activities that could potentially result in erosion and sedimentation, which could subsequently degrade downstream receiving waters and violate water quality standards. Stormwater runoff during the construction

phase may contain silt and debris, resulting in a short-term increase in the sediment load of the municipal storm drain system. Substances such as oils, fuels, paints, and solvents may be inadvertently spilled on the Project site and subsequently conveyed via stormwater to nearby drainages, watersheds, and groundwater. Because the Project size is approximately 1 acre of ground disturbance, the Project will be subject to the National Pollutant Discharge Elimination System stormwater program, which includes obtaining coverage under the State Water Resources Control Board's Construction General Permit. Construction activities subject to the Construction General Permit include clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). Among the required items that must be included within a SWPPP are project design features, commonly known as BMPs, intended to protect against substantial soil erosion as a result of water and wind erosion. The implementation of a Construction General Permit, including preparation of a SWPPP and implementation of BMPs, will reduce stormwater runoff during Project construction impacts to acceptable levels. It follows that because Project construction will not violate any water quality standards or waste discharge requirements, the Project will not otherwise substantially degrade surface or groundwater quality. Therefore, short-term construction impacts associated with water quality will be less than significant and no mitigation is required.

The Project will be subject to the Municipal Separate Storm Sewer System (MS4) Permit, issued by the Santa Ana Regional Water Quality Control Board (RWQCB). The MS4 Permit requires implementation of Low Impact Development BMPs to prevent pollutants from being discharged off site by mimicking pre-development site hydrology and feasible source control. The Low Impact Development Ordinance is designed to reduce runoff from impervious surfaces, including new development, through landscape design that promotes water retention, permeable surface design, natural drainage systems, and on-site retention where feasible (RWQCB 2010). These project specific designs will reduce impacts to water quality associated with redevelopment.

Additionally, a project-specific water quality management plan (WQMP) will be prepared for operation of the proposed Project. The Water Quality Management Plan (WQMP) will ensure appropriate BMPs are implemented for post-construction and operation of the Project. The combination of Low Impact Development BMPs, source control BMPs, and other treatment control BMPs addressed within the WQMP will address identified pollutants and hydrologic concerns from new development that could result in impacts to water quality standards (RWQCB 2010).

Further, the Project will be required to comply with sections of the City Municipal Code that set forth regulations to protect and enhance the quality of watercourses, water bodies, and wetlands within the City in a manner consistent with the federal Clean Water Act, the California Porter-Cologne Water Quality Control Act, and the municipal National Pollutant Discharge Elimination System permit. Therefore, long-term impacts associated with water quality, including surface water quality and groundwater quality, will be less than significant 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 Project site is undeveloped and consists of pervious surfaces. Thus, under the existing conditions, the Project site could be considered a location for groundwater recharge.

Although the Project will add impervious surfaces to the Project site, once operational, the Project site will contain landscaped areas and other pervious surfaces that will allow water to percolate into

the subsurface soils. Additionally, the Project will incorporate structural and treatment control BMPs to ensure that the Project will not adversely affect water quality.

During construction, the proposed Project will use only limited amounts of water resources for construction activities and landscaping activities. Minimal water use will be required for any of the additional office space or classroom facilities. As such, impacts associated with groundwater recharge will be less than significant and no mitigation is required.

The Project will not involve permanent pumping of groundwater; therefore, the Project will not substantially deplete groundwater supplies. Due to the incorporation of structural and treatment control BMPs, the proposed Project will not substantially interfere with groundwater recharge. 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;

Less Than Significant Impact. The proposed Project is replacing a building with a slightly larger building. Currently, there are landscaped areas and concrete walkways surrounding the existing building. The impervious area is not anticipated to increase with the proposed Project therefore there will not be an increase in erosion or siltation on- or off-site. Therefore, there will be a less than significant impact for this issue and no mitigation is required.

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

Less Than Significant Impact. As discussed previously, the existing site is developed with a building and surrounding walkways and landscaped areas. Thus, implementation of the Project will not increase the impervious areas on site or significantly alter the existing drainage patterns. The Project will be required to conform to applicable federal, state, and local requirements, including the current MS4 Permit adopted by the Santa Ana RWQCB. Compliance with these requirements will ensure the new drainage system is designed with adequate capacity to capture stormwater flow to prevent erosion or on-site or off-site siltation impacts.

As such, altering the on-site drainage pattern will be conducted in a manner consistent with all applicable standards related to the collection and treatment of stormwater; therefore, impacts associated with altering the existing drainage pattern of the Project site 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. Under the existing condition, the Project site is developed with an existing building and impervious walkways with nearby landscaping. The Project site does not currently have infiltration basins or capture systems in place to control stormwater runoff. The proposed Project will have generally the same area of impervious surfaces as the existing Project site, however, the proposed drainage system will be designed to conform to applicable federal, state, and local requirements, including the current MS4 Permit adopted by the Santa Ana RWQCB. Compliance with these requirements will ensure the new drainage system is designed to have adequate capacity to capture stormwater flow to prevent the

conveyance of sediment, debris, and other constituents potentially contained in on-site stormwater from leaving the Project site and impacting off-site and downstream receiving waters; therefore, impacts associated with water quality standards and runoff waters will be less than significant and no mitigation is required.

iv) impede or redirect flood flows?

No Impact. According to the Federal Emergency Management Agency flood maps, the Project site is not located within a special flood hazard area that could be inundated by a 100-year flood (Firmette #060652024 (09/12/2024)). While Lake Norconian is located north of the Project site, it is not within an inundation area. Therefore, no impacts associated with flooding will occur. Further, the construction and operation of 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?

Less Than Significant Impact. As stated above regarding the FEMA flood maps, the Project site is not located within a special flood hazard area that could be inundated by a 100-year flood (FEMA 2024). While Lake Norconian is located north of the Project site, it is not within an inundation area.

Additionally, the Project site is located inland and not located sufficiently near Lake Norconian or the ocean to be impacted by a seiche or tsunami. The topography of the site and Project area is relatively flat and will not be subject to significant impacts from mudflow. Impacts will be less than significant, and no mitigation is required.

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

Less Than Significant Impact. The proposed 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. The Project will not add impervious surfaces to the Project site, and once operational, the Project site will contain landscaped areas and other pervious surfaces that will allow water to percolate into the subsurface soils. Additionally, the Project will incorporate structural and treatment control BMPs to ensure that the Project will not adversely affect water quality. Therefore, impacts related to conflicting with or obstructing a water quality control plan or sustainable groundwater management plan will be less than significant 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 will include the construction of the proposed LLRC and Student Services building to replace the existing Student Services building and College Resource Center to fully meet the needs of Norco College's existing faculty and students. The Project site is located within the boundaries of the existing Norco College campus and is compatible with adjacent land uses and facilities for college uses. As such, implementation of the proposed Project will not divide an established community and is not expected to result in additional physical barriers between nearby land uses. There is no impact 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 Project site has a General Plan land use designation and zoning designation of Preservation and Development (City of Norco 2012a, 2012b). The proposed Project will not conflict with any of the proposed goals within the City's General Plan, including the loss of protected species, open space, community design cohesion, or the development and preservation of Norco's unique history and animal-keeping lifestyle. As such, the proposed Project is consistent with the City's General Plan.

Overall, the proposed Project does not violate any policies within the City's General Plan, Municipal Code, or any applicable specific plans in the area. Therefore, the proposed Project will not conflict with any applicable land use plan, policy, or regulation and will not represent a significant impact to the physical environment. There is no impact and no mitigation is 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 (SMARA) 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 SMARA, 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 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 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.

The City's General Plan does not identify any mineral recovery sites within the vicinity of Norco College. General Plan Section 3.3.3 identifies only two MRZ designations within the City limits: MRZ-3a (areas containing known mineral deposits that may qualify as mineral resources) and MRZ-2b (areas underlain by mineral deposits where geologic information indicates that significant inferred resources are present) (City of Norco 2014a). The MRZ-2b area is located along the edge of the Temescal Wash near the City of Corona and will not be impacted by the proposed Project. Further, the General Plan states that the only known resource that may be valuable locally will be crushed rock for construction-related material and is primarily associated with the Norco Hills and the hills and slopes around Lake Norconian, north and east of the Norco College. However, the General Plan further states that the hillsides are designated for residential purposes, and those hills are more valuable to the City as an open space resource than as a potential mineral resource. Section 3.3.3 concludes that no goals or policies are included in the General Plan to either encourage or preserve opportunities related to mineral extraction.

The proposed Project site is not currently being used for mineral resource extraction, has no history of such use, is currently part of the existing College campus, and is not identified in either the City's General Plan or Zoning Ordinance for such uses. No mining operations will be impacted by the Project. Given these factors, the proposed Project will not result in the loss of availability of a known mineral resource that will be of future value to the City of Norco, the County of Riverside, or the residents of the state. 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 previously discussed, the proposed Project will not result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land use plan. 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 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 Norco 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, RCCD is not subject to City noise standards; however, RCCD will make every effort to comply with the Municipal Code regulations even though it is not bound by them. Section 9.07.040 of the City of Norco's Municipal Code states that exterior sound level on any other occupied residential property must not exceed a maximum noise level of 55 dBA between 7:00 a.m. and 10:00 p.m., and 45 dBA between 10:00 p.m. and 7:00 a.m. (see Table 3.13-2).

Table 3.13-2. City Sound Level Standards (dB, Lmax)

Land Use	Land Use Designation Name	Maximum Decibel Level	
		8AM–10PM	10PM–8AM
Community Development	All Residential	55	45
	All Commercial	65	55
Open Space	Conservation	45	45

Source: City of Norco Municipal Code § 9.07.040

The sensitive receptors that may be affected by operational noise include the existing residences to the south and 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 9.07.020). 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. The nearest existing sensitive use buildings are 330 feet southwest of the edge of the Project site's trenching areas. At this distance, a large bulldozer will yield a worst-case 0.005 inches per second PPV, which is below the threshold for older residential structures and will not result in architectural damage and under the level considered barely perceptible to humans (see Appendix E). Construction-related vibration is not expected to approach levels that could cause structural damage; therefore, the impact 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, will 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 the nearest airport, the Corona Municipal Airport. According to the Riverside County Mapping Portal, the Project site is located outside of the airport's influence area boundary (Riverside County 2025). No substantial noise exposure from airport sources will occur; 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 workforce for building construction. 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.

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. Thus, 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 proposed LLRC and Student Services building to replace the existing Student Services building and College Resource Center to fully meet the needs of Norco College's existing faculty and students. 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 City of Norco has two fire stations within its boundaries: Fire Station No. 21 (Corydon Avenue Fire Station, 3367 Corydon Avenue) and Fire Station No. 22 (Sixth Avenue Fire Station, 3902 Hillside Avenue). The Corydon Avenue Fire Station is within three miles of the proposed Project site and will likely service Norco College as needed. The Corydon Avenue Fire Station houses a 1,500-gallon-per-minute first-line fire engine, a reserve engine, and paramedics, and is staffed 24 hours a day, seven days a week. The City also has mutual aid responses from Corona City Fire Department and CAL FIRE for large vegetation or structure fires.

Although the proposed Project may require fire protection and/or paramedic services in the event of an emergency, the proposed Project is not expected to result in the need for new or physically altered fire facilities or result in the stations' inability to maintain acceptable service ratios, response times, or other performance objectives. Therefore, there is no impact and no mitigation measures are required.

Police protection?

Less Than Significant Impact. While the City is served by the City's Police Department in order to address any issues in and around Norco College, RCCD has its own safety and police department, with sworn officers, reserve officers, community service aides, and clerical staff members (District 2022). The majority of RCCD's safety and police department staff are located at the main college in

Riverside; however, a number of full-time officers are assigned to Norco College, as well as a number of community service officers and part-time officers for shift overlap and special services. The proposed Project is not anticipated to place a new demand on the existing police functions and will only involve the relocation of a use that already occurs within the campus. Therefore, the proposed Project will result in a less than significant impact on police protection services and no mitigation is required.

Schools?

No Impact. As discussed in Population and Housing above, implementation of the proposed Project will not increase the population within the area. The proposed Project will include the construction of the proposed LLRC and Student Services building to support Norco College's existing educational program offerings. Operation of the proposed Project is not expected to result in a substantial increase in students. Therefore, the Project will not generate the need for additional school capacity. There is no impact and no mitigation is required.

Parks?

No Impact. As discussed in Populations and Housing above, implementation of the proposed Project will not increase the population within the area. The proposed Project will include the construction of the proposed LLRC and Student Services building to support Norco College's existing educational program offerings. The proposed Project site is located approximately 0.35 miles south from Lake Norconian and the surrounding hiking trails. However, the proposed Project will be located within the College's campus and will not affect the hiking trails. Therefore, there is no impact and no mitigation is required.

Other public facilities?

No Impact. As discussed previously in Populations and Housing above, implementation of the proposed Project will not increase the population within the area. The proposed Project will include the construction of the proposed LLRC and Student Services building to support Norco College's existing educational program offerings. The proposed Project will not result in adverse impacts related to the provision of other public facilities, including emergency medical services or libraries. There is no impact on other public facilities anticipated 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 proposed LLRC and Student Services building to support the College's existing educational program offerings. There is no impact related to an increase in use of existing parks 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?

Less Than Significant Impact. Under existing conditions, the Norco College campus includes recreational facilities. The proposed Project consists of the construction of the LLRC and Student Services building to support the College's existing educational program offerings. As discussed throughout this MND, the proposed Project will be located within the College campus and will serve existing and future Norco College students. Therefore, impacts relating to the proposed recreational facilities will be less than significant 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 Norco, which has adopted guidance on evaluating VMT for transportation impacts under CEQA. Therefore, the City of Norco VMT Resolution No. 2020-62, hereafter referred to as Guidelines, will be used for this assessment.

SCREENING CRITERIA ASSESSMENT

The 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:

- Retail projects up to 50,000 SF in floor area.
- Projects generating fewer than 110 daily trips.
- Projects within a Transit Priority Area (TPA). A TPA is defined as locations within 0.5 mile of a major transit stop or within ½ mile of a high-quality transit corridor with 15-minute or less headways during peak commute hours.
- Affordable housing developments or affordable housing units within mixed-use developments.

- Transportation projects that promote non-auto travel, improve safety, or improve traffic operations at current bottlenecks, such as transit, bicycle and pedestrian facilities, intersection traffic control (e.g., traffic signals or roundabouts), or widening at intersections to provide new turn lanes.

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 Norco College 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 Norco's General Plan Circulation Element (City of Norco 2000). 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 new building will have similar trips to the existing facilities. Operational impacts will be less than significant and no mitigation is required.

Additionally, because construction will be occurring entirely within the existing Norco College campus, the Project will result in no impacts to the local or regional roadways, bicycles or pedestrian facilities. The proposed Project will result in a less than significant impact 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 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 Level of Service. The City of Norco 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 Norco Vehicle Miles Traveled (VMT) Resolution No. 2020-62 to determine VMT impacts. According to the City of Norco Vehicle Miles Traveled (VMT) Resolution No. 2020-62, Projects generating fewer than 110 daily trips are presumed to have a less than significant impact (City of Norco 2020).

The proposed Project involves replacing the existing Student Services building and College Resource Center with a new three-story, modern facility designed to fully meet the needs of Norco College’s existing faculty and students. Therefore, the Project may be presumed to have a less than significant impact for VMT since it is not expected to generate any new trips 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 the existing Student Services building and College Resource Center with a new three-story, modern facility on the existing Norco 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, 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 Norco'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.

RCCD sent notification letters to the California Native American Tribal representatives of the following Tribes listed by the 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
- Gabrieleno Band of Mission Indians – Kizh Nation
- Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Gabrielino/Tongva Indians of California Tribal Council
- Gabrielino/Tongva Nation
- Gabrielino-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, RCCD 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 RCCD. Consultation with two Tribes is ongoing.

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

Native American Tribal Representatives	Response Received
Agua Caliente Band of Cahuilla Indians	1. On October 15, 2025, the Agua Caliente Band of Cahuilla Indians responded to the RCCD email and did not have comments.
Cahuilla Band of Indians	2. On November 20, 2025, the Cahuilla Band of Indians responded to the RCCD email and requested all cultural materials associated with the Project. 3. On November 26, 2025, RCCD emailed the Cultural Resources Assessment.
Gabrieleño Band of Mission Indians–Kizh Nation	1. On October 24, 2025, the Gabrieleño Band of Mission Indians–Kizh Nation responded to the RCCD email and requested AB 52 consultation. 2. On November 26, 2025, RCCD emailed the Cultural Resources Assessment. 3. On January 6, 2025, a call with the Tribe will occur to initiate AB 52 consultation. [On-going]
Pechanga Band of Indians	1. On November 14, 2025, the Pechanga Band of Indians responded to the RCCD email and requested AB 52 consultation. 2. On November 26, 2025, RCCD emailed the Cultural Resources Assessment. [On-going]
Quechan Tribe of the Fort Yuma Reservation	1. On October 20, 2025, the Quechan Tribe of the Fort Yuma Reservation responded to the RCCD email and did not have comments.
San Manuel Band of Mission Indians	2. On October 15, 2025, the San Manuel Band of Mission Indians responded to the RCCD 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, RCCD contacted all NAHC-listed tribal representatives that requested Project notification as discussed above.

[add discussion of mitigation measures if requested as part of AB 52 consultation]

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 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. In addition to monitoring activities, the Pauma Band of Luiseno Indians shall be notified immediately of any

inadvertent discoveries or potential impacts to cultural resources, sacred sites, or ancestral remains that may occur during Project activities.

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?

Water Treatment Facilities

Less Than Significant Impact. The proposed Project's water demands will be served by existing water supplies, and the Project will not require the construction of new water treatment facilities. Existing water conveyance infrastructure is located within roadways surrounding Norco College and the proposed Project site, and it is anticipated to have adequate capacity to serve the proposed Project. The proposed Project will only minimally increase Norco College's water demand and will not

require any necessary improvements to existing infrastructure serving the Project site. The proposed Project will not result in the need for additional water conveyance infrastructure beyond what is already planned as part of the Western Municipal Water District (WMWD) and City planning efforts. RCCD will construct necessary infrastructure extensions of existing lines to the site to meet the water demands of the Project. In addition, RCCD will pay applicable connection fees and monthly charges that may be necessary as part of the Project. Any potential impacts related to water will be less than significant. Therefore, impacts associated with the construction of new or expanded water treatment facilities will be less than significant and no mitigation is required.

Wastewater Treatment Facilities

Less Than Significant Impact. The Western Municipal Water District (WMWD) manages the wastewater for the proposed Project service area. According to the WMWD's updated 2020 Urban Water Management Plan (UWMP), the wastewater collection system for the College is serviced by WMWD (WMWD 2021). WMWD currently treats wastewater via the Western Water Recycling Facility and the West Riverside County Regional Wastewater Treatment Plant. These two plants process the bulk of WMWD's service area, aside from a small portion treated by the City of Riverside. The City of Norco is primarily serviced by the West Riverside County Regional Wastewater Treatment Plant, which has a design capacity of 14 million gallons per day, providing more than sufficient wastewater capacity for the proposed Project and growth within the WMWD service area. Both facilities produce tertiary effluent as part of their processes, which is suitable for subsequent uses such as irrigation but is typically treated sufficiently and discharged into the Santa Ana River.

Existing sewer infrastructure is located within roadways surrounding the Norco College campus and the proposed Project site, and it is anticipated to have adequate capacity to serve the proposed Project. The proposed Project will only minimally increase Norco College's wastewater generation and will not require any necessary improvements to existing infrastructure serving the Project site. The proposed Project will not result in the need for additional wastewater treatment capacity or infrastructure beyond what is already planned as part of the WMWD and City of Norco planning efforts. RCCD will construct necessary infrastructure extensions of existing lines to the site to meet the sewer demands of the proposed Project. In addition, RCCD will pay applicable connection fees and monthly usage charges that may be necessary as part of the final Project. Any potential impacts related to wastewater will be less than significant and no mitigation is required.

Stormwater Facilities

Less Than Significant Impact. The proposed Project will include the construction of the proposed LLRC and Student Services building to support Norco College's existing educational programs. Thus, implementation of the proposed Project will have generally the same amount of impervious area on site and not alter the existing drainage patterns. The proposed Project will be required to conform to applicable federal, state, and local requirements, including the current MS4 Permit adopted by the Santa Ana RWQCB. Compliance with these requirements will ensure that the drainage system is designed with adequate capacity to capture stormwater flow. Therefore, impacts associated with the construction of stormwater facilities will be less than significant and no mitigation is required.

Other Facilities

Less Than Significant Impact. As part of the proposed Project, utility service lines, including those for electric power, and telecommunications services, will be extended from their current locations within the Norco College campus to the Project site for operation of the proposed Project. Given that the activity of connecting utilities from their current locations on campus to the proposed Project will require ground disturbance and the use of heavy machinery associated with trenching, the connection of this utility services to the proposed Project will potentially result in environmental effects. However,

the extension of these utility lines is part of the proposed Project analyzed herein. As such, any potential environmental impacts related to these components of the proposed Project are already accounted for in this MND as part of the impact assessment conducted for the entirety of the proposed Project. No adverse physical effects beyond those already disclosed in this MND will occur as a result of implementation of the proposed Project's utility system connections. Additionally, the proposed Project will constitute a nominal increase in utility usage, which has already been accounted for in growth projections for the school, the City, and by each utility provider. No modifications to utility infrastructure will be necessary outside the Project site. As such, impacts associated with the construction or expansion of utility line connections 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. The California Urban Water Management Planning Act (California Water Code Sections 10610–10656) requires water utilities providing water for municipal uses to more than 3,000 customers or supplying more than 3,000 acre-feet per year to prepare an Urban Water Management Plan (UWMP) every 5 years. The proposed Project will be served by WMWD, which last updated its UWMP in 2020. The vast majority of the water for WMWD's service area is part of the State Water Project, along with wholesale supplies purchased from the Southern California Metropolitan Water District. Additionally, the Arlington Desalter provides high-quality water sources to the City of Norco. According to the 2020 UWMP, WMWD has determined that water resources are sufficient to handle all projected growth within their service area, including during multiple dry years (WMWD 2021).

A Water Supply Assessment for the proposed Project is not required pursuant to California Water Code Section 10910, because the Project as proposed does not meet the criteria under California Water Code Section 10912, nor does it meet the definition of a "water demand project" pursuant to CEQA Guidelines Section 15155(a). Based on the site engineering and design plans, RCCD will construct all necessary infrastructure extensions of existing lines to the site to meet the water and sewer demands of the proposed Project. RCCD will also install all necessary fire service with backflow device lines and fire hydrants to ensure that a reliable and appropriate water source exists on site for firefighting purposes. In addition, RCCD will pay all applicable connection fees and monthly usage charges to the City for the provision of water to the Project site.

Due to the limited water requirements for the proposed Project, sufficient capacity for both domestic water and sewer is reasonably expected. Moreover, based on WMWD's 2020 UWMP, the City's projected water supplies are expected to be sufficient to meet the additional water demand resulting from the proposed Project, in addition to existing and planned future uses. Impacts 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. As discussed previously, the proposed Project will not likely increase Norco College's volume of wastewater treated by WMWD, wastewater treatment provider . The proposed Project will not result in the determination by WMWD that it does not have sufficient capacity to serve the proposed Project's anticipated wastewater demand. As previously discussed, WMWD maintains sufficient wastewater infrastructure and service capacity, and the proposed Project will produce minimal wastewater. Impacts 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. The Riverside County Waste Management Department manages Riverside County's solid waste system through the provision of facilities and programs that meet or exceed applicable federal, state, and local land use regulations. The Riverside County Waste Management Department manages five Riverside County Sanitary Landfills: Badlands, Blythe, Desert Center, Lamb Canyon, and Oasis (RCDWR 2022). Each of these landfills has sufficient capacity to accommodate the Project's minimal solid waste disposal needs and is permitted to receive non-hazardous municipal solid waste (CalRecycle 2022).

Any number of local landfills typically utilized by the City of Norco has sufficient capacity to accommodate this volume of non-hazardous waste. Minimal waste is anticipated during operation of the proposed Project, which can be handled as part of Norco College's day-to-day waste stream. Any impacts related to solid waste 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 uses for the Project site are consistent with surrounding educational uses of the site. The proposed Project will not violate any adopted federal, state, or local policies and regulations related to solid waste. Compliance with these regulations will result in a less than significant impact 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 Fire Hazard Severity Zone viewer from CAL FIRE, the proposed Project site is located within a Local Responsibility Area, meaning that the financial responsibility of preventing and suppressing wildfires is primarily the responsibility of a Local agency. The northeastern portion of the Project site is mapped within a High Fire Hazard Severity Zone while the southwest portion is mapped within a Moderate Fire Hazard Severity Zone (CAL FIRE 2025).

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

Less Than Significant Impact. Third Street serves as the sole access point for the Norco College campus and therefore functions as an emergency route. Construction activities will be staged within the laydown area in Parking Lot A, and no full or partial closure of Third Street is anticipated. While construction could temporarily affect emergency access to the western portion of the campus, the Project will not hinder RCCD's ability to implement its Emergency Operations Plan. Upon completion, the Project will not introduce any conditions that will substantially interfere with an adopted emergency response or evacuation plan. Consequently, impacts related to emergency access or emergency planning will be less than significant 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?

Less Than Significant Impact. According to CAL FIRE's Fire Hazard Severity Zone maps, the Norco College campus is located within a Local Responsibility Area and includes areas classified as Moderate and High Fire Hazard Severity Zones (CAL FIRE 2025). The Project site is situated within the developed core of the campus on flat terrain, surrounded by existing urban development, which substantially reduces exposure to wildland fire risk. While open space areas exist near Lake Norconian to the north, these do not represent a significant source of wildfire threat to the proposed Project.

Construction and operation of the Project will not introduce conditions that exacerbate wildfire risk related to slope, prevailing winds, or fuel sources. In the unlikely event of a wildfire in the vicinity, campus occupants will follow established evacuation procedures under the College's Emergency Operations Plan and as directed by local fire authorities. Therefore, the proposed Project will not impair emergency response or evacuation plans and will not significantly increase wildfire hazards. Impacts will be less than significant, 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?

Less Than Significant Impact. The proposed Project involves construction of the LLRC and Student Services building within the Norco College campus. These improvements will not include infrastructure or features that increase wildfire risk. While utility connections will be installed as part of the Project, all utilities will be placed underground and designed in accordance with applicable safety standards, minimizing any potential fire hazard. The Project does not introduce above-ground infrastructure or maintenance activities that could exacerbate fire conditions. Therefore, impacts related to infrastructure installation or maintenance contributing to wildfire risk will be less than significant 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?

Less Than Significant Impact. As mentioned above in this section, site is characterized by flat topography and does not contain steep slopes or unstable terrain. No evidence of existing slope instability has been identified, and there are no adjacent areas with grades that could pose a risk of seismically induced landslides. During site preparation, grading activities will further stabilize and level the ground surface, reducing any potential for future slope movement.

Following construction, the site will remain flat and integrated with surrounding developed areas of the campus, eliminating conditions that could lead to landslides, post-fire erosion, or significant drainage alterations. Compliance with standard grading practices and applicable geotechnical requirements will further reduce any risk. Therefore, potential impacts related to slope failure, instability, or drainage changes will be less than significant 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 with Mitigation Incorporated. As discussed in Section 3.3, the Project has identified sensitive receptors within 330 feet of the Project boundary, however, with the implementation of **Mitigation Measure AQ-1**, impacts would be reduced to less than significant. AQ-1 includes that contract specifications shall require that all off-road equipment over 50 horsepower meet U.S. EPA Tier 4 emission standards, when available, to minimize emissions of NO_x, PM_{10}, and $PM_{2.5}$. Additionally, all equipment shall be equipped with Best Available Control Technology (BACT) certified by CARB.

As discussed previously in 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, the Project site contains

trees, shrubs, and bare ground that could potentially provide suitable habitat for nesting birds. To comply with the Migratory Bird Treaty Act (MBTA) and avoid impacts to nesting birds from implementation of the proposed Project, if construction commences during the nesting bird season (January 1 – 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 Section 3.5, the proposed Project is not expected to result in any significant impact on 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 October 1, 2025. The lack of resources identified by the record search, SLF search, and field survey, in addition to previous disturbance from development of Norco College 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 Measures CR-1** and **CR-2** will be implemented, requiring 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. There are potentially significant impacts on tribal cultural resources. **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.

[add mitigation measures from AB 52 if requested]

Mitigation Measure GEO-1 will be implemented should paleontological resources be encountered during Project subsurface construction activities, and all ground-disturbing activities within 25 feet shall be redirected. A qualified paleontologist will be contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. If the paleontological resources are found to be significant and Project activities cannot avoid them, measures such as monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository will be required. 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.

To address potential impacts to public health safety, **Mitigation Measure HAZ-1** will be implemented to establish a new Voluntary Cleanup Agreement (VCA) with DTSC that's in compliance with the Land Use Covenant. The VCA will incorporate a vapor barrier in the building design and

preparation of a Soil Management Plan to ensure safe handling of contaminated soils during construction.

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.

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. When evaluating cumulative impacts, it is important to remain consistent with Section 15064(h) of the CEQA Guidelines, which states that an Environmental Impact Report must be prepared if the cumulative impact may be significant and the project's incremental effect, though individually limited, is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Alternatively, a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable through mitigation measures set forth in an MND or if the project will comply with the requirements in a previously approved plan or mitigation program (including, but not limited to, water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plan, plans or regulations for the reduction of greenhouse gas emissions) that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located.

The Project will potentially result in significant impacts to biological resources, cultural resources, noise, and tribal cultural resources without the incorporation of mitigation. When combined with impacts from other related projects throughout the broader project area and left unmitigated, the Project will potentially result in cumulative-level impacts.

However, with the incorporation of mitigation identified herein, the Project's impacts will be reduced to less-than-significant levels and will not considerably contribute to cumulative impacts in the greater Project region. In addition, other related projects will presumably be bound by their applicable lead agency to (1) comply with the applicable federal, state, and local regulatory requirements; and (2) incorporate all feasible mitigation measures, consistent with CEQA, to further ensure that their potentially cumulative impacts will be reduced to less-than-significant levels.

Although cumulative impacts are always possible, the Project, by incorporating all mitigation measures outlined herein, will reduce its contribution to any such cumulative impacts to less than cumulatively considerable; therefore, the Project will result in individually limited, but not cumulatively considerable, impacts.

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

Less Than Significant Impact with Mitigation Incorporated. As evaluated throughout this document, with incorporation of mitigation, environmental impacts associated with the Project will be less than significant. Thus, the Project will not directly or indirectly cause substantial adverse effects on human beings. Impacts will be less than significant with incorporation of mitigation.

4.0 References and Preparers

4.1 References Cited

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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)