



Temescal Canyon Road Self-Storage Project

Environmental Assessment/Mitigated Negative Declaration

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March 2026

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CONTENTS

1. INTRODUCTION.....	1
1.1. PURPOSE AND SCOPE	1
2. ENVIRONMENTAL SETTING	3
2.1. PROJECT LOCATION	3
2.2. EXISTING PROJECT SITE	3
2.3. EXISTING LAND USES AND ZONING DESIGNATION OF THE PROJECT SITE	3
2.4. SURROUNDING GENERAL PLAN AND ZONING CLASSIFICATIONS	3
3. PROJECT DESCRIPTION	21
3.1. PROJECT OVERVIEW	21
3.2. PROJECT FEATURES	21
3.3. CONSTRUCTION AND PHASING	22
3.4. OPERATIONAL CHARACTERISTICS	23
3.5. DISCRETIONARY APPROVALS, PERMITS, AND STUDIES.....	23
COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY	33
I. PROJECT INFORMATION	33
II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS	34
III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	36
IV. DETERMINATION	36
V. ENVIRONMENTAL ISSUES ASSESSMENT	38
Aesthetics	38
Agriculture and Forestry Resources	53
Air Quality	56
Biological Resources.....	66
Cultural Resources.....	70
Energy	76
Geology and Soils	81
Greenhouse Gas Emissions	90
Hazards and Hazardous Materials.....	94
Hydrology and Water Quality	100
Land Use and Planning.....	109
Mineral Resources	128
Noise	129
Paleontological Resources.....	139
Population and Housing	142
Public Services.....	144
Recreation	149
Transportation	152
Tribal Cultural Resources.....	159
Utilities and Service Systems.....	165
Wildfire	171
Mandatory Findings of Significance	175
VI. EARLIER ANALYSES	179
VII. PREPARERS AND PERSONS CONTACTED	180

Tables

Table 1: Surrounding Existing Land Use, General Plan Designations, and Zoning.....	4
Table 2: Construction Schedule	23
Table AES-1: Development Standard Consistency.....	49
Table AQ-1: SCAQMD Regional Daily Emissions Thresholds.....	58
Table AQ-2: Regional Construction Emission Estimates	59
Table AQ-3: Regional Operational Emission Estimates	60
Table AQ-4: Localized Construction Emission Estimates	61
Table AQ-5: Summary of Proposed Project Construction Health Risk: Unmitigated	63
Table AQ-6: Summary of Proposed Project Construction Health Risk: Mitigated.....	64
Table E-1: Construction Equipment Fuel Usage	77
Table E-2: Construction Vehicle Fuel Usage.....	78
Table E-3: Total Construction Fuel Usage.....	78
Table E-4: Project Annual Operational Energy Demand Summary	79
Table GHG-1: Project Construction GHG Emissions	92
Table GHG-2: Total Project GHG Emissions.....	93
Table HYD-1: Permanent and Operational Source Control Measures	102
Table LU-1: General Plan Consistency	109
Table N-1: Long-term Ambient Noise Levels.....	131
Table N-2: Detailed Assessment Daytime Construction Noise Criteria	131
Table N-3: Typical Construction Equipment Noise Levels	132
Table N-4: Construction Noise Impacts at Nearest Receptor	133
Table N-5: Daytime Exterior Noise Level Impacts	134
Table N-6: Nighttime Exterior Noise Level Impacts	134
Table N-7: Vibration Criteria for Detailed Analysis	135
Table N-8: Construction Vibration Damage Criteria	136
Table N-9: Vibration Source Amplitudes for Construction Equipment.....	136
Table N-10: Potential Construction Vibration Annoyance Impacts at Nearest Receptor	137
Table N-11: Potential Construction Vibration Damage Impacts at Nearest Receptor.....	137
Table T-1: Project Trip Generation	153
Table UT-1: Proposed Project Estimated Water Demand.....	166
Table UT-2: Proposed Project Estimated Wastewater Generation	166

Figures

Figure 2-1: Regional Location	5
Figure 2-2: Local Vicinity	7
Figure 2-3: Aerial	9
Figure 2-4a: Existing Site Photos	11
Figure 2-4b: Existing Site Photos	13
Figure 2-4c: Existing Site Photos	15
Figure 2-5: Existing General Plan Designation	17
Figure 2-6: Existing Zoning Designation	19
Figure 3-1: Conceptual Site Plan	25
Figure 3-2: Elevations	27
Figure 3-3a: Landscape Plan	29
Figure 3-3b: Landscape Plan	31
Figure AES-1a: Surrounding Uses	41
Figure AES-1b: Surrounding Uses	43
Figure AES-1c: Surrounding Uses	45
Figure AES-1d: Surrounding Uses	47

Appendices

Appendix A.	Air Quality, Energy, and Greenhouse Gas Impact Analysis & Health Risk Assessment
Appendix B.	Phase I Cultural Resources Study
Appendix C.	Preliminary Geotechnical Evaluation
Appendix D.	Phase I Environmental Site Assessment
Appendix E.	Preliminary Water Quality Management Plan
Appendix F.	Preliminary Drainage Study
Appendix G.	Noise and Vibration Impact Analysis
Appendix H.	Paleontological Resources Assessment
Appendix I.	Trip Generation Screening Analysis & VMT Screening Analysis

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1. INTRODUCTION

1.1. PURPOSE AND SCOPE

This document is an Environmental Assessment and Mitigated Negative Declaration (EA/MND) prepared pursuant to the California Environmental Quality Act (CEQA) for the proposed Temescal Canyon Road Self-Storage Project (proposed Project). This EA/MND has been prepared in accordance with CEQA, Public Resources Code Sections 21000 et seq., and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines).

An Environmental Assessment or Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15064, an Environmental Impact Report (EIR) must be prepared if the Environmental Assessment indicates that the proposed project under review may have a potentially significant impact on the environment. A Negative Declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore, why it does not require the preparation of an EIR (State CEQA Guidelines Section 15371). According to State CEQA Guidelines Section 15070, a Negative Declaration shall be prepared for a project subject to CEQA when either:

- (a) The Environmental Assessment shows there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or
- (b) The Environmental Assessment identified potentially significant effects, but:
 - (1) Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study/environmental assessment are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 - (2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

If revisions are adopted into the proposed project in accordance with the State CEQA Guidelines Section 15070(b), a mitigated negative declaration is prepared. This document includes such revisions in the form of mitigation measures. Therefore, this document is a Mitigated Negative Declaration and incorporates all of the elements of an Environmental Assessment. Hereafter this document is referred to as an EA/MND.

This EA/MND incorporates by reference the technical documents that relate to the proposed Project or provide additional information concerning the environmental setting of the proposed Project. The information within this EA/MND is based on the following technical studies and/or planning documents:

- County of Riverside General Plan (<https://planning.rctlma.org/General-Plan-Zoning/General-Plan>)

- Riverside County Ordinances (<https://www.rivcocob.org/ordinances>)
- Riverside County Ordinance No. 348, *An Ordinance of the County of Riverside Providing for Land Use Planning and Zoning Regulations and Related Functions*
- Technical studies, personal communications, and web sites listed under each subsection in Section V, Environmental Issues Assessment

In addition to the websites listed above, all documents are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, Riverside, CA 92501.

The proposed Project evaluated herein involves a Zone Change approval, General Plan Amendment, site plan review, and conditional use permit for the construction of an approximately 103,195 square-foot (SF) self-storage building on an approximately 2.28-acre site located at the southwest corner of the intersection of Foster Road and Temescal Canyon Road. The site has a Riverside County General Plan Land Use designation of Commercial Retail (CR). The site has a zoning designation of Scenic Highway Commercial (C-P-S). The Project would require both a Zone Change to General Commercial (C-1/C-P) and a General Plan Amendment to Community Development: Commercial Office (CD:CO).

This EA/MND serves as the environmental review for the proposed Temescal Canyon Road Self-Storage Project (proposed Project).

2. ENVIRONMENTAL SETTING

2.1. PROJECT LOCATION

The Project site is within the western portion of the County of Riverside, south of the City of Corona. The site is located at 21785 Temescal Canyon Road in an unincorporated area of Temescal Valley in Riverside County, California. The site is located between Interstate 15 (I-15) and Temescal Canyon Road, at the southwestern corner of the intersection of Foster Road and Temescal Canyon Road. Regional access to the Project site is provided by the I-15 to the west. Local access to the site is via Temescal Canyon Road. The Project site and surrounding area is shown in Figure 2-1, *Regional Location*, and Figure 2-2, *Local Vicinity*.

2.2. EXISTING PROJECT SITE

The Project site consists of one parcel encompassing approximately 2.28 acres. The site is identified as Assessor's Parcel Number (APN) 282-140-020. The site is comprised of two existing buildings totaling 14,116 square feet (SF), including an 11,501 SF recreational vehicle sales company and a 2,615 SF auto repair shop. The site also includes outdoor storage of trucks and trailers, paved parking areas and driveways, and retaining walls. A portion of the site is unpaved and covered with gravel. The Project site slopes moderately down to the east. The Project site contains vegetation consisting of grasses, weeds, and ornamental trees. Existing access to the Project site is provided by two driveways on the eastern boundary of the site near Temescal Canyon Road. The Project site's existing conditions are shown in Figure 2-3, *Aerial*, and Figures 2-4a through 2-4c, *Existing Site Photos*.

2.3. EXISTING LAND USES AND ZONING DESIGNATION OF THE PROJECT SITE

The Project site is within the Temescal Canyon Area Plan and has a General Plan land use designation of Commercial Retail (CR). The Project site has a zoning designation of Scenic Highway Commercial (C-P-S). The Riverside County General Plan states that the Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The C-P-S Scenic Highway Commercial Zone is intended to provide for the development of commercial uses which assist in the beautification of the community adjacent to local highways. The Project site's existing land use designation is shown in Figure 2-5, *Existing General Plan Designation*, and existing zoning classification is shown in Figure 2-6, *Existing Zoning Designation*.

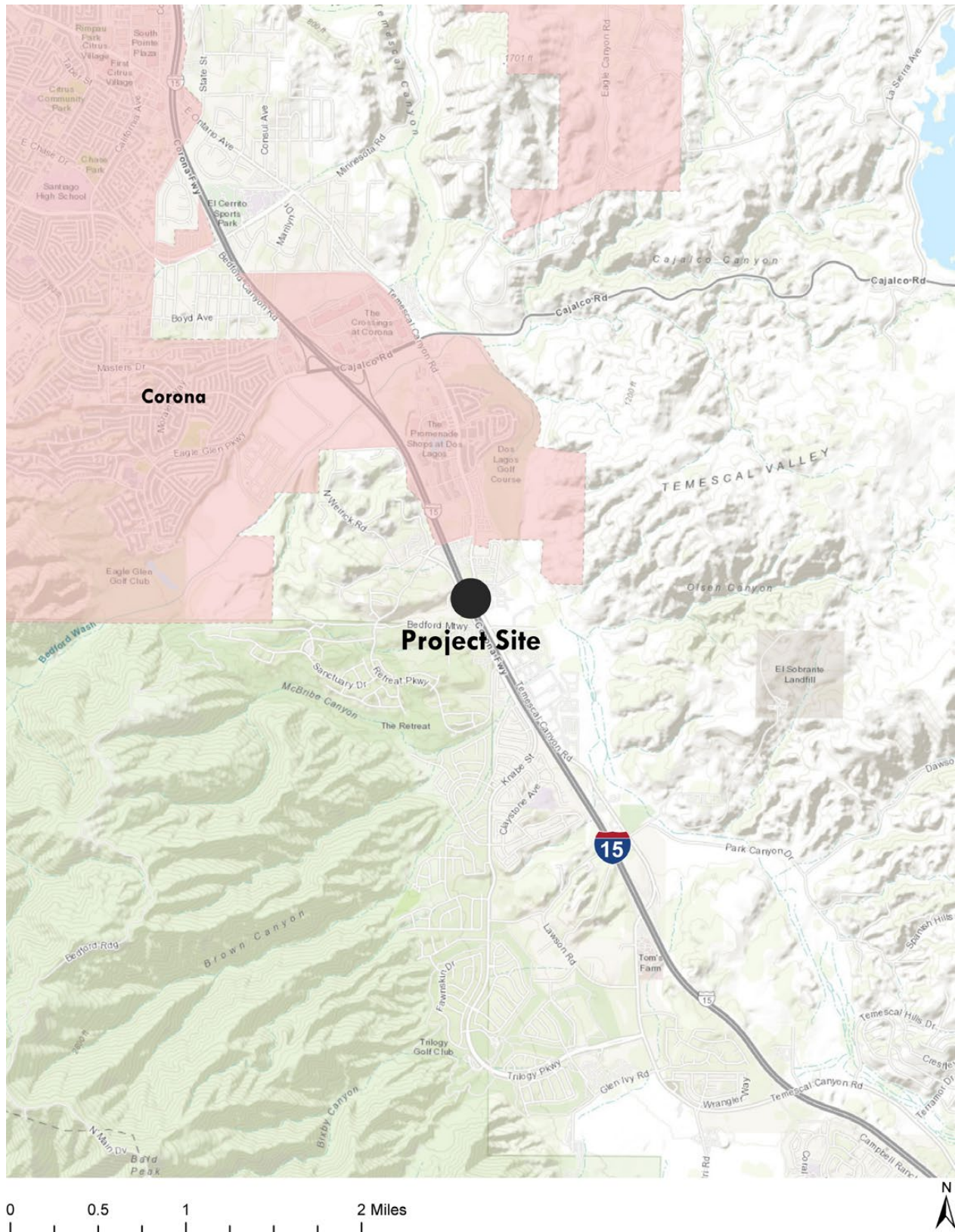
2.4. SURROUNDING GENERAL PLAN AND ZONING CLASSIFICATIONS

The surrounding land uses are described in Table 1 along with the General Plan land use and zoning designations.

Table 1: Surrounding Existing Land Use, General Plan Designations, and Zoning

	Existing Land Use	General Plan Designation	Zoning Designation
North	Sportsman Bar with rear apartment building	Commercial Retail (CR)	Scenic Highway Commercial (C-P-S)
East	Temescal Canyon Road followed by industrial businesses	Business Park (BP)	Manufacturing Service Commercial (M-SC)
Northeast	Temescal Canyon Road followed by homes	Rural Residential (RR)	Manufacturing Service Commercial (M-SC)
West	I-15 followed by vacant land and a warehouse	Business Park (BP)	Industrial Park (I-P)
South	I-15 and Temescal Canyon Road followed by a vehicle storage yard to the east	Business Park (BP)	Manufacturing Service Commercial (M-SC)

Regional Location

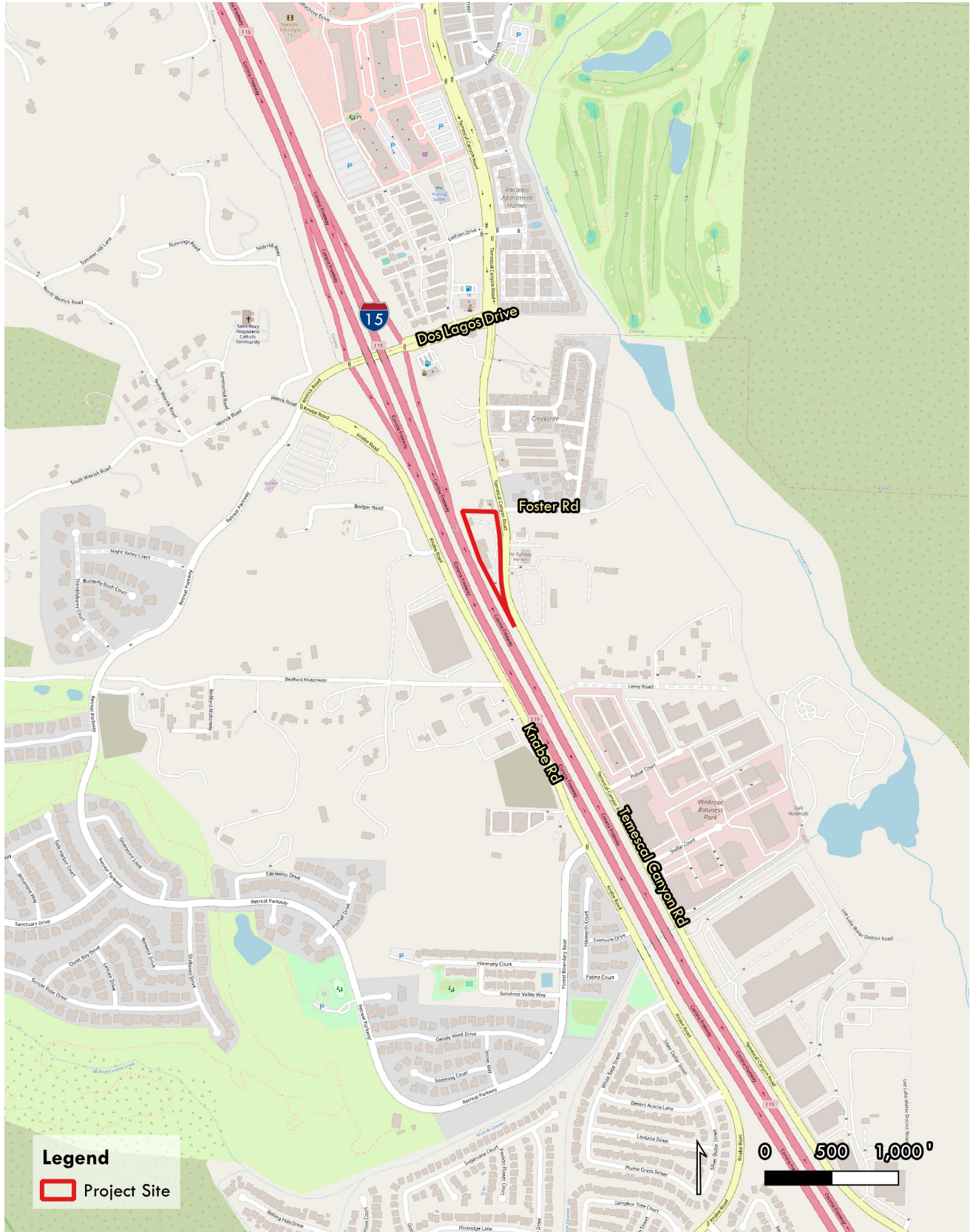


Temescal Canyon Self-Storage Project
Riverside County

Figure 2-1

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Local Vicinity



Temescal Canyon Self-Storage Project
Riverside County

Figure 2-2

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Aerial



Temescal Canyon Self-Storage Project
Riverside County

Figure 2-3

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Existing Site Photos



Key

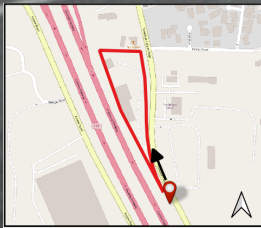
 Viewpoint Location

 Direction of Sight

View of subject property looking southwest

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Existing Site Photos



Key

-  Viewpoint Location
-  Direction of Sight

View of the subject property looking northwest from Temescal Canyon Road

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Existing Site Photos



Key



Viewpoint Location

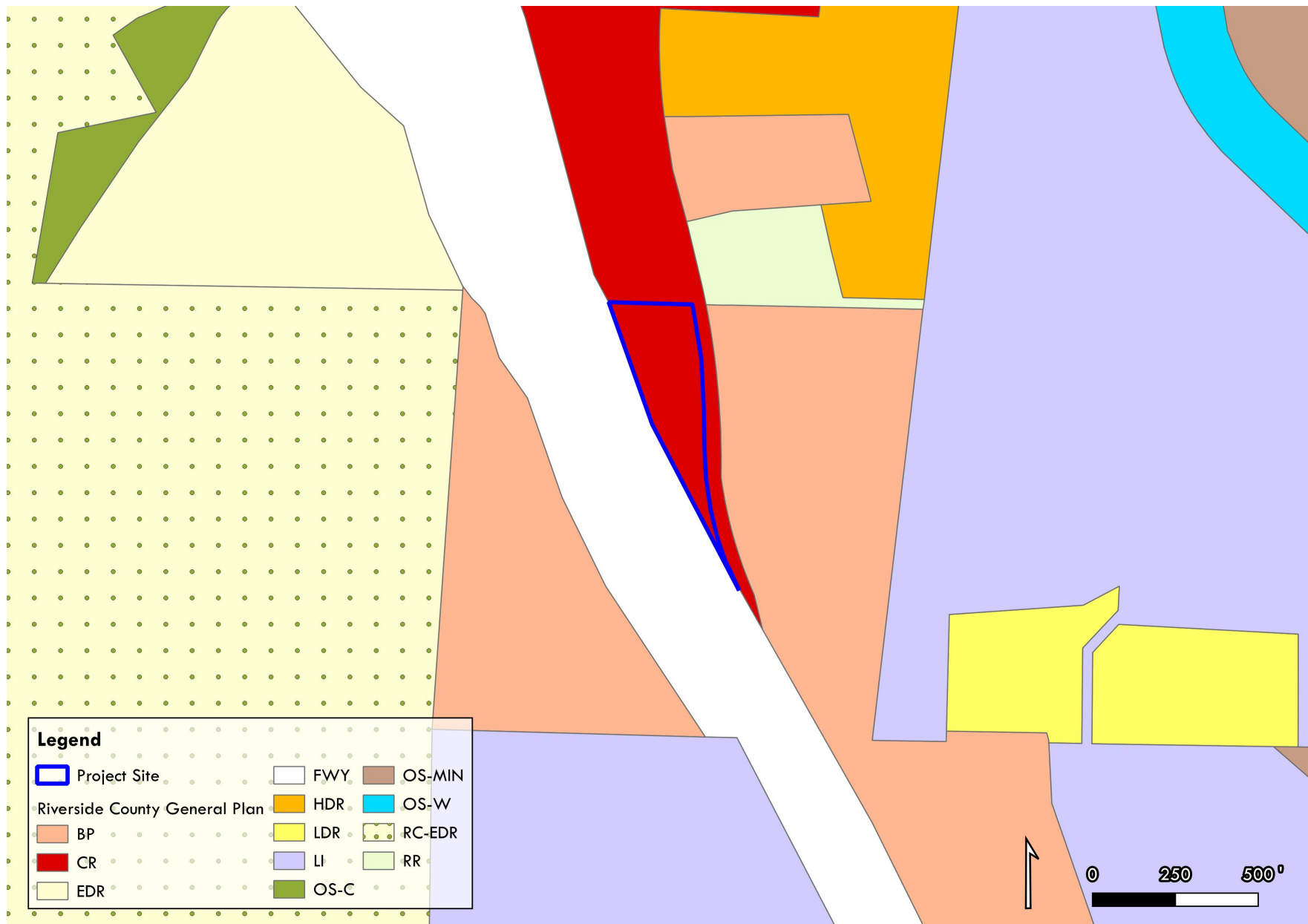


Direction of Sight

View of the subject property looking northwest from Temescal Canyon Road

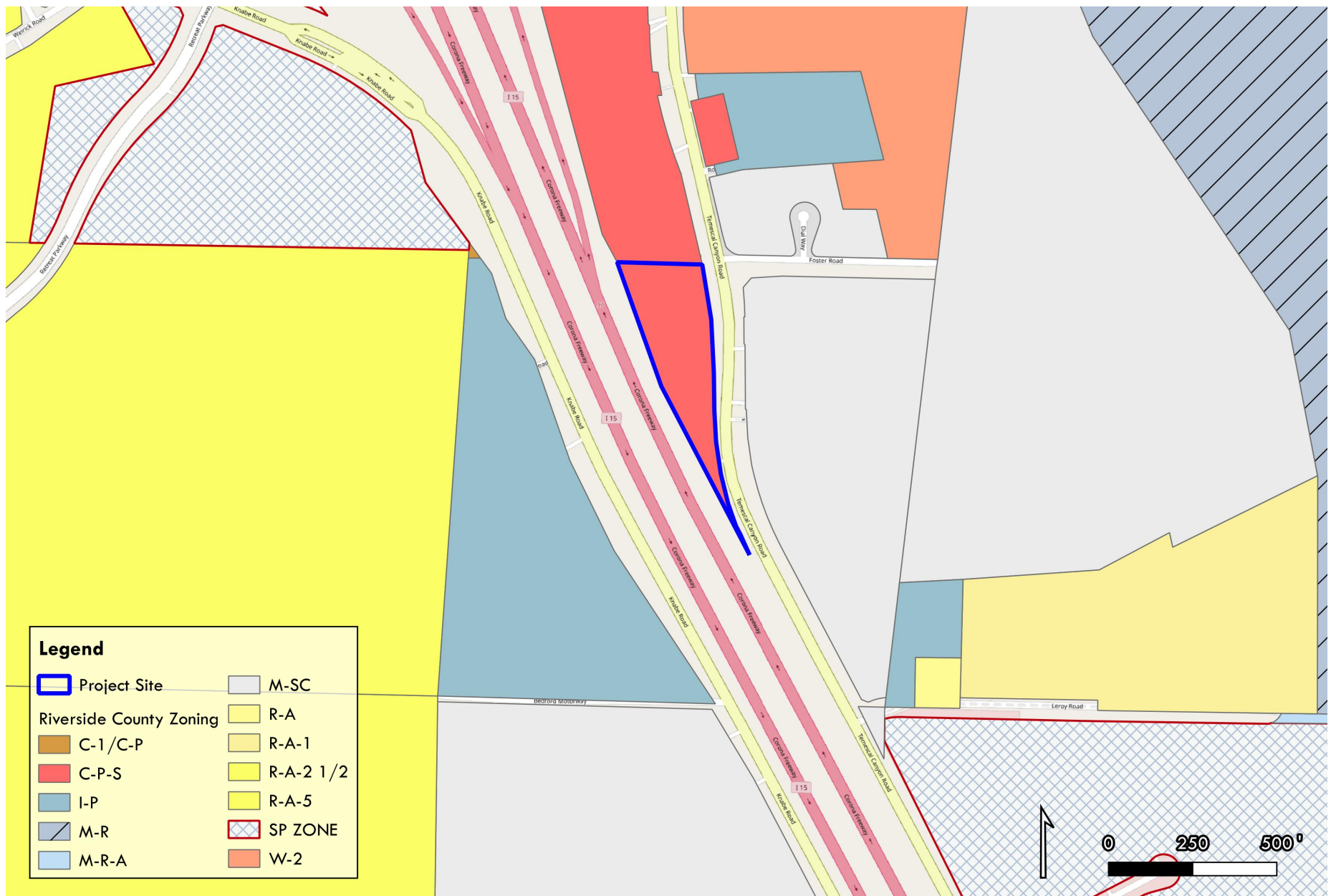
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Existing General Plan Designation



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Existing Zoning Designation



Temescal Canyon Self-Storage Project
Riverside County

Figure 2-6

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3. PROJECT DESCRIPTION

3.1. PROJECT OVERVIEW

The Project Applicant is requesting approval from the County of Riverside for a Zone Change, General Plan Amendment, and Conditional Use Permit in order to construct and operate a self-storage facility on APN 282-140-020. The Project would redevelop the Project site with a three-story, 103,195 SF self-storage building. The proposed facility would result in a FAR of 1.0. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and driveways. The proposed Project would require both a Zone Change to General Commercial (C-1/C-P) and a General Plan Amendment to Community Development: Commercial Office (CD:CO). Figure 3-1, *Conceptual Site Plan*, illustrates the proposed site plan.

3.2. PROJECT FEATURES

Building Summary and Architecture

The proposed self-storage building would be three stories and approximately 42 feet in height. The self-storage building would have a building footprint of 34,321 SF and include 942 SF of office space with 33,379 SF of storage space on the first floor, 34,437 SF of storage space on the second floor, and 34,437 SF storage space on the third floor. The proposed self-storage building would include up to 746 storage units that would range in size from 5-foot by 4-foot units (20 SF) up to 10-foot by 25-foot units (250 SF).

The building would have enhanced architectural features such as variations in coloring to create architectural dimension, enhanced articulated facades, which will serve to form an office-like appearance on portions of the building that will be street facing. As shown in Figure 3-2, *Elevations*, the proposed Project would provide various building finish materials that include stucco, split face block, concrete panels, aluminum storefront windows, and a consistent color scheme of bronze, grey, red, and green. The building would be set back by 35.4 feet from Temescal Canyon Road and 60.2 feet from I-15.

Parking

A total of six passenger vehicle parking stalls, including two accessible spaces, would be provided for employees and visitors in a surface lot near the southeastern boundary of the Project site. In addition, six loading spaces (10 feet by 35 feet in size) adjacent to the surface lot.

Landscaping and Fencing

The proposed Project would include approximately 34,313 SF of ornamental landscaping that would cover approximately 33 percent of the site, as shown in Figures 3-3a and 3-3b, *Landscaping Plan*. The proposed Project would also include 5,291 SF of landscaping in the public right-of-way. Proposed landscaping would include 36-inch and 24-inch box trees, 1-gallon, 5-gallon, and 15-gallon trees, various shrubs, and succulents to screen the proposed building and parking from

off-site viewpoints. An 8-foot-tall metal fence is proposed near the southeastern border of the Project site. A swing gate is proposed near the southern entrance to the building to access the building from the parking area. Two metal sliding gates are proposed on the Project driveway along the eastern border of the Project site. The western boundary of the Project site will be lined with a 7.33-foot-high retaining wall.

Access and Circulation

Access to the proposed Project would be provided via two proposed driveways from Temescal Canyon Road on the eastern boundary of the site. The proposed driveways would be 31.5 feet and 28.5 feet and would provide both ingress and egress for automobiles. Fire department access would be via a 26-foot-wide fire lane. Knox padlocks would be provided for all gates.

Infrastructure Improvements

Water and Sewer Improvements

The Project would install new on-site connections to the existing 21-inch diameter water line in Temescal Canyon Road. The Project would also install new on-site connections to the existing 12-inch diameter sewer line in Temescal Canyon Road. The water and sewer lines in Temescal Canyon Road would be annexed to the Temescal Valley Water District (TVWD).

Drainage Improvements

A Modular Wetland System is proposed in the northeastern corner of the Project site to treat stormwater generated by the northern portion of the site, including the proposed building. Treatment flow and overflow from the Modular Wetland System would be routed directly to the 54-inch storm drain that passes through the Project site and continues down Foster Road.

The southern portion of the Project site would be treated by a fully lined bioretention basin, located near the southeastern corner of the Project site. The proposed biofiltration basin would have a retention volume of 762 cubic feet (28 cubic yards). Treatment flow and overflow from the bioretention basin would be discharged to a curb outlet along Temescal Canyon Road, which would then flow to the storm drain under Foster Road.

Sidewalk Improvements

The proposed Project would maintain the existing 5-foot, 5-inch-wide sidewalk along the Project's frontage on Temescal Canyon Road.

3.3. CONSTRUCTION AND PHASING

Construction activities would occur over one phase and include demolition, site preparation, grading, building construction, paving, and architectural coatings. Approximately 1,982 cubic yards (CY) of debris would be generated during demolition activities. Grading work of soils is expected to result in approximately 1,204 CY of cut and fill of 3,045 CY, resulting in a net import of 1,850 CY of soil. Construction is expected to occur over 13 months and would occur within the hours allowable by the Riverside County Ordinance No. 847 Section 2i, which states that construction activities shall occur only between the hours of 6:00 a.m. and 6:00 p.m. during the

months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May. Table 2 illustrates the anticipated construction schedule.

Table 2: Construction Schedule

Construction Activity	Number of Days
Demolition	20
Site Preparation	5
Grading	8
Building Construction	260
Paving	18
Architectural Coating	18

3.4. OPERATIONAL CHARACTERISTICS

The Project would include the operation of a self-storage facility. Typical operational characteristics include employees and customers traveling to and from the site. In order to provide a conservative environmental analysis, self-storage operations are assumed to occur 24 hours a day, 7 days a week.

3.5. DISCRETIONARY APPROVALS, PERMITS, AND STUDIES

The following discretionary approval, permits, and studies are anticipated to be necessary for implementation of the proposed Project:

County of Riverside

- Zone Change
- General Plan Amendment
- Site Plan Review
- Conditional Use Permit
- Adoption of this Mitigated Negative Declaration with the determination that the MND has been prepared in compliance with the requirements of CEQA.
- Approvals and permits necessary to execute the proposed Project, including but not limited to, demolition permit, grading permit, building permit, etc.

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SITE PLAN 1
1" = 30'-0"

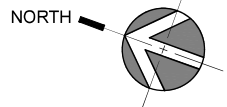


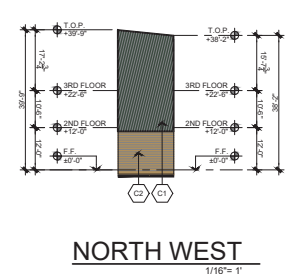
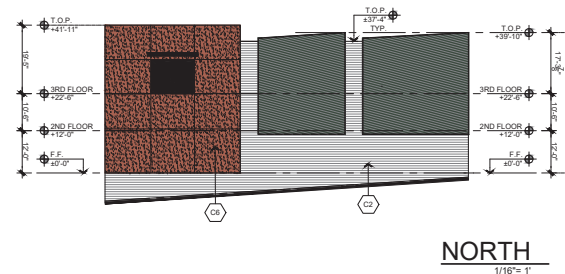
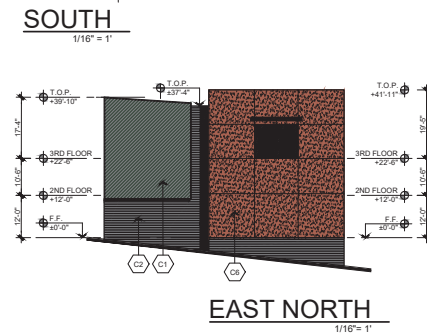
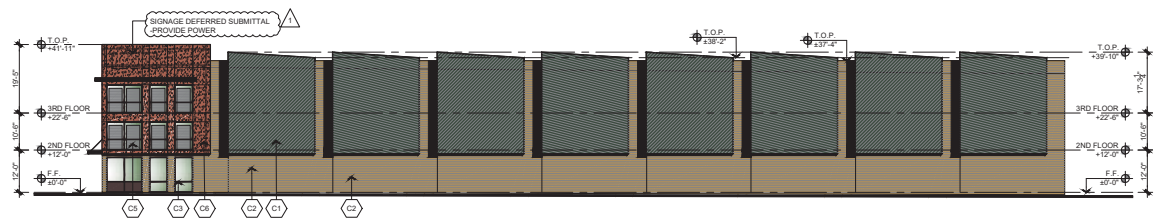
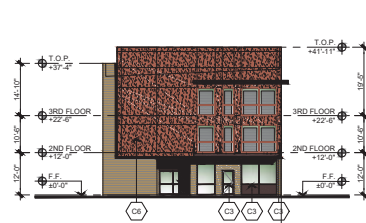
Figure 3-1

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Elevations

COLOR & FINISH MATERIAL LEGEND:

C1	MDO, PRC, FERN GREEN METAL PANEL, @ 30 DEG ANGLE FROM HORIZONTAL - ALTERNATING SEE ELEVATION.
C2	PAINTE OAK BLOCK - SH 042 PERISTYLE BRASS PRECISION TOP COAT WITH HANGGUARD ONE ANTI-GRAFFITI COATING.
C3	STONEFRONT FRAMES, AUTOLOADING DOORS, MAIN DOOR FRAMES, CANOPY, FENCES, DARK BRONZE.
C4	EXTERIOR MAIN DOORS PAINT TO MATCH MDO FERN GREEN
C5	EXTERIOR ROLL UP & FAUX DOORS WASAB BY JANUS
C6	SMOOTH STUCCO FINISH - PAINT SW604 ROYAL CROFT ADIBE



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Figure 3-3a

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Landscape Plan



QUERCUS AGRIFOLIA
COAST LIVE OAK

PLATANUS RACEMOSA
CALIFORNIA SYCAMORE

OLEA EUROPEA "SWAN HILL"
FRUITLESS OLIVE

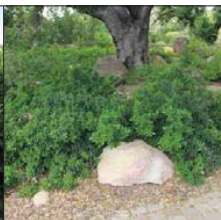
GEIJERA PARVIFOLIA
AUSTRALIAN WILLOW

CERCIS OCCIDENTALIS
WESTERN REDBUD

ARBUTUS x "MARINA"
MARINA STRAWBERRY TREE



YUCCA RECURVIFOLIA
SOFT LEAF YUCCA



FRANGULA CALIFORNICA "MOUND SAN BRUNO"
SAN BRUNO COFFEEBERRY



FRANGULA CALIFORNICA "EVE CASE"
EVE CASE CALIF. COFFEEBERRY



CEANOTHUS IMPRESSUS "JULIA PHELPS"
JULIA PHELPS CALIFORNIA LILAC



ARCTOSTAPHYLOS DENSIFLORA "HOWARD MCMINH"
MANZANITA



MUHLENBERGIA RIGENS
DEER GRASS



WESTRINGIA "BLUE GEM"
BLUE GEM COAST ROSEMARY



OLEA E. "LITTLE OLLIE"
DWARF FRUITLESS OLIVE



MYRTUS COMMUNIS "COMPACTA"
DWARF MYRTLE



ARCTOSTAPHYLOS "SUNSET"
SUNSET MANZANITA



BACCHARIS PILULARIS "PIGEON POINT"
DWARF COYOTE BRUSH



SENECIO MANDRALISCAE
BLUE KLEINA



JUNCUS PATENS
CALIFORNIA GRAY RUSH



CAREX PANSA
CALIFORNIA FIELD SEDGE



CAREX TUMULICOLA
FOOTHILL SEDGE

TREES PALETTE						
SYMBOL	BOTANICAL / COMMON NAME	REMARKS	SIZE	NATURE (2005, 100W)	MAINTAIN TO: 100W	(WUCOLS IV) REG.-RTG.
	ARB MAR ARBITUS x "MARINA" MARINA STRAWBERRY TREE	EVERGREEN FLOWERING TREES MATCH	24" BOX	25'x22'	SAME	4-M
	CER OCC CERCIS OCCIDENTALIS WESTERN REDBUD	NATIVE DECIDUOUS FLOWERING TREES	36" BOX	20'x20' +/-	SAME	4-L
	GEI PAR GEIJERA PARVIFOLIA AUSTRALIAN WILLOW	CLIMATE ACCUMATED HIGH BRANCH STANDARD	36" BOX	30'x25'	SAME	4-L
	OLE SWA OLEA EUROPEA "SWAN HILL" FRUITLESS OLIVE	STREET TREES MATCH (E)ALONG T.C.R.	36" BOX	30'x25'	SAME	4-L
	PLA RAC PLATANUS RACEMOSA CALIFORNIA SYCAMORE	NATIVE DECIDUOUS SHADE TREES	24" BOX 36" BOX	60'x40' +	SAME	4-M
	QUE AGR QUERCUS AGRIFOLIA COAST LIVE OAK	NATIVE STREETSCAPE ANCHOR TREES MATCH (E) ALONG T.C.R.	24" BOX 36" BOX	35'x30' +/-	SAME	4-L

BACKGROUND, 5 TO 8 FT HIGH					
SYMBOL	BOTANICAL / COMMON NAME	REMARKS	SIZE	NATURE (100W)	(WUCOLS IV) REG.-RTG.
	ARC HOW ARCTOSTAPHYLOS DENSIFLORA "HOWARD MCMINH" MANZANITA	NATIVE EVERGREEN FLOWERING SHRUB	5G	6'x6'	4-L
	CEA JUL CEANOTHUS IMPRESSUS "JULIA PHELPS" JULIA PHELPS CALIFORNIA LILAC	NATIVE EVERGREEN FLOWERING SHRUB	5G	5'x6' +	4-L
	FRA CAL FRANGULA CALIFORNICA "EVE CASE" EVE CASE CALIF. COFFEEBERRY	NATIVE EVERGREEN SHRUB	5G	8'x6'	4-L
	FRA MOU FRANGULA CALIFORNICA "MOUND SAN BRUNO" SAN BRUNO COFFEEBERRY	NATIVE EVERGREEN SPREADING SHRUB	5G	6'x8' +	4-L
	YUC REC YUCCA RECURVIFOLIA SOFT LEAF YUCCA	FLOWERING ACCENT & FOCAL POINT	15G	6'x4' +/-	4-L

MIDDLEGROUND, 2 TO 5 FT HIGH					
SYMBOL	BOTANICAL / COMMON NAME	REMARKS	SIZE	NATURE (100W)	(WUCOLS IV) REG.-RTG.
	ARC SUN ARCTOSTAPHYLOS "SUNSET" SUNSET MANZANITA	NATIVE EVERGREEN FLOWERING SHRUB	5G	3'x6'	4-L
	MUH RIG MUHLENBERGIA RIGENS DEER GRASS	NATIVE GRAY GREEN EVERGREEN SCREEN	1G	3'x5'	4-L
	MYR COM MYRTUS COMMUNIS "COMPACTA" DWARF MYRTLE	EVERGREEN HEDGE-LIKE SHRUBS	5G	3'x4'	4-L
	OLE LIT OLEA E. "LITTLE OLLIE" DWARF FRUITLESS OLIVE	EVERGREEN SCREEN	5G	4'x5'	4-L
	WES BLU WESTRINGIA "BLUE GEM" BLUE GEM COAST ROSEMARY	EVERGREEN FLOWERING SHRUB	1G	3'x3' +	4-L

FOREGROUND, LESS THAN 2 FT HIGH					
SYMBOL	BOTANICAL / COMMON NAME	REMARKS	SIZE	NATURE (100W)	(WUCOLS IV) REG.-RTG.
	BAC PIG BACCHARIS PILULARIS "PIGEON POINT" DWARF COYOTE BRUSH	NATIVE MASS OF GREEN GROUNDCOVER	1G @24" O.C.	1.5'x8' +	4-L
	SEN MAN SENECIO MANDRALISCAE BLUE KLEINA	MASS - BLUE GRAY, CONTRASTING LOW GROUNDCOVER		<1'x1' +	4-L

BIO RETENTION BASIN					
SYMBOL	BOTANICAL / COMMON NAME	REMARKS	SIZE	NATURE (100W)	(WUCOLS IV) REG.-RTG.
	CAREX TUMULICOLA FOOTHILL SEDGE	MASSSES 30%	LINERS @12"OC	1-2' H&W	4-L
	CAREX PANSA CALIFORNIA FIELD SEDGE	MASSSES 60% NATIVE MASSES OF GRASSLIKE GROUNDCOVERS - BOTTOM & SIDES OF BIO-RETENTION	LINERS @12"OC	8-12' SPREADS	4-L
	JUNCUS PATENS CALIFORNIA GRAY RUSH	CLUMPS 10% NATIVE CLUMPING RUSH - BOTTOM & SIDES OF BIO-RETENTION	1G @3"OC	1.5'x1.5'	4-L

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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: 260007
Project Case Type (s) and Number(s): CUP240015, CZ2400036, GPA240087
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Suhaim Bawany
Telephone Number: (951) 955-3103
Applicant's Name: William Szymczak, Preservation Partners Management Group, Inc.
Applicant's Address: 21515 Hawthorne Boulevard, Suite 150, Torrance, CA 90503

I. PROJECT INFORMATION

Project Description: The Applicant for the proposed Project is requesting approval from the County of Riverside for a Zone Change, General Plan Amendment, and Conditional Use Permit to construct and operate a self-storage facility on APN 282-140-020. The Project would demolish the existing structures on the site and construct a three-story, 103,195 SF self-storage building. The proposed facility would result in a FAR of 1.0. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and driveways. Figure 3-1, *Conceptual Site Plan*, illustrates the proposed site plan.

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

B. Total Project Area: 2.28 acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 2.28 ac	Lots: 1	Sq. Ft. of Bldg. Area: 103,195 SF	Est. No. of Employees: 2
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor's Parcel No(s): 282-140-020

Street References: Temescal Canyon Road and Foster Road

D. Section, Township & Range Description or reference/attach a Legal Description:
Section 21, Township 04S, Range 06W

E. Brief description of the existing environmental setting of the project site and its surroundings: The Project site consists of one parcel identified as APN 282-140-020. The site is comprised of two existing buildings, including a 11,501 SF recreational vehicle sales company and a 2,615 SF auto repair shop. The site also includes outdoor storage of trucks and trailers, paved parking areas and driveways, and retaining walls. A portion of the site is unpaved and covered with gravel. The Project site slopes moderately down to the east. The Project site contains vegetation consisting of grasses, weeds, and ornamental trees.

F. Other Public Agency Involvement and Required Permits: None

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site has a General Plan land use designation of Commercial Retail (CR). The Project includes a General Plan Amendment to change the land use to Community Development: Commercial Office (CD:CO) for development of the proposed self-storage facility. The General Plan states that the CD:CO land use designation is intended for a variety of office related uses including financial, legal, insurance, and other office services at an allowable floor area ratio (FAR) of 0.35-1.0. The Project is consistent with the proposed land use designation as it would provide one self-storage building at a FAR of 1.0. The Project would not conflict with the Land Use Element.
2. **Circulation:** The Project would generate 49 net new daily trips, including 1 fewer AM peak hour trip and 1 new PM peak hour trip compared to the existing on-site uses. The Project would not conflict with the Circulation Element.
3. **Multipurpose Open Space:** The Project is not located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan. A Modular Wetland System is proposed in the northeastern corner of the Project site to treat stormwater generated by the northern portion of the site, including the proposed building. A fully-lined bioretention basin is proposed in the southeastern corner of the Project site to treat stormwater generated by the southern portion of the site. The proposed basins would provide retention and infiltration of the proposed Project's stormwater drainage. The Project would not conflict with the Multipurpose Open Space Element.
4. **Safety:** The proposed Project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed Project has allowed for sufficient provision of emergency response services to the future users of this Project through the design and payment of development impact fees. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The Project would not generate noise levels in excess of standards established in the General Plan or noise ordinance. The Project meets all other applicable Noise Element Policies.
6. **Housing:** The Project would develop and operate a self-storage building on a site that is currently developed with two buildings used for recreational vehicle sales and automotive repairs. There are no residential structures on the site. Therefore, no impacts related to housing would result from the Project.
7. **Air Quality:** The proposed Project would follow South Coast Air Quality Management District policies to control any fugitive dust during grading and construction activities and would not exceed air quality emissions thresholds during either construction or operation of the Project. The proposed Project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The Project would not result in any air quality, hazardous materials, noise, or other impacts that would affect Healthy Communities. Thus, the Project would not result in conflicts with the Healthy Communities policies.

Environmental Justice Policies: The Project would develop and operate a self-storage building on a site that is currently developed with two buildings used for recreational vehicle sales and automotive repairs. The Project is located in the Temescal Canyon Environmental Justice Community.

B. General Plan Area Plan(s): Temescal Canyon Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail

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

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

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Temescal Canyon Area Plan to the north, south, east, and west.
2. **Foundation Component(s):** Community Development to the north, south, east, and west.
3. **Land Use Designation(s):** Commercial Retail to the north. Business Park to the east, south, and west. Rural Residential to the northeast.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Scenic Highway Commercial (C-P-S)

J. Proposed Zoning, if any: General Commercial (C-1/C-P)

K. Adjacent and Surrounding Zoning: Scenic Highway Commercial (C-P-S) to the north. Manufacturing Service Commercial (M-SC) to the northeast, east, and south. Industrial Park (I-P) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

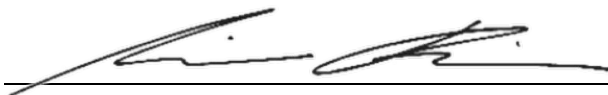
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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



Signature

02/25/2026

Date

Suhaim Bawany

Printed Name

For: John Hildebrand

Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources	☐	☐	☒	☐
a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☒	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐

Source(s): Riverside County General Plan Land Use Element, Circulation Element, and Multipurpose Open Space Element; California Department of Transportation (Caltrans). (n.d.). *California State Scenic Highways*. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>.

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

Less than Significant Impact. The California Scenic Highway Program (SB 1467) was established in order to identify portions of State highways with scenic corridors, and to assign the State the responsibility to protect those scenic corridors. Scenic corridors consist of land that is visible from, adjacent to, and outside the highway right-of-way, and are comprised primarily of scenic and natural features (SB 1467). The County of Riverside has officially recognized several roadways as either State or County designated, or eligible scenic highways.

The closest officially designated State scenic highway is State Route 91, approximately 20 miles from the Project site (Caltrans, n.d.). The closest eligible State scenic highway is I-15, which is located immediately west of the Project site (Caltrans, n.d.). The closest eligible County scenic highway is Cajalco Road, which is located approximately 1.4 miles north of the Project site (Caltrans, n.d.). The area surrounding the Project site contains multiple commercial and industrial buildings and residential dwellings, as shown in Figures AES-1a through AES-1d. In addition, the Project site is currently developed with multiple buildings that are approximately 18 feet high. The Project site is surrounded by a bar and an apartment building to the north, existing industrial businesses to the east, homes to the northeast, and a vehicle storage yard to the south.

The proposed self-storage facility would be consistent with the existing surrounding visual landscape. Additionally, the proposed self-storage building would be set back 60.2 feet from I-15. Since I-15 is elevated above Temescal Canyon Road, the proposed structure would not block views from I-15. Due to the consistency of the proposed structure with the existing surrounding land uses and the proposed setbacks, the effect imposed on the eligible scenic highway corridor would not be substantial. Furthermore, there are no officially designated State or County scenic highways in the vicinity of the Project site. Therefore, the proposed Project would not have a substantial effect upon a scenic highway corridor, and impacts would be less than significant.

b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?

Less than Significant Impact. The Project site is currently developed with two buildings used for recreational vehicle sales and automotive repairs. The Project is located in a developed area with several commercial and industrial businesses and residential units. The Riverside County General Plan describes that in addition to scenic corridors, scenic resources include natural landmarks and prominent or unusual features of the landscape; however, the General Plan does not designate specific scenic resources. Views of the surrounding foothills are available from public vantage points on Temescal Canyon Road and I-15.

The Project would develop a self-storage facility that would be set back from the adjacent streets and would not encroach into the existing public long-distance views. The proposed Project includes setbacks of 35.4 feet from Temescal Canyon Road and over 60.2 feet from I-15. All setbacks would be greater than what is required by County Ordinance No. 348. Since I-15 is elevated above Temescal Canyon Road, the proposed structure would not block public views from I-15. Long range views of the surrounding foothills would continue to be available from public vantage points on surrounding streets. Therefore, the Project would not substantially damage scenic resources, obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site. As such, impacts would be less than significant.

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Surrounding Uses



View from Temescal Canyon Road of the bar and apartment building to the north.

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Surrounding Uses



Views from Temescal Canyon Road of the homes to the northeast.

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Surrounding Uses



Views from Temescal Canyon Road of the vehicle storage yard to the south.

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Surrounding Uses



Views from Temescal Canyon Road of the industrial businesses to the east.

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

Less than Significant Impact. The Project site has a Riverside County General Plan designation of Commercial Retail (CR) and is zoned Scenic Highway Commercial (C-P-S). The proposed Project would require a zone change to General Commercial (C-1/C-P) and a General Plan Amendment to Community Development: Commercial Office (CD:CO) in order to construct and operate a self-storage facility. The regulatory standards outlined in Table AES-1 are applicable to the proposed development of the Project site and would ensure the preservation of visual character and quality through architecture, landscaping, and site planning.

Table AES-1: Development Standard Consistency

County Development Standard for C-1/C-P and CD:CO		Project Consistency
Minimum Lot Size	None	104,121 square feet
Maximum Building Height	50 feet	42 feet
Minimum Landscape Area	None	33%
Maximum Floor Area Ratio	1.0	1.0
Minimum Street Setback	14 feet	35.4 feet building setback from Temescal Canyon Road
Parking per 3 employees	2 spaces	6 spaces

The Project site is currently developed with an auto repair shop, a recreational vehicles sales company, outdoor storage of trucks and trailers, paved parking areas and driveways, unpaved areas, and retaining walls. The proposed Project would change the scenic quality of the site. The Project would redevelop the site with a three-story 103,195 SF self-storage building. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and driveways. The proposed building would result in a FAR of 1.0 and be approximately 42 feet tall. The Project site is within an urban area that is developed with commercial, industrial, and residential uses. The proposed Project would be set back from the adjacent streets and would not encroach into public long-distance views. Landscaping areas would be located in the setback space between roadway and building, which would minimize the visual scale of the structure. The proposed Project would install landscaping on-site and in the public right-of-way. Areas adjacent to the building would be landscaped with trees and a variety of shrubs and ground covers. The layering of landscaping between the proposed building and the adjacent roadway would provide visual depth and distance between the roadway and proposed structure. Therefore, while the Project would change the visual character of the site, it would not substantially degrade the existing visual character or quality of public views of the site and its surroundings and impacts would be less than significant.

As described above, the proposed Project is located in an urban area. The proposed Project is designed to conform with all components of the County's zoning regulations and ordinances that address visual quality, and the Project Applicant is not seeking any waivers or reductions of requirements as set forth in the County Ordinance. Therefore, the Project would not conflict with applicable zoning and other regulations governing scenic quality, and impacts would be less than significant.

Plans, Programs, or Policies/Standard Conditions: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory	☐	☐	☐	☒
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

Source(s): GIS database; Ordinance No. 655 (Regulating Light Pollution)

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

No Impact. Riverside County Ordinance No. 655 was established to control the effects of skyglow and to reduce the impact of development upon the Mt. Palomar Observatory. Two zones were established by the County in order to identify the proximity of a project to the Observatory and establish lighting restrictions for projects that take place within each zone. Projects within Zone A are within a 15-mile radius of Palomar Observatory. Projects within Zone B are within a 45-mile radius of Palomar Observatory, and/or within a 45-mile radius of the perimeter of Zone A. Mt. Palomar Observatory is located approximately 47.9 miles southeast of the Project site and the Project site falls outside Zone B. In addition, the proposed Project is required to submit lighting plans to the County for approval as part of the Project permitting process. Through the County's development review process and conditions of approval, the proposed Project would be required to comply with Riverside County Ordinance No. 655, included as PPP AES-1. Thus, potential Project interference with nighttime use of the Mt. Palomar Observatory would have no impact.

Plans, Programs, or Policies/Conditions of Approval:

PPP AES-1: Lighting Plans. All parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues	☐	☐	☒	☐
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source(s): Project Application Description

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

Less than Significant Impact. The Project proposes to develop an approximately 103,195 SF self-storage building, which would result in a FAR of 1.0. Development of the Project would introduce new sources of light and glare into the area from street lighting, parking lot, and outdoor lighting. The proposed Project is located in an urban area that consists largely of commercial uses, industrial uses, and residential dwellings. The spill of light onto surrounding properties and “night glow” would be reduced by using hoods and other design features on the light fixtures used within the proposed Project. Implementation of the existing regulatory requirements per Riverside County Ordinance No. 915 (Outdoor Lighting), included as PPP AES-2, would occur during the County’s permitting process and would ensure that impacts related to light and glare are less than significant.

The proposed building materials do not consist of highly reflective materials, lights would be shielded consistent with Ordinance No. 915 requirements, and the proposed landscaping along Project boundaries would screen sources of light and reduce the potential for glare. The proposed Project would create limited new sources of light or glare from security and site lighting but would not adversely affect day or nighttime views in the area given the similarity of the existing lighting in the surrounding urban environment. Thus, the Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, and impacts would be less than significant.

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

Less than Significant Impact. Existing residential uses are located immediately to the north and to the northeast along Foster Road. However, the Project would adhere to all applicable Riverside County lighting regulations. The proposed Project would be required to submit lighting plans for approval as part of the Project permitting process per Ordinance No. 655 and Ordinance No. 915 to ensure compliance with the Riverside County lighting requirements. This process would ensure that residential properties and other light sensitive uses are not exposed to unacceptable levels of light, and impacts related to levels of light would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP AES-1: Lighting Plans. All parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check

approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

PPP AES-2: Outdoor Lighting. All outdoor luminaires shall be appropriately located and adequately shielded and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 915.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE AND FORESTRY RESOURCES Would the project:				
4. Agriculture	☐	☐	☐	☒
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure OS-2, *Agricultural Resources*; GIS database; Project Application Materials; California Department of Conservation (DOC). (n.d.). *California Important Farmland Finder*. <https://maps.conservation.ca.gov/dlrp/ciff/>.

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

No Impact. The Project site is identified by the Farmland Mapping and Monitoring Program as "Urban and Built-Up Land" (DOC, n.d.). Additionally, as shown on the maps provided by the Farmland Mapping and Monitoring Program, none of the surrounding areas are designated as Prime Farmland, Unique Farmland, or Farmland Statewide Importance. Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impacts would occur.

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

No Impact. The Project site has a Riverside County General Plan land use designation of Commercial Retail (CR). The Project site is zoned Scenic Highway Commercial (C-P-S). The proposed Project will require both a Zone Change to General Commercial (C-1/C-P) and a General Plan Amendment to Community Development: Commercial Office (CD:CO). The Project site is not currently zoned for agriculture and no agricultural activities currently occur on-site or have occurred in recent history. Therefore, a conflict with an agricultural zone or use would not

occur. In addition, the Project site is not subject to a Williamson Act contract and is not land within a Riverside County Agricultural Preserve. As a result, impacts related to conflict with agricultural zoning, agricultural use, a Williamson Act contract, or a Riverside County Agricultural Preserve from implementation of the proposed Project would not occur.

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

No Impact. None of the properties surrounding the Project site are zoned for agriculture. Additionally, none of the surrounding properties are currently utilized for agricultural activity or operation, including but not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity, including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market. Therefore, the Project would not cause development of non-agricultural uses within 300 feet of agriculturally zoned property, and no impacts would occur.

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

No Impact. The proposed Project includes both a Zone Change to General Commercial (C-1/C-P) and a General Plan Amendment to Community Development: Commercial Office (CD:CO) for the construction of a new self-storage facility. There are no existing agricultural activities currently on-site or in the surrounding area. Development of the Project site would not convert farmland to other uses. Additionally, the Project site and the areas surrounding the Project site are designated by the Farmland Mapping and Monitoring Program as “Urban Built-Up Land” (DOC, n.d.). There is no State-designated farmland within the vicinity of the site. Therefore, the development of the proposed Project would not result in the conversion of farmland to non-agricultural use and no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	☐	☐	☐	☒
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	☐	☐	☐	☒
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☒

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

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

No Impact. The Project site is located in an urban area of the County. There is no forest land or forest resources on or in proximity to the Project site. Additionally, the Project site is not designated or zoned for forest or timberland or used for foresting. As such, development of the proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) and no impact would occur.

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

No Impact. The Project site is located in an urban area of the County. There is no forest land in the vicinity of the Project site. Therefore, development of the proposed Project would not cause loss of forest land or convert forest land to non-forest use. No impacts would occur to forest land or timberlands.

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

No Impact. The Project site is located in an urban area of the County, and there is no existing forest land or timberland on the Project site or within the Project vicinity, and the Project would not involve other changes that could result in the conversion of forest land to non-forest uses, and no impact would occur.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project:				
6. Air Quality Impacts	☐	☐	☒	☐
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Source(s): Riverside County General Plan; South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook; SCAQMD. (2008). *Final Localized Significance Threshold Methodology*. <https://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf>; Air Quality, Energy, and Greenhouse Gas Impact Analysis, prepared by EPD Solutions, Inc., January 29, 2026 (Appendix A); Health Risk Assessment, prepared by EPD Solutions, Inc., August 12, 2024 (Appendix A).

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

Less than Significant Impact. The Project site is located in the South Coast Air Basin (SCAB) and is under the jurisdiction of the SCAQMD. The SCAQMD and the Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and State Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the SCAB. In preparation of the AQMP, SCAQMD and SCAG uses regional growth projections to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a project would result in growth that is substantially greater than what was anticipated, then the project would conflict with the AQMP. On the other hand, if a project's density is within the anticipated growth of a jurisdiction, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans (Consistency Criterion 1). In addition, the SCAQMD considers a project consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation (Consistency Criterion 2).

The SCAB is in a non-attainment status for federal ozone standards, and State and federal particulate matter standards. The SCAB has a maintenance status for federal PM₁₀ standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. Should construction or operation of the proposed Project exceed these

thresholds, a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

The proposed Project applicant would develop the site with a self-storage facility. The Project site has a General Plan land use designation of Commercial Retail (CR). According to the Riverside County General Plan, the employment generation factor for the existing Commercial Retail (CR) land use designation is 500 SF per employee. Thus, the existing General Plan land use designation of CR would allow 207 employees for the proposed Project. The proposed Project includes a General Plan Amendment to change the land use to Community Development: Commercial Office (CD:CO) for development of the proposed self-storage facility. The proposed Project would require two employees during daytime operational hours, which is well within the estimates of the current land use. It is anticipated that the employment base for both the construction and operational phases of the proposed Project would come from the existing population in the region. Thus, the proposed Project would not induce population growth or growth in the area. Therefore, implementation of the Project would not exceed the growth assumptions for the Project site. As a result, the proposed Project would be consistent with Criterion 1.

As discussed below, the emissions generated by the construction and operation of the proposed Project would not exceed applicable SCAQMD regional thresholds, and the Project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. As such, the proposed Project would be consistent with Consistency Criterion No. 2. Therefore, impacts related to conflict with the AQMP from the proposed Project would be less than significant.

b) Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant Impact. The SCAB is in non-attainment status for federal ozone standards, and State and federal particulate matter standards. The SCAB is designated as a maintenance area for federal PM₁₀ standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. Evaluation of the cumulative air quality impacts of the proposed Project has been completed pursuant to SCAQMD's cumulative air quality impact methodology. SCAQMD states that if an individual project results in air emissions of criteria pollutants (ROG, CO, NOx, SOx, PM₁₀, and PM_{2.5}) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1.

Table AQ-3: SCAQMD Regional Daily Emissions Thresholds

Pollutant	Maximum Daily Emissions (pounds/day)	
	Construction	Operation
NOx	100	55
ROG	75	55
CO	550	550
SOx	150	150
PM ₁₀	150	150
PM _{2.5}	55	55

Notes: ROG = reactive organic gases; NOx = oxides of nitrogen; PM₁₀ = particulate matter 10 microns or less in diameter; PM_{2.5} = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide; SOx = sulfur oxides

Source: EPD Solutions Inc., 2026 (Appendix A)

Construction

Construction activities associated with the proposed Project would generate pollutant emissions from the following: (1) demolition, (2) site preparation, (3) grading, (4) building construction, (5) paving, and (6) architectural coating. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust and PM₁₀ and PM_{2.5} emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12 inches, and maintaining effective cover over exposed areas.

Compliance with Rule 403, included as PPP AQ-2, was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113, included as PPP AQ-3, which governs the VOC content in architectural coating, paint, thinners, and solvents was accounted for in construction emissions modeling. As shown in Table AQ-2, the California Emissions Estimator Model (CalEEMod) Version 2022.1 results indicate that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Therefore, construction activities would result in a less than significant impact.

Table AQ-2: Regional Construction Emission Estimates

Construction Activity	Maximum Daily Regional Construction Emissions (pounds/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2025						
Demolition	1.6	18.4	17.1	0.1	5.0	1.4
Site Preparation	1.4	12.5	12.4	<0.1	1.3	0.7
Grading	2.0	19.5	17.4	<0.1	3.8	2.0
Building Construction	1.5	11.9	16.1	<0.1	1.1	0.6
Maximum Daily Emissions	2.0	19.5	17.4	0.1	5.0	2.0
2026						
Building Construction	1.4	11.3	15.8	<0.1	1.1	0.5
Paving	0.3	0.1	1.1	<0.1	0.2	0.0
Architectural Coating	54.4	1.2	2.0	<0.1	0.1	0.1
Maximum Daily Emissions	54.4	11.3	15.8	<0.1	1.1	0.5
Maximum Daily Emissions 2024-2025	54.4	19.5	17.4	0.1	5.0	2.0
SCAQMD Significance Thresholds	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Notes: ROG = reactive organic gases; NO_x = oxides of nitrogen; PM₁₀ = particulate matter 10 microns or less in diameter; PM_{2.5} = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide; SO_x = sulfur oxides
Source: EPD Solutions Inc., 2026 (Appendix A)

Operation

Implementation of the proposed Project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. Operation of the proposed Project would include emissions from vehicles traveling to the Project site and from vehicles in the parking lots and loading areas. The proposed Project would generate 150 daily trips including 9 trips during the AM peak hour and 15 trips during the PM peak hour according to the Trip Generation Screening Analysis and Vehicle Miles Traveled (VMT) Screening Analysis (Appendix I). Area source emissions would occur from operation of the self-storage building.

Operational emissions associated with the proposed Project were modeled using CalEEMod Version 2022.1 land use emission model and compared to the SCAQMD operational emissions thresholds. Emissions associated with operation of the proposed Project are presented in Table AQ-3. As shown, the proposed Project would result in long-term regional emissions of criteria

pollutants below the SCAQMD's applicable thresholds. Therefore, the Project's operational emissions would not exceed the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), would not result in a cumulatively considerable net increase of any criteria pollutant, and impacts would be less than significant.

Table AQ-3: Regional Operational Emission Estimates

Operational Activity	Maximum Daily Regional Operational Emissions (pounds/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Mobile	0.9	1.1	10.2	<0.1	2.4	0.6
Area	3.2	<0.1	4.5	<0.1	0.0	0.0
Energy	<0.1	0.5	0.4	<0.1	0.0	0.0
Total Project Operational Emissions	4.1	1.6	15.1	<0.1	2.4	0.7
Existing Use Operational Emissions	0.9	0.7	6.3	<0.1	1.3	0.3
Net New Emissions	3.2	1.1	8.9	<0.1	1.1	0.3
SCAQMD Significance Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Notes: ROG = reactive organic gases; NO_x = oxides of nitrogen; PM₁₀ = particulate matter 10 microns or less in diameter; PM_{2.5} = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide; SO_x = sulfur oxides
Source: EPD Solutions Inc., 2026 (Appendix A)

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

Less than Significant with Mitigation Incorporated. The SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD, 2008) recommends the evaluation of localized NO_x, CO, PM₁₀, and PM_{2.5} construction-related impacts to sensitive receptors in the immediate vicinity of the Project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. According to the SCAQMD's *Final Localized Significance Threshold Methodology*, "off-site mobile emissions from the Project should not be included in the emissions compared to the LSTs" (SCAQMD, 2008). SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO_x, CO, PM₁₀, and PM_{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The Project is located within SRA 22, Norco Corona.

Sensitive receptors can include residences, schools, playgrounds, childcare centers, elderly care centers, and hospitals. The nearest sensitive receptor is an apartment building approximately 5 meters (16.4 feet) north of the proposed Project boundary. As the existing apartment building is located approximately 5 meters (16.4 feet) from the Project site, the minimum (most stringent) 25-

meter receptor distance is used for evaluation of localized impacts to provide a conservative analysis.

Construction

Construction of the proposed Project may expose nearby residential sensitive receptors to airborne particulates as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, construction contractors would be required to implement measures to reduce or eliminate emissions by following SCAQMD's standard construction practices Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. As shown in Table AQ-4, Project construction-source emissions would not exceed SCAQMD LSTs and impacts would be less than significant.

Table AQ-4: Localized Construction Emission Estimates

Construction Activity	Maximum Daily Localized Construction Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
2025				
Demolition	13.9	15.1	3.7	1.0
Site Preparation	12.5	11.8	1.2	0.6
Grading	17.3	16.1	3.1	1.8
Building Construction	22.1	25.2	0.8	0.8
Maximum Daily Emissions	22.1	25.2	3.7	1.8
2026				
Building Construction	10.5	12.5	0.4	0.3
Paving	5.9	8.2	0.2	0.2
Architectural Coating	1.1	1.5	<0.1	<0.1
Maximum Daily Emissions	10.5	12.5	0.4	0.3
Maximum Daily Emission 2025-2026	22.1	25.2	3.7	1.8
SCAQMD LST	170	1,007	6	5
Threshold Exceeded?	No	No	No	No

Notes: NO_x = oxides of nitrogen; PM₁₀ = particulate matter 10 microns or less in diameter; PM_{2.5} = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide

Source: EPD Solutions Inc., 2026 (Appendix A)

Construction Diesel Health Risk Assessment. A Construction Health Risk Assessment (HRA), included in Appendix A, was prepared to evaluate the health risk impacts as a result of exposure to diesel particulate matter (DPM) from the heavy-duty diesel vehicles and off-road construction equipment that would be utilized for the construction of the Project on a day-to-day basis. DPM has been identified by the California Air Resources Board (CARB) as a carcinogenic substance responsible for nearly 70 percent of the airborne cancer risk in California. The estimated health risk impacts were compared to the health risk significance thresholds recommended by the SCAQMD for use in CEQA assessments. The County of Riverside has not adopted a numerical significance threshold for cancer risk or non-cancer hazards. Therefore, the significance thresholds recommended by the SCAQMD were adopted for this analysis.

SCAQMD recommends using a risk level of 10 in one million as the cancer risk threshold. A risk level of 10 in one million implies a likelihood that up to 10 people, out of one million equally exposed people would contract cancer if exposed continuously (24 hours per day) to the levels of toxic air contaminants over a specified duration of time. Non-cancer health risks are conveyed in terms of the Hazard Index (HI). A ratio of the predicted concentration of the facility's reported toxic air contaminant (TAC) emissions to a concentration is considered acceptable to public health professionals. A significant risk is defined as an HI of 1 or greater.

The SCAQMD defines a sensitive receptor as any residence, including private homes, condominiums, apartments, and living quarters, schools, preschools, daycare centers, and health facilities such as hospitals or retirement and nursing homes. For purposes of this HRA, sensitive receptors were placed within the air dispersion model at the location of existing residences and locations along the off-site Project vehicle travel routes. In addition, a regular grid network of receptors was placed over the Project site to complete the receptor network. The nearest sensitive receptor is a residential building located approximately 5 meters (16.4 feet) north of the Project's northern boundary, while the nearest worker receptor is a restaurant that abuts the site boundary to the north of the Project site.

Table AQ-5 presents a summary of the unmitigated cancer risks and chronic non-cancer hazards resulting from the Project's construction DPM emissions along with the SCAQMD health risk significance thresholds. As noted from Table AQ-5, the estimated unmitigated maximum cancer risk is 42.09 in one million for the pre-birth to 1.26-year duration, surpassing the 10 in one million significance threshold. All results for chronic non-cancer HI comply with the significance threshold of 1.0, as the Project's maximum unmitigated results for HI is 0.06.

Table AQ-5: Summary of Proposed Project Construction Health Risk: Unmitigated

Receptor	Cancer Risk (per million)		Exceeds Significance Threshold?
	Maximum Lifetime Proposed Project Risk	Significance Threshold	
Maximum Impacted Sensitive Receptor – Lifetime: Duration of Construction Starting at Pre-Birth (1.26 years)	35.37	10	Yes
Maximum Impacted Sensitive Receptor – Adult	0.71	10	No
Maximum Impacted Worker Receptor	0.92	10	No
Receptor	Chronic Non-Cancer Hazard Index		Exceeds Significance Threshold?
	Maximum Lifetime Proposed Project Risk	Significance Threshold	
Maximum Impacted Sensitive Receptor – Lifetime: Duration of Construction Starting at Pre-Birth (1.26 years)	0.06	1.0	No
Maximum Impacted Sensitive Receptor – Adult	0.06	1.0	No
Maximum Impacted Worker Receptor	0.06	1.0	No

Source: EPD Solutions Inc., 2024 (Appendix A)

However, as shown below in Table AQ-6, with implementation of Mitigation Measure AQ-1 which requires the use of Tier 4 off-road construction equipment, the mitigated cancer risks would be below SCAQMD significance thresholds.

Table AQ-6: Summary of Proposed Project Construction Health Risk: Mitigated

Receptor	Cancer Risk (per million)		Exceeds Significance Threshold?
	Maximum Lifetime Proposed Project Risk	Significance Threshold	
Maximum Impacted Sensitive Receptor – Lifetime: Duration of Construction Starting at Pre-Birth (1.26 years)	3.29	10	No

Source: EPD Solutions Inc., 2024 (Appendix A)

As such, the Project would not cause a significant human health or cancer risk to adjacent land uses as a result of Project construction activity. All other receptors during construction activity would experience less risk than what is identified for this location. As such, construction of the Project would not cause a significant human health or cancer risk to nearby residences and impacts would be less than significant with mitigation incorporated.

Operation

According to the SCAQMD LST methodology, LSTs apply to Project on-site emissions of stationary and mobile sources. Projects that involve mobile sources that spend extended periods queuing and idling at a site, such as transfer facilities or warehousing and distribution buildings, have the potential to exceed the operational localized significance thresholds. The proposed Project would not involve vehicles idling or queueing for extended periods. Additionally, as shown in Table AQ-3, the Project's regional operational emissions of criteria pollutants are well below the SCAQMD thresholds. Therefore, due to the lack of significant stationary source emissions, impacts related to operational localized significance thresholds would be less than significant.

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

Less than Significant Impact. The proposed Project would not generate any other emissions that were not previously described. The Project site does not contain land uses typically associated with emitting objectionable odors. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed Project would develop and operate a self-storage facility, which would not involve the types of uses that lead to odors.

Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's operational uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of construction; impacts would be less than significant.

It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed project would also be required to comply with SCAQMD Rule 402 (included as PPP AQ-1) to prevent occurrences of public nuisance odors. Therefore, other emissions (such as those leading to odors) that could adversely affect a substantial number of people would not occur from the proposed Project; impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP AQ-1: Rule 402. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The Project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

PPP AQ-2: Rule 403. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.

PPP AQ-3: Rule 1113. The Project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only "Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.

Mitigation:

Mitigation Measure AQ-1: Tier 4 Construction Equipment. The proposed Project shall utilize Tier 4 Final or superior equipment for all construction equipment. If construction equipment cannot meet Tier 4 Final engine certification standards, the Project representative or contractor must provide a future study with written findings, backed by substantial evidence, demonstrating that alternative strategies would reduce cancer risk to below SCAQMD's significance threshold for approval by Riverside County before resorting to alternative technologies or strategies. Potential alternative strategies may encompass the use of Tier 4 Interim equipment, reducing the number and/or horsepower rating of construction equipment, or limiting simultaneous equipment operation. All equipment must undergo tuning and adhere to the manufacturer's recommended maintenance schedule and specifications. Maintenance records for each piece of equipment, along with those of their contractors, must be available for inspection and kept on-site for a minimum of two years following construction completion. An exception to this requirement may be considered if a project can demonstrate that Tier 4 engines are unnecessary to reduce emissions below significance thresholds.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation	☐	☒	☐	☐
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☒	☐	☐
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☒	☐	☐
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source(s): GIS database; Phase I Environmental Site Assessment, prepared by Partner Engineering and Science, Inc. May 24, 2024 (Appendix D).

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

Less than Significant with Mitigation Incorporated. The Project site is not located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan. The Project site is currently developed with two buildings consisting of a recreational vehicle sales company and an auto repair shop. The Project site is mostly paved but includes ornamental trees that have the potential to provide habitat for nesting migratory birds. Many of these trees would be removed during construction. Therefore, the proposed Project has the potential to impact active bird nests if vegetation and trees are removed during the nesting season. Nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA) (United States Code Title 33, Section 703 et seq.; see also Code of Federal Regulations Title 50, Part 10) and Section 3503 of the California Fish and Game Code. Any activities that occur during the nesting/breeding season of birds protected by the MBTA could result in a potentially significant impact if requirements of the MBTA are not followed. However, implementation of Mitigation Measure BIO-1 would ensure MBTA compliance and would require a nesting bird survey to be conducted prior to the commencement of construction during nesting season, which would reduce potential impacts related to nesting birds to a less than significant level. As such, development of the Project would not conflict with other approved local, regional, or State habitat conservation plans and impacts would be less than significant with mitigation incorporated.

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

Less than Significant with Mitigation Incorporated. The Project site is currently developed with two buildings consisting of a recreational vehicle sales company and an auto repair shop. The Project site is mostly paved but includes ornamental trees that have the potential to provide habitat for nesting migratory birds. The proposed Project has the potential to impact active bird nests if vegetation and trees are removed during the nesting season. As described previously, any activities that occur during the nesting/breeding season of birds protected by the MBTA could result in a potentially significant impact if requirements of the MBTA are not followed. However, implementation of Mitigation Measure BIO-1 would ensure MBTA compliance and would require a nesting bird survey to be conducted prior to the commencement of construction during nesting season, which would reduce potential impacts related to nesting birds to a less than significant level. Therefore, impacts to endangered or threatened species would be less than significant with mitigation incorporated.

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

Less than Significant with Mitigation Incorporated. The Project site is currently developed with two buildings consisting of a recreational vehicle sales company and an auto repair shop. The Project site is mostly paved but includes ornamental trees that could be utilized by nesting birds and raptors during the nesting bird season of February 1 through September 15. Therefore, if vegetation is required to be removed during nesting bird season, Mitigation Measure BIO-1 has been included to require a nesting bird survey to be conducted prior to initiating vegetation clearing. With the implementation of Mitigation Measure BIO-1, impacts related to nesting birds

would be less than significant. No other species are expected to occur within the Project site. Therefore, impacts related to candidate, sensitive, or special status species would be less than significant with mitigation incorporated.

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

Less than Significant with Mitigation Incorporated. Wildlife corridors are areas where wildlife movement is concentrated due to natural or anthropogenic constraints and corridors provide access to resources such as food, water, and shelter. Animals use these corridors to move between different habitats and provide avenues for wildlife dispersal, migration, and contact between other populations. The Project site does not support conditions of migratory wildlife corridors or linkages, as it is completely developed and surrounded by roadways, commercial uses, industrial uses, and residential uses. The surrounding area is developed, urban and does not provide functions for wildlife movement. There are no rivers, creeks, or open drainages near the site that could function as a wildlife corridor. However, the Project site contains ornamental trees that could be utilized by nesting birds and raptors during the nesting bird season of February 1 through September 15. Therefore, if vegetation is required to be removed during nesting bird season, Mitigation Measure BIO-1 has been included to require a nesting bird survey to be conducted prior to initiating vegetation clearing. With the implementation of Mitigation Measure BIO-1, impacts related to nesting birds would be less than significant. Thus, impacts related to wildlife movement or wildlife corridors would be less than significant with mitigation incorporated.

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

No Impact. Riparian habitats occur along the banks of rivers, streams, or wetland areas. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies or are known to provide habitat for sensitive animal or plant species. As described previously, the Project site is within a fully developed urban area, and does not contain any natural habitats, including riparian habitat or sensitive natural community. The Project site is mostly paved and is developed with two buildings consisting of a recreational vehicle sales company and an auto repair shop. Therefore, the Project would not result in impacts related to riparian habitat or other sensitive natural community.

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

No Impact. Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. The Project site and adjacent areas are located within a developed urban area and do not contain natural wetlands. Therefore, the Project would not result in impacts to State or federally protected wetlands.

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

No Impact. As described previously, the Project site is within a fully developed urban area. The Project site includes a few ornamental trees in the northeast corner. The County of Riverside has two tree management ordinances; one which manages the removal of oak trees, and the other that manages the removal of trees above 5,000 feet in elevation. The Project site does not contain any oak trees, and the elevation of the Project site is about 921.13 feet above mean sea-level (Appendix D). Thus, the proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation:

Mitigation Measure BIO-1: Nesting Bird Survey. Vegetation removal shall occur outside of the nesting bird season (generally between February 1 and August 31). If vegetation removal is required during the nesting bird season, the applicant must conduct take avoidance surveys for nesting birds prior to initiating vegetation removal/clearing. Surveys will be conducted by a qualified biologist(s) within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers and other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur.

Monitoring:

If active nesting birds are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques. Monitoring shall be conducted by a qualified biologist in coordination with the Riverside County Planning Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project:				
8. Historic Resources	☐	☐	☒	☐
a) Alter or destroy a historic site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source(s): Phase I Cultural Resources Study, prepared by BFS Environmental Services, August 2024 (Appendix B).

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

Less Than Significant Impact. The Project site is currently developed with two buildings used for recreational vehicle sales and automotive repairs. The Project proposes demolition of the two existing buildings for development of a self-storage facility. Background research indicates that the existing structures were added to the property between 1985 and 1990, and therefore, do not qualify as eligible for listing to the California Register of Historic Resources (CRHR) (Appendix B). Additionally, the site is adjacent to commercial, industrial, and residential uses. There are no eligible historic sites within or adjacent to the Project site, and impacts related to historic sites would be less than significant.

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

Less than Significant Impact. According to the State CEQA Guidelines, a historical resource is defined as something that meets one or more of the following criteria: (1) listed in, or determined eligible for listing in, the California Register of Historical Resources; (2) listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); (3) identified as significant in a historical resources survey meeting the requirements of PRC Section 5024.1(g); or (4) determined to be a historical resource by the Project's Lead Agency. The California Register of Historical Resources defines a "historical resource" as a resource that meets one or more of the following criteria: (1) associated with events that have made a significant contribution to the broad patterns or local or regional history of the cultural heritage of California or the United States; (2) associated with the lives of persons important to local, California, or national history; (3) embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or (4) has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Implementation of the proposed Project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines, as there are no eligible historical resources on the Project site. A Cultural Resources Study was conducted for the proposed Project to locate and record any historic resources that may be present within the Project site (Appendix B). Early aerial photographs indicate that the property was subjected to limited agricultural use as early as 1945 and historically was utilized for

agriculture until the 1980s. The photographs indicate that the current structures were added to the property between 1985 and 1990. Since the existing structures within the property were built after 1985, they do not hold any historical significance as they are not historic age. Therefore, the Project would not result in an adverse change in the significance of a historical resource, and impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: None.

Monitoring: No monitoring is required.

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

Source(s): Phase I Cultural Resources Study, prepared by BFS Environmental Services, August 2024 (Appendix B).

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

Less than Significant with Mitigation Incorporated. The Project site is currently developed with two buildings that are not of historic age. As part of the Phase I Cultural Study, an archaeological records search was conducted through the Eastern Information Center. All pertinent data was researched, including previous studies for a 1-mile radius surrounding the project area and the identification of recorded resources within one mile. In addition to the records search, a Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC) on April 29, 2024. The SLF search was negative for previously known tribal cultural resources or sacred lands within the vicinity of the Project site.

The records search indicated that 23 resources have been recorded within a 1-mile radius of the Project area, with none of the previously recorded archaeological resources occurring on-site. Furthermore, the cultural resources survey conducted on May 22, 2024, found no existing archaeological resources at the site. However, as discussed in the Cultural Resources Study, there is a potential for inadvertent discovery of previously unknown archaeological resources during Project construction activities. Therefore, Mitigation Measures CUL-1 through CUL-5, which require archaeological monitoring and disposition requirements, shall be implemented to reduce impacts related to archaeological resources. With implementation of Mitigation Measures CUL-1 through CUL-5, impacts would be less than significant.

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

Less than Significant with Mitigation Incorporated. As described previously, the records search conducted as part of the Phase I Cultural Resources Study indicated that 23 archaeological resources have been recorded within a 1-mile radius of the Project area, with none of the previously recorded resources occurring on-site. In addition, the cultural resources survey conducted on May 22, 2024, found that there are no existing archaeological resources at the Project site. However, as discussed in the Phase I Cultural Resources Study, there is a potential for inadvertent discovery of previously unknown archaeological resources during Project construction activities. Therefore, Mitigation Measures CUL-1 through CUL-5, which require archaeological monitoring and disposition requirements, shall be implemented to reduce impacts related to archaeological resources. With implementation of Mitigation Measures CUL-1 through CUL-5, impacts would be less than significant.

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

Less than Significant Impact. The Project site has not been previously used as a cemetery. Thus, human remains are not anticipated to be uncovered during project construction. In addition, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98, included as PPP CUL-1, mandate the process to be followed in the event of an accidental discovery of any human remains. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Compliance with existing law would ensure that impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP CUL-1: Human Remains (COA Planning-CUL-1). If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Mitigation:

Mitigation Measure CUL-1: Unanticipated Resources (COA Planning-CUL 2). The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the Project archaeologist shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist, the Native American tribal representative, and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

Mitigation Measure CUL-2: Cultural Resource Monitoring Program (060-Planning-CUL.1). Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

Mitigation Measure CUL-3: Reburial Area (060-Planning-CUL.2). Prior to issuance of grading permits: the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate an area that will be protected and not disturbed in the future. This area will be used for reburial of any artifacts that will be impacted and/or discovered during grading. This is confidential and the exact nature of this area will not be called out on the grading plans.

Mitigation Measure CUL-4: Artifact Disposition (070-Planning-CUL.1). In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations

(this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.

Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain on-site in a secure location until final disposition.

Historic Resources

All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources

One of the following treatments shall be applied.

1. Preservation-in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s) and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

Human Remains

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98.

Mitigation Measure CUL-5: Phase IV Monitoring Report (070-Planning-CUL.2). Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological)

Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

Monitoring:

Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee identifying that the qualified archaeologist has been retained for activities detailed in Mitigation Measure CUL-2. Monitoring shall be conducted by a qualified archaeologist in coordination with the Riverside County Archaeologist.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY Would the project:				
10. Energy Impacts	☐	☐	☒	☐
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Source(s): Riverside County General Plan; Air Quality, Energy, and Greenhouse Gas Impact Analysis, prepared by EPD Solutions Inc., January 29, 2026 (Appendix A).

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

Less than Significant Impact.

Construction

During construction of the proposed Project would consume energy in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project site, construction worker travel to and from the Project site, and delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction activities related to the proposed self-storage development and the associated infrastructure is not expected to result in demand for fuel greater on a per-development basis than other development projects in Southern California. Table E-1 details the construction fuel usage over the Project's construction period.

Table E-1: Construction Equipment Fuel Usage

Equipment Type	Equipment Quantity	Horse-power	Load Factor	Operating Hours per Day	Total Operational Hours ¹	Fuel Used (gallons)
Demolition						
Rubber Tired Dozers	1	367	0.4	8	23,488	1,115
Concrete/Industrial Saws	1	33	0.73	8	3,854	162
Tractors/Loaders/Backhoes	3	84	0.37	8	14,918	1,089
Site Preparation						
Crawler Tractors	1	87	0.43	8	1,496	76
Graders	1	148	0.41	8	2,427	125
Scrapers	1	423	0.48	8	8,122	391
Grading						
Graders	1	148	0.41	8	3,884	200
Rubber Tired Dozers	1	367	0.40	8	9,395	446
Crawler Tractors	2	87	0.43	8	4,788	242
Building Construction						
Cranes	1	367	0.29	8	221,374	11,736
Forklifts	2	82	0.2	8	68,224	3,633
Generator Sets	1	14	0.74	8	21,549	1,956
Tractors/Loaders/Backhoes	1	84	0.37	8	64,646	4,721
Welders	3	46	0.45	8	4,899	252
Paving						
Pavers	1	81	0.42	8	4,899	252
Paving Equipment	1	89	0.36	8	4,614	236
Rollers	2	36	0.38	8	3,940	207
Cement and Mortar Mixers	1	10	0.56	8	806	39
Tractors/Loaders/Backhoes	1	84	0.37	8	4,476	327
Architectural Coating						
Air Compressor	1	37	0.48	8	2,557	79
Total Off-Road Equipment Fuel Used during Construction (gallons)						31,401

Notes:

¹ Based on: 20 days for Demolition, 5 days for Site Preparation, 8 days for Grading; 260 days for Building Construction; 18 days for Paving; and 18 days for Architectural Coating.

Source: EPD Solutions Inc., 2026 (Appendix A).

Table E-2 shows that construction workers would use approximately 8,033 gallons of gasoline fuel to travel to and from the Project site. Haul trucks would use 1,038 gallons of diesel and vendor trucks would use 5,013 gallons of diesel fuel traveling to and from the Project site. This is in addition to the construction equipment fuel listed in Table E-1.

Table E-2: Construction Vehicle Fuel Usage

Construction Source	Total Number of Trips	VMT ¹	Fuel Rate	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Haul Trucks	321	6,420	6.18	1,038	0
Vendor Trucks	4,420	45,084	8.99	5,013	0
Worker Vehicles	11,992	221,852	27.62	0	8,033
Total Vehicle Fuel Used during Construction (gallons)				6,052	8,033

Notes:

¹ Based on: 20 days for Demolition, 5 days for Site Preparation, 8 days for Grading; 260 days for Building Construction; 18 days for Paving; and 18 days for Architectural Coating.

Source: EPD Solutions Inc., 2026 (Appendix A).

Table E-3 shows the overall fuel consumption for construction of the proposed Project. As shown, construction of the Project would consume approximately 8,033 gallons of gasoline fuel and 37,453 gallons of diesel fuel.

Table E-3: Total Construction Fuel Usage

Construction Source	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Construction Vehicles	6,052	8,033
Off-Road Construction Equipment	31,401	0
Total	37,453	8,033

Source: EPD Solutions Inc., 2026 (Appendix A).

Construction of the Project would result in fuel consumption from the use of construction tools and equipment, vendor and haul truck trips, and vehicle trips generated from construction workers traveling to and from the site. There are no unusual project characteristics that would cause the use of construction equipment that would be less energy efficient compared with other similar construction sites in other parts of the State. Construction contractors are required to demonstrate compliance with applicable CARB regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. In addition, compliance with existing CARB idling restrictions and the use of newer engines and equipment would reduce fuel combustion and energy consumption. Overall, construction activities would require limited energy consumption as construction of the Project would only last 15 months, and would comply with all existing regulations, and would therefore not be expected to use large amounts of energy or fuel in a wasteful manner. Thus, impacts related to construction energy usage would be less than significant.

Operation

Once operational, the Project would generate demand for electricity, natural gas, and gasoline. No diesel vehicles were assumed for operations. Operational use of energy includes the heating, cooling, and lighting of the building, water heating, operation of electrical systems and plug-in appliances, parking lot and outdoor lighting, and the transport of electricity, natural gas, and water to the areas where they would be consumed. This use of energy is typical for urban development, and no operational activities or land uses would occur that would result in extraordinary energy consumption.

The State of California provides a minimum standard for building design and construction standards through Title 24 of the California Code of Regulations (CCR). Compliance with Title 24 is mandatory at the time new building permits are issued by local governments. The County's administration of the Title 24 requirements includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. The Project's compliance with Title 24 will be confirmed prior to issuance of building permits. In complying with the Title 24 standards, impacts to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced. Thus, operation of the Project would not use large amounts of energy or fuel in a wasteful manner, and operational energy impacts would be less than significant. As detailed in Table E-4, operation of the proposed Project is estimated to result in the net annual use of approximately 13,092 gallons of gasoline fuel, approximately 1,909,572 British thermal units (BTU) of natural gas, and approximately 464,862 kilowatt-hours (kWh) of electricity.

Table E-4: Project Annual Operational Energy Demand Summary

Operational Source	Energy Usage	
Electricity (Kilowatt-Hours)		
Proposed Project	478,374	
Existing Use	13,512	
Net New Electricity	464,862	
Natural Gas (Thousands British Thermal Units)		
Proposed Project	1,970,218	
Existing Use	60,646	
Net New Natural Gas	1,909,572	
Petroleum (Gasoline) Consumption		
	Annual VMT	Gallons of Gasoline Fuel
Proposed Project	1,035,536	37,492
Existing Use	673,917	24,400
Net New Gasoline Consumption	361,619	13,092

Source: EPD Solutions Inc., 2026 (Appendix A)

Therefore, construction and operations-related fuel consumption by the Project would not result in inefficient, wasteful, or unnecessary energy use compared with other similar uses in the region, and impacts would be less than significant.

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

Less than Significant Impact. The California Title 24 Building Energy Efficiency Standards are designed to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality. These measures (Title 24, Part 6) are listed in the California

Code of Regulations. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; incorporation of skylights; and incorporation of solar infrastructure, etc. The California Energy Commission is responsible for adopting, implementing and updating building energy efficiency. Local city and county enforcement agencies have the authority to verify compliance with applicable building codes, including energy efficiency. The proposed building would be required to install solar photovoltaic (PV) panels in compliance with the current Title 24 requirements and the County of Riverside Climate Action Plan requirements. As required by County Ordinance Number 457, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project would be in compliance with the current 2025 Title 24 requirements. Therefore, the Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. As such, the Project would have less than significant impacts related to energy.

Plans, Programs, or Policies/Conditions of Approval:

PPP E-1: CalGreen Compliance: The Project is required to comply with the CalGreen Building Code as included by Riverside County Ordinance No. 457 to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

☐ ☐ ☐ ☒

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

Source(s): Riverside County General Plan Figure 1, *Fault Lines*; GIS database; Preliminary Geotechnical Evaluation, prepared by LGC Geotechnical, June 21, 2024 (Appendix C).

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

No Impact. The Project site is not located within an Alquist-Priolo earthquake fault zone (Appendix C). There are no known active or potentially active faults mapped on the Project site. The closest Alquist-Priolo Earthquake Fault zone is the Elsinore Fault zone that is located approximately 1.1 miles west of the Project site. Due to the distance of the Project site from the closest fault zone, there is no potential for the Project to be subject to rupture of a known earthquake fault. Impacts related to a fault zone would not occur from implementation of the proposed Project.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. Liquefaction Potential Zone

☐ ☐ ☒ ☐

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

Source(s): Riverside County General Plan Figure 2, *Liquefaction Zones*; Preliminary Geotechnical Evaluation, prepared by LGC Geotechnical, June 21, 2024 (Appendix C).

a) Would the Project be subject to seismic-related ground failure, including liquefaction?

Less than Significant Impact. Liquefaction occurs when vibrations or water pressure causes soil particles to lose their friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

As discussed in the Preliminary Geotechnical Evaluation, the site is situated in an area considered to have a “very low” liquefaction susceptibility. The Geotechnical Evaluation describes that the site consists of compacted fill over dense to very dense soils. Based on the lack of a shallow groundwater table and the anticipated as-graded conditions consisting of compacted fill overlying dense alluvial soils, there is very low potential for liquefaction during the maximum considered earthquake (Appendix C). Additionally, all structures built in the County are required to be developed in compliance with the California Building Code (CBC) (California Code of Regulations, Title 24, Part 2), which is adopted by County Ordinance Number 457. Compliance with the CBC would require proper construction of building footings and foundations so that it would withstand the effects of potential ground movement, including liquefaction.

The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance with the CBC as included as a condition of approval and verified by the County’s review process would ensure that impacts related to liquefaction are less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Ground-shaking Zone	☐	☐	☒	☐
a) Be subject to strong seismic ground shaking?				

Source(s): Riverside County General Plan Safety Element; Preliminary Geotechnical Evaluation, prepared by LGC Geotechnical, June 21, 2024 (Appendix C).

a) Be subject to strong seismic ground shaking?

Less than Significant Impact. The Project site, like most of southern California, could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none

to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology.

The closest fault to the Project site is the Elsinore Fault zone that is located approximately 1.1 miles west of the Project site. The Elsinore Fault zone extends from western Imperial County to the Chino Hills and runs along Riverside County's western border within Orange County. The Elsinore Fault zone is a part of the San Andreas Fault system and is considered a major active fault zone.

A major earthquake along this fault or another regional fault could cause substantial seismic ground shaking at the site. However, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils on-site, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

The Riverside County Department of Building and Safety permitting process would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC as verified by the County's review process and included as a condition of approval, would reduce impacts related to strong seismic ground shaking to a less than significant level.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Landslide Risk	☐	☐	☒	☐
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				

Source(s): On-site Inspection; Riverside County General Plan Figure 3, *Landslide Risk*; Temescal Canyon Area Plan; Preliminary Geotechnical Evaluation, prepared by LGC Geotechnical, June 21, 2024 (Appendix C); Phase I Environmental Site Assessment, prepared by Partner Engineering and Science, Inc. May 24, 2024, (Appendix D).

- a) **Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?**

Less than Significant Impact. Landslides are the downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The elevation of the Project site is about 921.13 feet above mean sea-level (Appendix D). The Project site slopes moderately down to the east. The Preliminary Geotechnical Evaluation described that research and field observations do not indicate the presence of landslides on the site or in the immediate vicinity. Review of regional geologic maps of the area do not indicate the presence of known or suspected landslides in the vicinity of the site (Appendix C). Furthermore, the Project area is not identified as an area having a risk of landslides in Temescal Canyon Area Plan Figure 15, *Slope Instability*. Therefore, impacts related to landslides or rock falls would not occur from implementation of the proposed Project.

Lateral spreading is a type of liquefaction induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures. No groundwater was encountered during the Geotechnical Investigation in the Project site. The investigation also found that the potential for liquefaction at this site to be very low due to the dense and very dense subsurface soils. Therefore, the Geotechnical Investigation determined that the Project site is not susceptible to liquefaction (Appendix C). Similarly, the site is not susceptible to lateral spreading. Impacts would be less than significant with compliance with the mandatory CBC requirements.

The Preliminary Geotechnical Evaluation describes that foundation settlement due to structural loads is anticipated to be on the order of 1-inch or less. Differential settlement is anticipated between nearby columns or walls where a large differential loading condition exists. However, excavation and re-compaction of the artificial fill soils in compliance with the CBC as required through the County's permitting process would ensure that settlement related impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): GIS database; Preliminary Geotechnical Evaluation, prepared by LGC Geotechnical, June 21, 2024 (Appendix C).

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

Less than Significant Impact. Ground subsidence is the gradual settling or sinking of the ground surface with little or no horizontal movement, and occurs in areas with subterranean oil, gas, or groundwater. Effects of subsidence include fissures, sinkholes, depressions, and disruption of surface drainage. The Project site is located within a susceptible subsidence hazard zone as shown in the County of Riverside GIS database. However, subsidence at the site is expected to be on the order of 0.1 feet and risk of subsidence would be lowered through adherence to CBC grading and earthwork operation recommendations (Appendix C). Also, groundwater extraction is managed by groundwater management plans, which limits the allowable withdrawal of water and potential of subsidence.

In addition, compliance with the CBC would be required by the Riverside County Department of Building and Safety, as implemented as a condition of approval. Compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that impacts related to subsidence would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Other Geologic Hazards	☐	☐	☐	☒
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				

Source(s): Preliminary Geotechnical Evaluation, prepared by LGC Geotechnical, June 21, 2024 (Appendix C)

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

No Impact. A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The nearest water body is Lake Matthews, which is located over 3 miles from the Project site. Due to the distance of the closest water body an impact related to seiche would not occur from the Project.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. The Project site slopes moderately down to the east. The

elevation of the Project site is about 921.13 feet above mean sea-level (Appendix D). The Project site does not contain steep slopes and is not adjacent to any steep slopes that could be subject to a mudflow. Therefore, the proposed Project would not be subject to mudflow, and no impacts would occur.

In addition, there are no known volcanoes in the Project region. Thus, impacts related to volcanic hazards would not occur. Overall, the proposed Project would not result in impacts related to seiche, mudflow, or volcanic hazards, and no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval: None

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes	☐	☐	☐	☒
a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source(s): Riv. Co. 800-Scale Slope Maps; Project Application Materials; Preliminary Geotechnical Evaluation, prepared by LGC Geotechnical, June 21, 2024 (Appendix C); Phase I Environmental Site Assessment, prepared by Partner Engineering and Science, Inc. May 24, 2024, (Appendix D).

a) Would the Project change topography or ground surface relief features?

No Impact. As described previously, the Project site slopes moderately down to the east. The elevation of the Project site is about 921.13 feet above mean sea-level (Appendix D). The site does not contain steep slopes and is not adjacent to any steep slopes. Based on the recommendations contained in the Preliminary Geotechnical Evaluation (Appendix C), the proposed Project would include excavation to a depth of approximately three feet below existing grade and to a depth of approximately two feet below the building pad subgrade elevation, whichever is greater. These areas would be backfilled with recompacted on site soils and imported soils to be used for re-compaction on the site. Thus, the Project would not change topography or ground surface relief features, and impacts would not occur.

b) Would the Project create cut or fill slopes greater than 2:1 or higher than 10 feet?

No Impact. As described in the previous response, the Project would include excavation to a depth of approximately three feet below existing grade and to a depth of approximately two feet below the building pad subgrade elevation, whichever is greater. Thus, the Project would not create cut or fill slopes greater than 2:1 or higher than 10 feet, and impacts would not occur.

c) Would the Project result in grading that affects or negates subsurface sewage disposal systems?

No Impact. The Project includes installation of an on-site sewer system that would connect to the existing sewer line in Temescal Canyon Road. The installation and grading of the site would be completed pursuant to the County's and service provider's required specifications for sewer installation such that the Project would not negate the use of the sewage disposal systems. Therefore, no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils	☐	☐	☒	☐
a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2025), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Source(s): USDA Soil Conservation Service Soil Surveys; Project Application Materials; On-site Inspection; Preliminary Geotechnical Evaluation, prepared by LGC Geotechnical, June 21, 2024 (Appendix C).

a) Would the Project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the Project would expose and loosen topsoil, which could be eroded by wind or water. However, County Ordinance No. 754, Article 2, *Stormwater Management and Discharge Controls*, implement the requirements of the Santa Ana Regional Water Quality Control Board (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-2010-0033 (MS4 Permit) and establishes minimum stormwater management requirements and controls that are required to be implemented for the Project.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by these County and RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer), which would be implemented by the County's conditions of approval. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil and provide erosion

control best management practices (BMPs) to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. Based on compliance with the County Ordinance No. 754 stormwater management requirements, RWQCB SWPPP requirements, and installation of BMPs, which would be implemented by the County's project review by the Department of Building and Safety, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed Project includes installation of landscaping adjacent to the proposed building and along the perimeter of the site. With this landscaping, areas of loose topsoil that could be eroded by wind or water would not exist upon operation of the proposed Project. In addition, as described in Section 23, *Hydrology and Water Quality*, of this Mitigated Negative Declaration, the hydrologic features of the proposed Project have been designed to slow, filter, and retain stormwater within landscaping and the proposed detention basins, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the Project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements, impacts related to substantial soil erosion or loss of topsoil would be less than significant.

b) Would the Project be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2025), creating substantial direct or indirect risks to life or property?

Less than Significant Impact. Expansive soils contain significant amounts of fine-grained silt and clay particles that swell when wet and shrink when dry. The amount of swelling and contracting is subject to the amount of fine-grained clay materials present in the soils, and the amount of moisture that the soil is exposed to. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils, which can cause physical distress on the structure. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

According to the Preliminary Geotechnical Evaluation, soils at the Project site are anticipated to have "very low" expansion potential. In addition, as described above, compliance with the CBC is a standard County practice and is included as a condition of approval. Therefore, compliance with the requirements of the CBC, as part of the building plan check and development review process, would ensure that expansive soil related impacts would be less than significant.

c) Would the Project have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?

No Impact. Currently, the Project site operates with a septic system. The TVWD has provided a Will Serve letter for the proposed Project and will provide sewer and sanitation services to the Project site. The Project includes installation of an on-site sewer system that would connect to the existing sewer line in Temescal Canyon Road and the Project would not use septic tanks or alternative wastewater disposal systems. As a result, no impacts related to septic tanks or alternative wastewater disposal systems would occur from implementation of the proposed Project.

Plans, Programs, or Policies/Conditions of Approval:

PPP GEO-1: CBC Compliance. The Project is required to comply with the California Building Standards Code as included in County Ordinance No. 457 to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed Project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Wind Erosion and Blows and from project either on or off site.	☐	☐	☐	☒
a) Be impacted by or result in an increase in wind erosion and blow sand, either on or off site?				

Source(s): Riverside County General Plan Safety Element; Riverside County Ordinance No. 460, Article XV (Regulating the Division of Land); Riverside County Ordinance No. 484 (Control of Blowing Sand).

a) Would the Project be impacted by or result in an increase in wind erosion and blows and, either on or off site?

No Impact. Approximately 20 percent of the land area of Riverside County is vulnerable to “high” and “very high” wind erosion susceptibility. The Coachella Valley, the Santa Ana River Channel in northwestern Riverside County, and areas in and around the cities of Hemet and San Jacinto are zones of high wind erosion susceptibility. The Project site is not located within a high wind erosion susceptibility area. The General Plan Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. In addition, as described above, the proposed Project includes installation of landscaping adjacent to the proposed building and along the perimeter of the site. With this landscaping, areas of loose topsoil that could be eroded by wind would not exist upon operation of the proposed Project. As described previously, the proposed Project would be developed in compliance with CBC regulations (included as PPP GEO-1), which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the Project would not result in an increase in wind erosion and blow sand, either on or off site, and impacts would not occur.

Plans, Programs, or Policies/Conditions of Approval:

PPP GEO-1: CBC Compliance. Listed previously under Section 18.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions	☐	☐	☒	☐
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Source(s): Riverside County General Plan; Riverside County. (2019). *County of Riverside Climate Action Plan Update*. <https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-CAP-2019-2019-CAP-Update-Full.pdf>; CARB. (2022). *2022 Scoping Plan for Achieving Carbon Neutrality*. <https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf>; Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis, prepared by EPD Solutions, Inc., January 29, 2026 (Appendix A).

Thresholds:

The analysis methodologies from SCAQMD and the County of Riverside Climate Action Plan Update (CAP) are used in evaluating potential impacts related to GHG from implementation of the proposed project.

SCAQMD: SCAQMD does not have approved thresholds; however, SCAQMD does have draft thresholds that provide a tiered approach to evaluate GHG impacts. The current interim SCAQMD thresholds consist of the following:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to the project's operational emissions. If a project's emissions are below one of the following screening thresholds, then the project is less than significant:
 - Residential and Commercial land use: 3,000 MTCO₂e per year
 - Industrial land use: 10,000 MTCO₂e per year
 - Based on land use type: residential: 3,500 MTCO₂e per year; commercial: 1,400 MTCO₂e per year; or mixed use: 3,000 MTCO₂e per year
- Tier 4 has the following options:

- Option 1: Reduce Business as Usual (BAU) emissions by a certain percentage; this percentage is currently undefined.
- Option 2: Early implementation of applicable AB 32 Scoping Plan measures
- Option 3, 2020 target: For service populations (SP), which includes residents and employees: 4.8 MTCO₂e/SP/year for projects and 6.6 MTCO₂e/SP/year for plans.
- Option 3, 2035 target: 3.0 MTCO₂e/SP/year for projects and 4.1 MTCO₂e/SP/year for plans.
- Tier 5 involves mitigation offsets to achieve target significance threshold.

The assessment of the proposed Project applies the Tier 3: Numerical Screening Thresholds approach. In addition, SCAQMD methodology for project construction is to average them over 30-years and then add them to the project's operational emissions to determine if the project would exceed the screening values listed above (Appendix A).

Climate Action Plan: The County's CAP, adopted in November 2019, establishes GHG emission reduction programs and regulations that correlate with and support evolving State GHG emissions reduction goals and strategies. The CAP includes reduction targets for year 2030 and year 2050. These reduction targets require the County to reduce emissions by at least 525,511 MT CO₂e below the Adjusted Business As Usual (ABAU)¹ scenario by 2030 and at least 2,982,948 MT CO₂e below the ABAU scenario by 2050 (Riverside County, 2019, p.7-1).

In order to evaluate consistency of development projects with the CAP, the CAP includes Screening Tables to aid in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The CAP contains a menu of measures potentially applicable to discretionary development that include energy conservation, water use reduction, increased residential density or mixed uses, transportation management and solid waste recycling. Individual sub-measures are assigned a point value within the overall screening table of GHG implementation measures. The point values are adjusted according to the amount of GHG emissions reduced by the measures.

The CAP identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MTCO₂e per year is used to determine if additional analysis is required. The 3,000 MTCO₂e per year value is used in defining small projects that, when combined with the modest efficiency measures required by Title 24 requirements, are considered less than significant. Projects that exceed the 3,000 MTCO₂e per year are required to quantify and disclose the anticipated GHG emissions, then either (1) demonstrate GHG emissions reductions at project buildout year levels from implementation of project design features and/or mitigation measures to reduce GHG emissions, or (2) garner 100 points through the Screening Tables.

Projects that garner at least 100 points (equivalent to an approximate 49 percent reduction in GHG emissions) are determined to be consistent with the reduction quantities anticipated in the CAP. As such, pursuant to the County's CAP, projects that achieve a total of 100 points or more are considered to have a less than significant individual and cumulative impact on GHG emissions.

¹ Adjusted Business As Usual (ABAU) Scenario reflects GHG emissions reductions achieved through anticipated future State actions (CAP, p. 2-1).

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

Less than Significant Impact. Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles on-site, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change.

In addition, operation of the proposed self-storage facility would result in area and indirect sources of operational GHG emissions that would primarily result from vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the building would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

The estimated operational GHG emissions that would be generated from implementation of the proposed Project are shown in Table GHG-2. Additionally, in accordance with SCAQMD recommendation, the Project's amortized construction related GHG emissions (as shown in Table GHG-1) are added to the operational emissions estimate in order to determine the Project's total annual GHG emissions. As shown, GHG emissions would be less than SCAQMD's Tier 3 threshold and the County CAP's threshold of 3,000 MT CO₂e. Therefore, based upon SCAQMD's screening threshold, impacts related to GHG emissions would be less than significant.

Table GHG-1: Project Construction GHG Emissions

Activity	Annual GHG Emissions (MT CO₂e)
2025	203
2026	301
Total Emissions	504
Total Emissions Amortized over 30 Years	17

Source: EPD Solutions Inc., 2026 (Appendix A).

Table GHG-2: Total Project GHG Emissions

Activity	Annual GHG Emissions (MT CO₂e)
Mobile	373
Area	2
Energy	180
Water	58
Waste	30
Total Project Gross Operational Emissions	644
Project Construction	
Amortized Construction Emissions	17
Project Construction and Operation	
Project Total Emissions	661
Existing Emissions	753
Net New Emissions	-92
Significance Threshold	3,000
Threshold Exceeded?	No

Source: EPD Solutions Inc., 2026 (Appendix A).

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

Less than Significant Impact. On December 15, 2022, CARB adopted the 2022 Scoping Plan (CARB, 2022). This plan includes measures and goals to reach the State's goal for carbon neutrality by 2045. The Project involves the development of a self-storage facility. The design of the proposed building would comply with State and federal programs that are designed to ensure energy efficiency. The proposed Project would comply with the goals and measures within the 2022 Scoping Plan, as well as all mandatory measures under California Title 24, California Energy Code, and the CALGreen Code, which would provide for efficient energy and water consumption. In compliance with the current Title 24 requirements and CAP requirements, the proposed Project would be required to install solar PV panels.

As previously shown in Table GHG-2, the Project would result in GHG emissions that would not exceed the CAP screening threshold of 3,000 MT CO₂e. Therefore, the Project is considered consistent with the County's CAP. As the CAP regulates GHG emissions from the Project area, the Project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions GHG and impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP E-1: CALGreen Code. Listed previously in Section 10.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. Hazards and Hazardous Materials	☐	☐	☒	☐
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source(s): Project Application Materials; Phase I Environmental Site Assessment, prepared by Partner Engineering and Science, Inc. May 24, 2024 (Appendix D).

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

Less than Significant Impact. A hazardous material is typically defined as any material that due to its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes, and any material that would be harmful if released.

There are multiple State and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates regulatory programs that regulate use, storage, and handling of hazardous materials, including Hazardous Materials Business Plans. As required by the County's standard conditions of approval, should tenants of the proposed building utilize or transport hazardous materials, the tenant/business would also be required to comply with Riverside County Department of Environmental Health conditions, and if required, the California Accidental Release Program (CalARP). CalARP would require the tenant to provide a Risk Management Plan and allow site access for routine inspections of CalARP facilities.

Construction

Construction activities for the proposed Project would involve routine transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and calking. In addition, routine hazardous materials would be used for fueling and serving construction equipment on-site. These types of hazardous materials routinely used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing State and federal laws that the project is required to strictly adhere to.

The Project involves removal of existing septic tank and demolition of existing buildings. As part of Project construction, the on-site septic tank and potentially asbestos-containing materials (ACM) from on-site buildings would need to be disposed. Construction contractors would be required to comply with federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous materials. Applicable laws and regulations include CCR, Title 8 Section 1529 (pertaining to ACM) and Section 1532.1 (pertaining to LBP); CFR, Title 40, Part 61, Subpart M (pertaining to ACM); CCR, Title 23, Chapter 16 (pertaining to UST); CFR, Title 29, Hazardous Waste Control Act; CFR, Title 49, Chapter I; and Hazardous Materials Transportation Act requirements as imposed by the U.S. Department of Transportation (USDOT), California Division of Occupational Safety and Health (CalOSHA), California Environmental Protection Agency (CalEPA) and California Department of Toxic Substances Control (DTSC). Additionally, construction activities would require a SWPPP, which is mandated by the NPDES General Construction Permit (included as PPP HYD-2 herein) and enforced by the Santa Ana RWQCB. The SWPPP will include strict on-site handling rules and BMPs to minimize potential adverse effects to workers, the public, and the environment during construction, including, but not limited to:

- Establishing a dedicated area for fuel storage and refueling activities that includes secondary containment protection measures and spill control supplies;
- Following manufacturers' recommendations on the use, storage, and disposal of chemical products used in construction;
- Avoiding overtopping construction equipment fuel tanks;
- Properly containing and removing grease and oils during routine maintenance of equipment; and
- Properly disposing of discarded containers of fuels and other chemicals.

Mandatory compliance with applicable laws and regulations related to the routine transport, use, and disposal of hazardous materials during construction activities at the Project site would limit potentially significant hazards to construction workers, the public, and the environment. Impacts would be less than significant.

Operation

The proposed Project would operate a self-storage facility, which generally use limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. Normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the Project.

Also, should any future business that occupies the proposed building handle acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter

6.95) the business would require a permit from the Riverside County Department of Environmental Health Hazardous Materials Branch. Such businesses are also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County Hazardous Materials Branch and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan with the County. A Hazardous Materials Business Emergency Plan is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the Hazardous Materials Business Emergency Plan is to satisfy federal and State right-to-know laws and to provide detailed information for use by emergency responders.

Therefore, if future businesses that use or store hazardous materials occupy the proposed building, the business owners and operators would be required to comply with all applicable federal, State, and local regulations, as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. Overall, operation of the proposed Project would result in a less than significant impact related to the routine transport, use, or disposal of hazardous materials.

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

Less than Significant Impact. In 2024, a Phase I Environmental Site Assessment (ESA) was conducted for the Project site by Partner Engineering and Science, Inc. (Appendix D). The Phase I ESA did not identify any recognized environmental conditions (RECs), controlled RECs, or historic RECs.

Other Environmental Concerns

Asbestos

Due to the age of the subject property buildings, there is a potential that ACMs are present. Readily visible suspect ACMs were observed in generally good condition and do not appear to pose a health and safety concern to the occupants of the subject property at this time. According to the United States Environmental Protection Agency guidelines, suspect materials that are intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Prior to disturbance of the building materials within the buildings, the Phase I ESA recommends that an ACM survey is conducted. Compliance with SCAQMD Rule 1403, which is required as an existing regulation and standard condition prior to issuance of a demolition permit, would reduce potential impacts related to ACMs to less than significant.

Construction

As described previously, construction of the proposed Project would involve the limited use and disposal of hazardous materials. Equipment that would be used in construction of the project has the potential to release gas, oils, greases, solvents; and spills of paint and other finishing substances. However, the amount of hazardous materials on-site would be limited, and construction activities would be required to adhere to all applicable regulations regarding

hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP implemented by County conditions of approval, and included as PPP HYD-1) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. Compliance with existing laws and regulations, which is mandated by the County through construction permitting, the Project's construction-related impacts would be less than significant.

Operation

As described previously, operation of the proposed self-storage facility includes use of limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. These types of hazardous materials are not acutely hazardous and regulated by existing laws that have been implemented to reduce risks related to the use of these substances. Similarly, should any future business that occupies the approved or proposed building handle acutely hazardous materials, it would be required to file a Hazardous Materials Business Plan and receive a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. As a result, operation of the proposed Project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant.

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

No Impact. The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan (July 2018) that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed Project would operate as a self-storage facility that would be permitted and approved in compliance with existing safety regulations, such as the CBC and California Fire Code (included in County Ordinance No. 457 and County Ordinance No. 787, respectively) to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction of the Project driveways and connections to existing infrastructure along Temescal Canyon Road, the roadways would remain open to ensure adequate emergency access to the Project area and vicinity, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would not occur.

Operation

Operation of the proposed project would also not result in physical interference with an emergency response evacuation. Direct access to the Project site would be provided from Temescal Canyon Road which is adjacent to the Project site. The Project would also be required to design and construct internal access roadways and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Ordinance No. 787, and the Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the International Fire Code and Section 503 of the

California Fire Code (Title 24, California Code of Regulations, Part 9. As a result, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impacts would occur.

d) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?

No Impact. The closest school to the Project site is the Temescal Valley Elementary School, located at 22950 Claystone Avenue in Corona, approximately 1.24 miles southwest of the Project site. Therefore, there are no schools located within 0.25 miles of the Project site. As such, there would be no impacts that would occur to any schools in the vicinity of the Project.

As described previously, the use of hazardous materials related to the proposed self-storage use would be limited and used and disposed of in compliance with federal, State, and local regulations, which would reduce the potential of accidental release into the environment. Also, the emissions that would be generated from construction and operation of the proposed Project were evaluated in the air quality analysis presented in Section 6, and the emissions generated from the proposed Project would not cause or contribute to an exceedance of the federal or State air quality standards. Thus, the proposed Project would not emit hazardous or handle acutely hazardous materials, substances, or waste within 0.25 miles of a school, and no impacts would occur.

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

No Impact. The Phase I ESA conducted database searches to determine if the Project area or any nearby properties are identified as currently having hazardous materials. The record searches determined that although the site has a history of various uses, the Project site is not located on which is included on a list of hazardous materials sites pursuant to Government Code Section 65962.5 (Appendix D). As such, no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a	☐	☐	☐	☒

safety hazard for people residing or working in the project area?

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

☐☐☐☒

Source(s): GIS database; Temescal Canyon Area Plan Figure 4, *Overlays and Policy Areas*.

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

No Impact. The nearest airport to the Project site is the Corona Municipal Airport, which is located approximately 7.9 miles northwest of the Project site. The Project site is not located within the Corona Municipal Airport Influence Area as identified on Temescal Canyon Area Plan Figure 4, *Overlays and Policy Areas*. The Project site is not located within an Airport Influence Area, and therefore, would not result in an inconsistency with an Airport Master Plan. Thus, no impacts would occur.

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

No Impact. As described in the previous response, the Project site is not located within the Corona Municipal Airport Influence Area. Since the Project site is not located within an Airport Influence Area, it is not subject to review by the Airport Land Use Commission for consistency with the Airport Land Use Commission Plan. Therefore, no impacts would occur.

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the project area?

No Impact. The nearest airport to the Project site is the Corona Municipal Airport, which is located approximately 7.9 miles northwest of the Project site. The Project site is not located within the Corona Municipal Airport Influence Area as identified on Temescal Canyon Area Plan Figure 4, *Overlays and Policy Areas*. Therefore, there would be no impacts related to a safety hazard for people residing or working in the Project area.

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

No Impact. The Project site is not located within the vicinity of a private airstrip or heliport and would not result in a safety hazard related to an airstrip or heliport for people residing or working in the Project Area.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts	☐	☐	☒	☐
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	☐	☐	☒	☐
d) Result in substantial erosion or siltation on-site or off-site?	☐	☐	☒	☐
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	☐	☐	☒	☐
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
g) Impede or redirect flood flows?	☐	☐	☐	☒
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	☐	☐	☐	☒
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure 4, *Flood Hazard Zone*; Riverside County General Plan Figure 5, *Dam Hazard Inundation*; GIS database; Preliminary Water Quality Management Plan, prepared by Omega Engineering Consultants, May 30, 2025 (Appendix E); Preliminary Drainage Study, prepared by Omega Engineering Consultants, May 30, 2025 (Appendix F); TVWD. (2021). *2020 Urban Water Management Plan*. https://www.temescalvwd.com/pdf/TVWD_UWMP_Report_Final_w%20Appendices.pdf.

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

Less Than Significant Impact. The Project site is within the Santa Ana Watershed Region of Riverside County, within the Bedford Wash-Temescal Wash Sub-Watershed and under the jurisdiction of the Santa Ana RWQCB, which sets water quality standards for all ground and

surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan, and the regulatory program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained. Water quality standards are determined based on the identified beneficial use of the water body.

Receiving waters of the Project site include Temescal Creek. Beneficial uses of Temescal Creek consist of agriculture supply (AGR), groundwater recharge (GWR), industrial service supply (IND), water contact recreation (REC1), non-contact water recreation (REC2), warm freshwater habitat (WARM), and wildlife habitat (WILD) (Appendix E).

The existing Project site is developed with commercial buildings with hardscape and landscape areas. Existing drainage in the northern portion of the site drains to the northeasterly corner of the site and ultimately to the public storm drain system on Temescal Canyon Road and Foster Road. The center portion of the site drains to a localized grated inlet on the parking lot and ultimately towards the storm drain system on Temescal Canyon Road and Foster Road. The southern portion of the site drains to a ditch on the southerly corner of the site and ultimately towards the storm drain system on Temescal Canyon Road and Foster Road (Appendix F).

Construction

Construction of the proposed Project would require demolition of the existing improvements on the site and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents, and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the Project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2022-0057-DW, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, as discussed previously in Section 18. The SWPPP is required for plan check and approval by the County's Building and Safety Division, prior to provision of permits for the Project, and would include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control

- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process would ensure that activities associated with construction would not violate any water quality standards. The Project would be required to have an approved grading and erosion control plan and approval of a SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution, per County conditions of approval, which would be implemented during construction to protect water quality. As a result, impacts related to the degradation of water quality during construction of the proposed Project would be less than significant.

Operation

Currently, the site is approximately 72 percent impervious. Development of the proposed Project would result in 67,483 SF of impervious area (62 percent of the site), resulting in an overall reduction in impervious area on the site. Post construction, the Project site would support operation of a 103,195 SF self-storage building. Project operation would introduce the potential for pollutants such as chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2022-0057-DWQ, NPDES No. CAS000002 the proposed Project would be required to incorporate a WQMP with post-construction (or permanent) low impact development (LID) site design, source control, and treatment control BMPs, included as PPP HYD-1. The LID site design would minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The proposed Project is designed such that the runoff from the Project site would drain to a fully lined biofiltration basin and a Modular Wetland System for treatment before draining to the public storm drain system on Temescal Canyon Road and Foster Road. The proposed biofiltration basin would be designed to capture 762 cubic feet of stormwater. The additional types of BMPs that would be implemented as part of the proposed Project are listed in Table HYD-1.

Table HYD-1: Permanent and Operational Source Control Measures

Potential Sources of Runoff Pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
On-site storm drain inlets	Mark all inlets with the words "Only Rain Down the Storm Drain" or similar.	Maintain and periodically repaint or replace inlet markings. Provide stormwater pollution prevention information to new site owners, lessees, or operators.
Interior floor drains	Interior floor drains will be plumbed to sanitary sewer	Inspect and maintain drains to prevent blockages and overflow.

Potential Sources of Runoff Pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
Need for future indoor & structural pest control	Building design features shall discourage entry of pests	Provide Integrated Pest Management information to owners, lessees, and operators.
Landscaping/Outdoor Pesticide Use	The final landscape plans will accomplish all of the following: • Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. • Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. • Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. • Consider using pest-resistant plants, especially adjacent to hardscape. • To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	Maintain landscaping using minimum or no pesticides.
Refuse Areas	Trash enclosures provided and shown on the plans.	• Inspect receptacles regularly; repair or replace leaky receptacles. • Keep receptacles covered.

Potential Sources of Runoff Pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
		- Prohibit/prevent dumping of liquid or hazardous wastes. - Post “no hazardous materials” signs. - Inspect and pick up litter daily and clean up spills immediately. - Keep spill control materials available on-site.
Fire sprinkler test water	Fire sprinkler test water shall drain directly to the sanitary sewer.	
Miscellaneous drain or wash water or other sources. - Boiler drain lines - Condensate drain lines - Rooftop Equipment - Roofing, gutters and trim	- Boiler drain lines shall drain to sanitary sewer system and may not discharge to the storm drain system. - Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. - Condensate drain lines may not discharge to the storm drain system. - Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. - Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. Include controls for other sources as specified by local reviewer.	

Potential Sources of Runoff Pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
Plazas, sidewalks, and parking lots		• Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. • Collect debris from pressure washing to prevent entry into the storm drain system. • Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer.

Source: Appendix E

With implementation of the operational source and treatment control BMPs that are outlined in the preliminary WQMP (Appendix E) that would be reviewed and approved by the County during the Project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not substantially degrade water quality. Therefore, impacts would be less than significant.

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

Less than Significant Impact. The proposed Project would not deplete groundwater supplies. Currently, the City of Corona Utilities Department provides water service to the Project site. The TVWD has provided a Will Serve Letter for the proposed Project and will provide water service to the Project site upon annexation into TVWD's service area. TVWD provides imported water to its potable customers and local non-potable groundwater and recycled water to its non-potable customers. Potable water is supplied through the Western Municipal Water District. Local non-potable groundwater is extracted from the Bedford-Coldwater subbasin and provided directly to customers for non-potable uses such as irrigation. TVWD also produces tertiary-treated recycled water and provides it directly to customers for non-potable uses (TVWD, 2021).

The Project area overlies the Bedford-Coldwater Groundwater Basin, which is located within the Elsinore Basin, and is managed through the Bedford-Coldwater Groundwater Sustainability Plan. The plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the Project would not pump groundwater from the Project area (as water supplies would be provided by the TVWD), the proposed Project would not result in a substantial depletion of groundwater supplies.

In addition, development of the proposed Project would result in 67,483 SF of impervious area (62 percent of the site). The Project design includes a fully lined biofiltration basin and a Modular Wetland System that would capture and filter runoff before draining to the public storm drain system. As a result, the proposed Project would not decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable

groundwater management of the basin. The proposed Project would have a less than significant impact.

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

Less than Significant Impact. The Project site does not include, nor is it adjacent to, any river or stream. Thus, impacts related to alteration of the course of a stream or river would not occur. The Project site slopes moderately down to the east. Existing drainage in the northern portion of the site drains to the northeasterly corner of the site and ultimately to the public storm drain system on Temescal Canyon Road and Foster Road. The center portion of the site drains to a localized grated inlet on the parking lot and ultimately towards the storm drain system on Temescal Canyon Road and Foster Road. The southern portion of the site drains to a ditch on the southerly corner of the site and ultimately towards the storm drain system on Temescal Canyon Road and Foster Road (Appendix F). Currently, the site is approximately 72 percent impervious. Development of the proposed Project would result in 67,483 SF of impervious area (62 percent of the site), resulting in an overall reduction in the impervious area on the site. A Modular Wetland System is proposed in the northeastern corner of the Project site to treat stormwater generated by the northern portion of the site, including the proposed building. Treatment flow and overflow from the Modular Wetland System would be routed directly to the 54-inch storm drain that passes through the Project site and continues down Foster Road. The southern portion of the Project site would be treated by a fully lined bioretention basin, located near the southeastern corner of the Project site. Treatment flow and overflow from the bioretention basin would be discharged to a curb outlet along Temescal Canyon Road, which would then flow to the storm drain under Foster Road. In the post-project condition, the drainage characteristics would be maintained as similar to the pre-Project condition. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process and through conditions of approval. Therefore, the proposed Project would result in less-than-significant impacts related to alteration of the drainage pattern of the site or area.

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

Less than Significant Impact. As described previously, existing RWQCB and County regulations require the Project to implement a project-specific SWPPP during construction activities, included as PPP HYD-2, that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the Project is required to implement a WQMP that would provide operational BMPs to ensure that operation of the self-storage building would not result in erosion or siltation. With implementation of these regulations, impacts related to erosion or siltation on-site or off-site would be less than significant.

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

Less than Significant Impact. As detailed previously, the Proposed Project would result in a reduction in the impervious area on the site. Runoff generated by the northern portion of the site would be conveyed to a Modular Wetland System located in the northeast corner of the Project site. Runoff generated by the southern portion of the Project site would be conveyed to a fully lined bioretention basin, located near the southeastern corner of the Project site. Overflow from both the Modular Wetland System and the bioretention basin would be conveyed ultimately to the

public storm drain system on Temescal Canyon Road and Foster Road. Implementation of the Project would maintain existing drainage patterns of the Project site. The use of the on-site BMPs such as the Modular Wetland System and bioretention basin would regulate the rate and velocity of stormwater flows and would control the amount of discharge into the off-site drainage system and would not result in an increase in runoff that could result in on or off-site flooding. The proposed flowrate of runoff would be slightly lower than the existing flow rate due to the overall reduction in impervious area under proposed conditions. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process to ensure that the proposed Project would meet the stormwater control requirements. Therefore, the proposed Project would not increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site, and impacts would be less than significant.

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

Less than Significant Impact. As detailed previously, runoff generated by the northern portion of the site would be conveyed to a Modular Wetland System located in the northeast corner of the Project site. Runoff generated by the southern portion of the Project site would be conveyed to a fully lined bioretention basin, located near the southeastern corner of the Project site. Overflow from both the Modular Wetland System and the bioretention basin would be conveyed ultimately to the public storm drain system on Temescal Canyon Road and Foster Road. The Modular Wetland System and the bioretention basin have been sized to accommodate the anticipated flows, and would control drainage, such that it would not exceed the capacity of the stormwater drainage system. The Preliminary Drainage Study details that the proposed storm drain facilities have been sized adequately for a 100-year storm event (Appendix F). Thus, runoff from the Project site would not exceed the capacity of stormwater drainage systems.

In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process to ensure that the proposed Project would not provide additional sources of polluted runoff. As listed previously in Section 18, implementation of a WQMP during the County's standard review and permitting process would result in less than significant impacts related to the stormwater drainage system and polluted runoff.

g) Would the Project impede or redirect flood flows?

No Impact. According to the FEMA FIRM map (06065C1370G), the Project site is located within an area of minimal flood hazard (Appendix F). The Project would demolish the existing buildings on the site and redevelop the site with a self-storage building and associated infrastructure. The proposed Project would install a Modular Wetland System and a bioretention basin on-site that would retain and convey storm flows to the off-site drainage system. The Modular Wetland System and the bioretention basin have been sized to accommodate the anticipated flows, and would control drainage, such that it would not exceed the capacity of the stormwater drainage system. In addition, the proposed flow rate of runoff would be slightly lower than the existing flow rate due to the overall reduction in impervious area under proposed conditions. Thus, the proposed Project would not impede or redirect flood flows, and no impacts would occur.

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

No Impact. As described above, the Project is located within an area of minimal flood hazard. Therefore, the Project would not potentially risk the release of pollutants due to project inundation. The Project site is located over 25 miles east of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the Project is not located within a tsunami zone and no impacts would occur. Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water bodies near enough to the Project site to pose a flood hazard to the site resulting from a seiche. The nearest body of water is Lake Matthews, which is located approximately 3.2 miles northwest of the Project site. Therefore, no seiche impacts would occur.

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

No Impact. As described previously, the Project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. For operations, the proposed Project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the County during the project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not obstruct implementation of a water quality control plan.

Also, as described previously, the Project site overlies the Bedford-Coldwater Groundwater Basin, which is located within the Elsinore Basin, and is managed through the Bedford-Coldwater Groundwater Sustainability Plan. The plan limits the allowable withdrawal of water from the basin by water purveyors. Additionally, the Project would not pump groundwater and water supplies would be provided by the TVWD. Thus, the proposed project would not conflict with or obstruct a groundwater management plan, and no impacts would occur.

Plans, Programs, or Policies (PPPs)/Conditions of Approval:

PPP HYD-1: Comply with NPDES. Since this Project is one acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

PPP HYD-2: NPDES/SWPPP. Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of submitting a Notice of Intent (NOI), develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project:				
24. Land Use	☐	☐	☒	☐
a) 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?	☐	☐	☐	☒
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Source(s): Riverside County General Plan Land Use Element, Circulation Element, Safety Element, Noise Element, Air Quality Element, Healthy Communities Element; Riverside County Ordinance No. 348 (Providing For Land Use Planning And Zoning Regulations And Related Functions).

a) Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact. The Project site is developed with two buildings used for recreational vehicle sales and automotive repairs. The site is surrounded by roadways, residential uses, commercial uses, and industrial uses. The proposed Project would demolish the existing buildings on-site and develop a self-storage facility and associated infrastructure. The Project site has a Riverside County General Plan Land Use designation of Commercial Retail (CR). The proposed Project will require a General Plan Amendment to Community Development: Commercial Office (CD:CO), which allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services. As shown in Table LU-1, the proposed Project would be consistent with applicable Riverside County General Plan Policies.

Table LU-1: General Plan Consistency

General Plan Policy	Project Consistency
Land Use Element	
LU 1.6 Coordinate with local agencies, such as LAFCO, service providers and utilities, to ensure adequate service provision for new development. (AI 4)	Consistent. The TVWD has provided a Will Serve Letter for the proposed Project and will provide water and sewer service to the Project site upon annexation into TVWD's service area.
LU 5.1 Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, educational and day care centers transportation systems, and fire/police/medical services. (AI 3, 4, 32, 74)	Consistent. As discussed in Sections 30-34, <i>Public Services</i> , the Project would not exceed the ability to provide adequate supporting infrastructure and services. The Project Applicant shall pay all development fees pursuant to Ordinance No. 659.
LU 5.3 Review all projects for consistency with individual urban water management plans (AI 3).	Consistent. As discussed above, TVWD will provide water service to the Project site upon

General Plan Policy	Project Consistency
	annexation into TVWD's service area. According to the UWMP, TVWD's projected water demand through 2045 is estimated at approximately 7,238 AFY. As discussed in Section 40, <i>Water</i> , the proposed Project would result in a water demand of 7.98 AFY. The Project's water demand is approximately 0.1 percent of TVWD's projected water demand through 2045. As such, the Project would be consistent with the UWMP.
LU 7.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1, 3)	Consistent. As previously discussed, the proposed Project includes a General Plan Amendment to Community Development: Commercial Office (CD:CO). As outlined in the Project Description, the proposed Project would be consistent with the applicable development standards for the Commercial Office designation.
LU 8.8 Stimulate industrial/business-type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities. (AI 17, 19)	Consistent. The proposed Project would require a General Plan Amendment to Community Development: Commercial Office (CD:CO) for development of a self-storage facility. The Project site is surrounded by a bar and an apartment building to the north, existing industrial businesses to the east, homes to the northeast, and a vehicle storage yard to the south. The proposed self-storage facility would be consistent with the existing surrounding visual landscape. Furthermore, as shown in Figures 3-3a and 3-3b, <i>Landscape Plan</i> , the proposed Project includes ornamental landscaping on-site and also includes landscaping in the public right-of-way. As such, the Project would provide an attractive and well landscaped work environment and fit with the character of the surrounding land uses.
LU 8.10 Locate job centers so they have convenient access to Riverside County's multi-modal transportation facilities.	Consistent. The Project involves the development of a self-storage facility in unincorporated Riverside County. Regional access to the Project site is provided by I-15, which is located directly west of the site. Local access to the Project site is provided by Temescal Canyon Road.
LU 9.2 Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and federal and state regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act. (AI 3, 10)	Consistent. As discussed throughout this IS/MND, the proposed Project would be consistent with CEQA and would not result in significant impacts to the environment.
LU 9.6 If any area is classified by the State Geologist as an area that contains mineral deposits and is of regional or statewide significance, and Riverside County either has designated that area in its general plan as having important minerals to	Consistent. As discussed in Section 25, <i>Mineral Resources</i> , the Project site is located within Mineral Resource Zone 3, which indicates that information related to mineral deposits is unknown.

General Plan Policy	Project Consistency
be protected pursuant to subdivision (a) of Section 2761 of the Surface Mining and Reclamation Act, or has otherwise not yet acted pursuant to subdivision (a), then prior to permitting a use which would threaten the potential to extract minerals in that area, Riverside County shall prepare, in conjunction with its project CEQA documentation, a statement specifying its reason for permitting the proposed use, and shall forward a copy to the State Geologist and the State Mining and Geology Board for review.	Therefore, the Project would not impact known mineral deposits.
LU 10.1 Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities. (AI 3)	Consistent. As discussed in Sections 30-34, <i>Public Services</i>, the Project would not affect the ability of public services (fire services, sheriff services, schools, libraries, and health services) to provide adequate supporting infrastructure and services. The Project Applicant shall pay all development fees pursuant to Ordinance No. 659.
LU 11.1 Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting. (AI 1, 17)	Consistent. The proposed Project would generate short-term construction jobs and approximately two long-term jobs within the proposed self-storage.
LU 11.2 Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, child care centers and schools. (AI 3)	Consistent. The nearest sensitive receptor is an apartment building approximately 16.4 feet north of the proposed Project boundary. As discussed in Section 6, <i>Air Quality</i>, emissions of criteria pollutants and diesel particulate matter from the proposed Project would be below SCAQMD thresholds. Additionally, with implementation of Mitigation Measure AQ-1 which requires the use of Tier 4 off-road construction equipment, the mitigated cancer risks would be below SCAQMD significance thresholds.
LU 11.5 Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air Quality Element and Climate Action Plan.	Consistent. As described in Section 20, <i>Greenhouse Gas Emissions</i>, Project GHG emissions would be less than SCAQMD's Tier 3 threshold and Riverside CAP threshold of 3,000 MT CO₂e. Since the Project's GHG emissions would not exceed the Riverside CAP threshold, the Project is considered consistent with the Riverside CAP.
LU 13.2 Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.	Consistent. The Project involves the development of a self-storage facility. The proposed facility would be easily accessible from I-15 and Temescal Canyon Road.
LU 13.6 Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use. (AI 3)	Consistent. As discussed in Section 37, <i>Transportation</i>, the proposed Project would not result in adverse impacts on the County's level of service requirements and would be within the capacity of the existing circulation system.

General Plan Policy	Project Consistency
LU 18.1 Ensure compliance with Riverside County's water-efficient landscape policies. Ensure that projects seeking discretionary permits and/or approvals develop and implement landscaping plans prepared in accordance with the Water-Efficient Landscape Ordinance (Ordinance No. 859), the County of Riverside Guide to California Friendly Landscaping and Riverside County's California Friendly Plant List. Ensure that irrigation plans for all new development incorporate weather-based controllers and utilize state-of-the-art water-efficient irrigation components.	Consistent. As shown in Figures 3-3a and 3-3b, <i>Landscape Plan</i>, the proposed Project would provide drought-tolerant, water-efficient landscaping throughout the Project site and in the public right-of-way.
LU 29.1 Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. (AI 2, 6)	Consistent. As previously discussed, the proposed Project includes a General Plan Amendment to Community Development: Commercial Office (CD:CO) for development of a self-storage facility. The General Plan states that the CD:CO land use designation is intended for a variety of office related uses including financial, legal, insurance and other office services at an allowable FAR of 0.35-1.0. The Project is consistent with the proposed land use designation as it would provide one self-storage building at a FAR of 1.0.
LU 29.3 Site buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity. (AI 3)	Consistent. The Project would develop a three-story 103,195 SF self-storage building along Temescal Canyon Road. A Class II bike lane and a sidewalk exists along the Project's frontage on Temescal Canyon Road. The Project would not interfere with the operations of the Class II bikeway along Temescal Canyon Road. The Project includes improvements to the existing sidewalk along Temescal Canyon Road. Thus, the proposed Project would encourage pedestrian activity in the Project vicinity.
LU 29.6 Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)	Consistent. Existing residential uses are located immediately to the north of the site. As discussed throughout this IS/MND, the proposed Project would not result in significant impacts related to noise, light, fumes, odors, vehicular traffic, parking, and operational hazards.
LU 29.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)	Consistent. The TVWD has provided a Will Serve Letter for the proposed Project and will provide water and sewer service to the Project site upon annexation into TVWD's service area. As discussed in the Utilities section, the TVWD would have sufficient water supplies, ample wastewater treatment plant capacity, and adequate planned infrastructure to serve the Project site upon annexation. Additionally, as further discussed in the Transportation section, the proposed Project

General Plan Policy	Project Consistency
	would not result in adverse impacts on the County's level of service requirements and would be within the capacity of the existing circulation system.
LU 29.9 Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)	Consistent. The proposed Project would change the scenic quality of the site from a site developed with an auto repair shop, a recreational vehicles sales company, paved and unpaved areas to a site with a three-story, 103,195 SF self-storage building. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and driveways. The Project site is within an urban area that is developed with commercial, industrial, and residential uses. As described in Section 1, <i>Aesthetics</i>, parking and landscaping areas would be located in the setback space between roadway and building, which would minimize the visual scale of the proposed structure. The proposed Project would install landscaping on-site and in the public right-of-way. Areas adjacent to the building would be landscaped with trees and a variety of shrubs and ground covers. The layering of landscaping between the proposed building and the adjacent roadway would provide visual depth and distance between the roadway and proposed structure. Thus, the Project would visually enhance the character of the site and the surrounding area.
LU 30.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)	Consistent. The TVWD has provided a Will Serve Letter for the proposed Project and will provide water and sewer service to the Project site upon annexation into TVWD's service area. As discussed in the Utilities section, the TVWD would have sufficient water supplies, ample wastewater treatment plant capacity, and adequate planned infrastructure to serve the Project site upon annexation. Additionally, as further discussed in the Transportation section, the proposed Project would not result in adverse impacts on the County's level of service requirements and would be within the capacity of the existing circulation system.
Circulation Element	
C 2.1 The following minimum target levels of service have been designated for the review of development proposals in the unincorporated areas of Riverside County with respect to transportation impacts on roadways designated in the Riverside County Circulation Plan (Figure C-1) which are currently County maintained, or are intended to be accepted into the County maintained roadway system:	Consistent. According to the Riverside County Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled, a Traffic Analysis is not required for projects that generate less than 100 vehicle trips during the AM or PM peak hours. As discussed in the Transportation section, the proposed Project would generate 49 net new daily trips, 1 fewer AM peak hour trip, and 1 new PM peak hour trip, which is less than the

General Plan Policy	Project Consistency
LOS C shall apply to all development proposals in any area of the Riverside County not located within the boundaries of an Area Plan, as well those areas located within the following Area Plans: & Level of Service A qualitative measure describing the efficiency of traffic flow. Level of Service designations are used to describe the operating characteristics of the street system in terms of level of congestion or delay experienced by traffic. County of Riverside General Plan July 7, 2020 C-7 REMAP, Eastern Coachella Valley, Desert Center, Palo Verde Valley, and those non-Community Development areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans. LOS D shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans. LOS E may be allowed by the Board of Supervisors within designated areas where transit-oriented development and walkable communities are proposed. Notwithstanding the forgoing minimum LOS targets, the Board of Supervisors may, on occasion by virtue of their discretionary powers, approve a project that fails to meet these LOS targets in order to balance congestion management considerations in relation to benefits, environmental impacts and costs, provided an Environmental Impact Report, or equivalent, has been completed to fully evaluate the impacts of such approval. Any such approval must incorporate all feasible mitigation measures, make specific findings to support the decision, and adopt a statement of overriding considerations. (AI 3)	County's threshold (100 peak hour trips). Therefore, per the County's Transportation Analysis Guidelines, a traffic analysis would not be required for the Project.
C 2.2 Require that new development prepare a traffic impact analysis as warranted by the Riverside County Traffic Impact Analysis Preparation Guidelines or as approved by the Director of Transportation. Apply level of service	

General Plan Policy	Project Consistency
targets to new development per the Riverside County Traffic Impact Analysis Preparation Guidelines to evaluate traffic impacts and identify appropriate mitigation measures for new development. (AI 3)	
C 2.3 Traffic studies prepared for development entitlements (tracts, public use permits, conditional use permits, etc.) shall identify project related traffic impacts and determine the significance of such impacts in compliance with CEQA and the Riverside County Congestion Management Program Requirements. (AI 3)	
C 2.4 The direct project related traffic impacts of new development proposals shall be mitigated via conditions of approval requiring the construction of any improvements identified as necessary to meet level of service targets.	
C 2.5 The cumulative and indirect traffic impacts of development may be mitigated through the payment of various impact mitigation fees such as County of Riverside Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development.	
C 3.6 Require private developers to be primarily responsible for the improvement of streets and highways that serve as access to developing commercial, industrial, and residential areas. These may include road construction or widening, installation of turning lanes and traffic signals, and the improvement of any drainage facility or other auxiliary facility necessary for the safe and efficient movement of traffic or the protection of road facilities.	
C 3.7 Design interior collector street systems for commercial and industrial subdivisions to accommodate the movement of heavy trucks.	Consistent. The proposed Project's internal street system has been designed and would be constructed to accommodate the movement, including the turning radii, of heavy trucks.
C 3.9 Design off-street loading facilities for all new commercial and industrial developments so that they do not face surrounding roadways or residential neighborhoods. Truck backing and maneuvering to access loading areas shall not be permitted on the public road system, except when specifically permitted by the Transportation Department.	Consistent. As shown on Figure 3-1, <i>Conceptual Site Plan</i>, the proposed building would be oriented so that loading spaces are oriented away from nearby residential development.
C 3.11 Generally locate commercial and industrial land uses so that they take driveway access from	Consistent. The proposed Project would have two driveways off of Temescal Canyon Road, which is

General Plan Policy	Project Consistency
General Plan roadways with a classification of Secondary Highway or greater, consistent with design criteria limiting the number of such commercial access points and encouraging shared access. Exceptions to the requirement for access to a Secondary Highway or greater would be considered for isolated convenience commercial uses, such as standalone convenience stores or gas stations at an isolated off ramp in a remote area. Industrial park type developments may be provided individual parcel access via an internal network of Industrial Collector streets.	designated by the County General Plan Circulation Element as a Major Highway.
C 4.7 Make reasonable accommodation for safe pedestrian walkways that comply with the Americans with Disabilities Act (ADA) requirements within commercial, office, industrial, mixed use, residential, and recreational developments.	Consistent. The proposed Project would provide ADA compliant walkways within the site and would include improvements to the existing sidewalk along the Project's frontage on Temescal Canyon Road.
C 5.2 Encourage the use of drought-tolerant native plants and the use of recycled water for roadway landscaping.	Consistent. As shown on Figure 3-3a and 3-3b, <i>Landscape Plan</i> , the Project would install landscaping, including native plants, within the public right-of-way.
C 5.3 Require parking areas of all commercial and industrial land uses that abut residential areas to be buffered and shielded by adequate landscaping	Consistent. As shown on Figures 3-3a and 3-3b, <i>Landscape Plan</i> , the Project would include landscaping and trees in the setback space between roadway and building, which would shield parking areas from off-site views.
C 6.7 Require that the automobile and truck access of commercial and industrial land uses abutting residential parcels be located at the maximum practical distance from the nearest residential parcels to minimize noise impacts. (AI 105)	Consistent. As shown on Figure 3-1, <i>Conceptual Site Plan</i> , access to the proposed Project would be provided via two proposed driveways from Temescal Canyon Road on the eastern boundary of the site. Landscaping areas would shield the driveway from the adjacent residential building to the north. Furthermore, as analyzed in Section 27, <i>Noise Effects by the Project</i> , the proposed Project would not result in significant noise impacts to surrounding sensitive receptors.
Safety Element	
S 1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.	Consistent. The proposed Project would be consistent with the requirements set forth by the 2025 California Building Code, as verified through the plan check process.
S 2.2 Request geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landslides, or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory structures/buildings, as determined by County	Consistent. As discussed previously, a Preliminary Geotechnical Evaluation was conducted for the proposed Project and is included as Appendix C. As demonstrated by the investigation, the proposed Project would not result in significant impacts related to geologic hazards.

General Plan Policy	Project Consistency
officials. Any studies or surveys should be prepared/completed by a state-licensed professional. (AI 81)	
S 2.3 Require that a state-licensed professional investigate the potential for liquefaction in areas designated as underlain by “Susceptible Sediments” and “Shallow Groundwater” for all proposed critical facilities, except for accessory buildings. Any studies must be prepared/completed by a state-licensed professional.	Consistent. A Preliminary Geotechnical Evaluation was conducted for the proposed Project and is included as Appendix C. As discussed in the Preliminary Geotechnical Evaluation, because of the lack of a shallow groundwater table and the anticipated as-graded conditions consisting of compacted fill overlying dense alluvial soils, there is very low potential for liquefaction during an earthquake. Therefore, the proposed Project would not result in significant impacts related to liquefaction.
S 2.4 Request that engineered slopes be designed to resist seismically-induced failure as appropriate. For lower-risk projects, this may include requiring slope design to be based on pseudo-static stability analyses using soil engineering parameters that are established on a site-specific basis. For higher-risk projects, appropriate standards may include requiring the stability analyses to factor in the intensity of expected ground-shaking, using a Newmark-type deformation analysis or other analyses as appropriate.	Consistent. The Project would not create any slopes. Based on the recommendations contained in the Preliminary Geotechnical Evaluation, the Project would include excavation to a depth of approximately three feet below existing grade and to a depth of approximately two feet below the building pad subgrade elevation, whichever is greater.
S 2.5 Request that cut-and-fill transition lots appropriately mitigate the potential of seismically-induced differential settlement, including through using over-excavation or other techniques as required by geotechnical, soils, and grading requirements.	Consistent. The proposed Project would be constructed and graded in compliance with the requirements set forth in the 2025 California Building Code and the Project-specific recommendations included in the Geotechnical Investigation.
S 2.6 Request structures in liquefaction and slope instability hazard zones to mitigate the potential of seismically-induced differential settlement through appropriate techniques as determined by geotechnical studies, including a 100-percent maximum variation of fill depths as warranted.	Consistent. As discussed in the Preliminary Geotechnical Evaluation, the site is situated in an area considered to have a “very low” liquefaction susceptibility. Furthermore, the Project area is not identified as an area having a risk of landslides on the Temescal Canyon Area Plan Figure 15, <i>Slope Instability</i> . Therefore, impacts related to liquefaction and landslides would not occur from implementation of the proposed Project.
S 2.8 Request the following in landslide potential hazard management zones, or when deemed necessary for compliance with the California Environmental Quality Act (CEQA), prior to the issuance of development permits or approval of project designs: (AI 104) a) Preliminary geotechnical and geologic investigations, including certification regarding the stability of the site against	Consistent. The Project site is sloping moderately to the east. The Preliminary Geotechnical Evaluation described that research and field observations do not indicate the presence of landslides on the site or in the immediate vicinity. Furthermore, the Project area is not identified as an area having a risk of landslides on the Temescal Canyon Area Plan Figure 15, <i>Slope Instability</i> .

General Plan Policy	Project Consistency
adverse effects of earthquake and subsidence. b) Evaluations of site stability, including any possible impact on adjacent properties. c) Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications, shall be prepared by state-licensed professionals.	Therefore, impacts related to landslides would not occur from implementation of the proposed Project.
S 2.9 Require new development in areas prone to geologic hazards (e.g., landslides, steep topography, slope instability) to be adequately mitigated against these hazards, as feasible. Any development in hillside areas should prepare drainage plans to direct runoff and drainage away from potentially unstable slopes. New developments should incorporate hillside design techniques and features to mitigate and support slope stability. (AI 102)	
S 2.10 Identify and request mitigation of on-site slope instability, debris flow, and erosion hazards on lots undergoing substantial improvements, particularly during the entitlement or permitting process.	Consistent. As described above, the Project area is not identified as an area having a risk of landslides. As described in Section 18, <i>Soils</i>, existing RWQCB and County regulations require the Project to implement a project-specific SWPPP during construction activities, included as PPP HYD-2, that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the Project is required to implement a WQMP that would provide operational BMPs to ensure that operation of the self-storage building would not result in erosion or siltation.
S 2.15 Request geotechnical studies within documented subsidence zones, as well as zones that may be susceptible to subsidence, prior to the issuance of development permits. Within the documented subsidence zones of the Coachella, San Jacinto, and Elsinore Valleys, the studies should address the potential for reactivation of these zones, consider the potential impact on the project, and provide adequate and acceptable mitigation measures.	Consistent. The Project site is located within a susceptible subsidence hazard zone as shown in the County of Riverside GIS database. However, subsidence at the site is expected to be on the order of 0.1 feet and risk of subsidence would be lowered through adherence to CBC grading and earthwork operation recommendations. Also, groundwater extraction is managed by groundwater management plans, which limits the allowable withdrawal of water and potential of subsidence.
S 2.18 Request studies that assess the potential of this hazard on proposed development within “High” and “Very High” wind erosion hazard zones and request appropriate mitigation to wind erosion	Consistent. As discussed in Section 19, <i>Wind Erosion</i>, the Project site is not located within a high wind erosion susceptibility area. The General Plan, Safety Element Policy for Wind Erosion requires

General Plan Policy	Project Consistency
hazards prior to the issuance of development permits.	buildings and structures to be designed to resist wind loads that are covered by the CBC. The proposed Project would be developed in compliance with CBC regulations (included as PPP GEO-1), which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the Project would not result in impacts related to wind erosion.
S 2.19 Request a disclosure about wind erosion susceptibility on property title for those properties located within “High” and “Very High” wind erosion hazard zones, in connection with entitlement requests. (AI 92)	
S 2.20 Request buildings to be designed to resist wind loads as appropriate for their form and location.	
S 3.1 All residential, commercial, and industrial structures should be flood-proofed, to the maximum extent possible and as required by law, from the mapped 100-year storm flow, or to an appropriate level determined by site-specific hydrological studies for areas not mapped by the Federal Emergency Management Agency. This may require that the finished floor elevation be constructed at such a height as to meet this requirement. Nonresidential (commercial or industrial) structures may be allowed with a “flood-proofed” finished floor below the Base Flood Elevation (i.e., 100-year flood surface) to the extent permitted by state, federal, and local regulations. New critical facilities should be constructed above-grade to the satisfaction of the Building Official, based on federal, state, or other reliable hydrologic studies. Residential, commercial, and industrial structures shall meet these standards as a condition of approval. (AI 25, 59, 60, 88)	Consistent. The proposed Project would install a Modular Wetland System and a bioretention basin on-site that would retain and convey storm flows to the off-site drainage system. The Modular Wetland System and the bioretention basin have been sized to accommodate the anticipated flows, and would control drainage, such that it would not exceed the capacity of the stormwater drainage system. The Preliminary Drainage Study (Appendix F) details that the proposed storm drain facilities have been sized adequately for a 100-year storm event.
S 3.6 All projects in unincorporated Riverside County should address and mitigate where applicable, adverse impacts to the carrying capacity of local and regional storm drain systems.	
S 3.9 Ensure that new development projects and retrofits to existing large-scale projects incorporate design strategies and features to reduce the area of impervious surfaces. (AI 4, 25, 100, 101, 156)	
S 3.14 Development using, storing, or otherwise involved with substantial quantities of on-site hazardous materials should not be permitted within a 100-year floodplain or dam inundation zone, unless all standards for evaluation, anchoring, and flood-proofing have been satisfied. Hazardous materials should be stored in watertight containers, not capable of floating, to the extent required by state and federal laws and regulations. Facilities storing substantial quantities of hazardous materials within inundation zones should be	Consistent. Currently, the site is approximately 72 percent impervious. Development of the proposed Project would result in 67,483 SF of impervious area (62 percent of the site), resulting in an overall reduction in the impervious area on the site. Consistent. According to the FEMA FIRM map (06065C1370G), the Project site is located within an area of minimal flood hazard (Appendix F). According to Riverside County General Plan Figure 5, <i>Dam Hazard Inundation</i> , the Project site is not located within a dam inundation zone. Therefore, the Project would not use, store, or otherwise involve substantial quantities of hazardous materials within a 100-year floodplain or dam inundation zone.

General Plan Policy	Project Consistency
adequately flood-proofed and hazardous materials containers shall be anchored and secured to prevent flotation and contamination. (AI 25)	
S 4.1 All development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire Department and Building and Safety Department for consistency with the following requirements before the issuance of any building permits: (AI 25, 81.1, 81.2, 104.1) a) All proposed development and construction shall meet minimum state, county, and local standards and other legal requirements for fire safety, as defined in the Riverside County Building or Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency, based on building type, design, occupancy, and use. b) In addition to the standards and guidelines of the California Building Code, California Fire Code, Riverside County Ordinances, Title 14 of the California Code of Regulations, and other appropriate fire safety provisions, developments shall incorporate additional standards for high-risk, high-occupancy, and dependent facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors. c) Proposed development and construction in Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County ordinances, where required. There shall be multiple points of ingress and egress that allow for emergency response vehicle access. Points of access shall also include visible street addresses and signs and sufficient water supplies, infrastructure for structural fire suppression, and other applicable local and state requirements. d) Proposed development and construction in Fire Hazard Severity Zones	Consistent. The County of Riverside GIS database and Riverside County General Plan Safety Element Figure 6 show that the Project site is within a Very High Fire Hazard Severity Zone (FHSZ). However, the Project site is located in a State Responsibility Area (SRA). Within the SRA, California Department of Forestry and Fire Protection (CAL FIRE) is responsible for fire prevention and suppression. According to CAL FIRE's FHSZ mapping, the Project site is within the Moderate FHSZ in a SRA. The Project would be required to meet the specific standards and regulations outlined by the California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, included as PPP WF-1, which would be verified during the County's permitting process. Access to the proposed Project would be provided via two proposed driveways from Temescal Canyon Road and would provide both ingress and egress for automobiles. Fire department access would be via a 26-foot-wide fire lane. Therefore, the Project would not result in significant wildfire impacts.

General Plan Policy	Project Consistency
shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief. e) Proposed development and construction in Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, constructed, and maintained to provide adequate defensibility from wildfires. f) Prior to the approval of all parcel maps and tentative maps, the County shall require, as a condition of approval and as feasible and appropriate, the developer meet or exceed the State Responsibility Area Fire Safe Regulations and the Fire Hazard Reduction Around Buildings and Structures Regulations, particularly those regarding road standards for ingress, egress, and fire equipment access (see Gov. Code, Section 66474.02.) g) Proposed development and construction of more than four residential units or more than 10,000 square feet of nonresidential space located in Very High Fire Hazard Severity Zones, or other appropriate zones as determined by the Riverside County Fire Department, shall submit and implement a fire protection plan as feasible and appropriate. This plan shall include provisions for roadways and access, firefighting infrastructure, signage, vegetation management, construction materials, and evacuations.	
S 4.2 Require continued long-term operation and maintenance of fuel breaks, brush management, controlled burning, revegetation, and fire roads by Riverside County and private landowners. (AI 25) S 4.3 Monitor fire-prevention measures (e.g., fuel reduction) through a site-specific fire-prevention plan to reduce long-term fire risks in Very High Fire Hazard Severity Zones. (AI 25, 88)	Consistent. According to the County of Riverside GIS database and the Riverside County General Plan, the Project site is within a Very High FHSZ. However, the Project site is located within a SRA. According to CAL FIRE's FHSZ mapping, the Project site is within the Moderate FHSZ in a SRA. The Project would be required to meet the specific standards and regulations outlined by the California Fire Code Chapter 47 and Riverside County Ordinance No. 787, included as PPP WF-1, which would be verified during the County's permitting process.
S 4.4 Discourage development and activities in areas with limited water and access roads, unless adequate measures are implemented. (AI 60)	Consistent. The proposed Project is located in an area with water infrastructure and roadways.

General Plan Policy	Project Consistency
S 4.5 Require proposed development in High or Very High Fire Hazard Severity Zones be located where fire and emergency services are available or will be constructed as part of the proposed development activities, to the extent such locations are available. These services should meet the minimum response times as established by the Riverside County Fire Department. (AI 60, 61)	Consistent. The County of Riverside GIS database and the Riverside County General Plan Safety Element Figure 6 show that the Project site is within a Very High FHSZ. However, the Project site is located in a SRA. According to CAL FIRE's FHSZ mapping, the Project site is within the Moderate FHSZ in a SRA. As discussed in Section 30, <i>Fire Services</i>, fire protection services in unincorporated Riverside County are provided by the Riverside County Fire Department in contract with CAL FIRE. The Project site and Project vicinity are currently served by Riverside County Fire Department Station 64, located at 25310 Campbell Ranch Road, 5.18 miles from the Project site.
S 4.6 Request that conceptual landscaping plans for development in Fire Hazard Severity Zones be reviewed by TLMA and Fire Department prior to the issuance of development permits. The conceptual landscaping plan of the proposed development should, at a minimum, include: (AI 25) a) Plant palette suitable for high fire hazard areas to reduce the risk of fire hazards. b) Retention of existing natural vegetation to the maximum extent feasible. c) Removal of on-site combustible plants.	Consistent. The Fire Department would review the development plans as part of the permitting procedures to ensure the conceptual landscaping plans comply with the requirements of applicable ordinances, including but not limited to Ordinance 859.3, Ordinance 348, and Ordinance 461.
S 4.7 Site design for development in Fire Hazard Severity Zones should be required to account for topographical conditions and reduce the increased risk for sites located near ridgelines, plateau escarpments, saddles, hillsides, peaks, or other areas where the terrain or topography affect its susceptibility to wildfires by: (AI 60, 81.2, 91) a) Providing fuel modification zones with removal of combustible vegetation while minimizing visual impacts and limiting soil erosion. b) Replacing combustible vegetation with fire resistant vegetation to stabilize slopes. c) Submitting topographic map with site-specific slope analysis. d) Submitting erosion and sedimentation control plans. e) Providing a setback from the edge of the fuel modification zones as deemed appropriate by the Fire Department. f) Minimizing disturbance of 25 percent or greater natural slopes. g) Or enacting other efforts as appropriate to provide comparable protection.	Consistent. According to the County of Riverside GIS database and the Riverside County General Plan, the Project site is within a Very High FHSZ. However, the Project site is located within a SRA. According to CAL FIRE's FHSZ mapping, the Project site is within a Moderate FHSZ in a SRA. The Project site slopes moderately down to the east. The site does not contain steep slopes and is not adjacent to any steep slopes. There is no indication of landslides, slumps, rock fall hazard, debris flow or slope instability surrounding the Project site. In addition, the Project would be required to meet the specific standards and regulations outlined by California Fire Code Chapter 47 and Riverside County Ordinance No. 787, included as PPP WF-1, which would be verified during the County's permitting process.

General Plan Policy	Project Consistency
S 4.10 Establish neighborhood and building design standards that minimize fire hazards in high fire hazard severity zones, as feasible.	Consistent. The Project would be required to meet the specific standards and regulations outlined by the California Fire Code Chapter 47 and Riverside County Ordinance No. 787, included as PPP WF-1, which would be verified during the County's permitting process.
S 5.2 Review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the CHWMP. Such projects shall provide a buffer zone, to be determined by the County, between the installation and property boundaries sufficient to protect public safety.	Consistent. Construction activities for the proposed Project would involve routine transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and calking. These types of hazardous materials routinely used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing State and federal laws that the project is required to strictly adhere to. Additionally, the Project would implement construction BMPs (through implementation of a required SWPPP implemented by County conditions of approval, and included as PPP HYD-1) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. Operation of the proposed self-storage facility includes use of limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. These types of hazardous materials are not acutely hazardous and regulated by existing laws that have been implemented to reduce risks related to the use of these substances. Therefore, impacts related to hazardous materials would not be significant.
S 5.3 Require that applications for discretionary development projects that will generate hazardous wastes or use hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.	
S 5.5 Regulate the storage of hazardous materials and wastes and require secondary containment and periodic examination for all such materials as necessary.	
S 5.6 Require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material, including providing updated information to emergency responders on the type and quantity of hazardous materials kept on-site.	
S 5.8 Ensure that the use and disposal of hazardous materials in the County complies with local, state, and federal safety standards.	
S 7.9 Encourage new developments and existing property owners to incorporate sustainable, energy efficient, and environmentally regenerative features into their facilities, landscapes, and structures to reduce energy demands and improve on-site resilience. Support financing efforts to increase community access to these features. (AI 88, 153)	
	Consistent. The California Title 24 Building Energy Efficiency Standards are designed to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality. These measures (Title 24, Part 6) are listed in the California Code of Regulations. The proposed building would be required to install solar PV panels in compliance with current Title 24 requirements. As required by County Ordinance No. 457, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project would be in compliance with 2025 Title 24 requirements. Therefore, the Project would incorporate energy efficiency measures as required by 2025 Title 24 requirements.

Noise Element

General Plan Policy	Project Consistency
N 1.1 Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used. (AI 107)	Consistent. As discussed further in Section 27, <i>Noise Effects by the Project</i>, a Noise and Vibration Impact Analysis, included as Appendix G, was prepared for the proposed Project. The Noise Impact Analysis analyzed noise levels associated with construction and operation of the proposed Project in relation to the County's applicable noise regulations.
N 1.4 Determine if existing land uses will present noise compatibility issues with proposed projects by undertaking site surveys. (AI 106, 109)	
N 1.5 Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County. (AI 105, 106, 108)	As shown in Table N-4, composite noise levels during construction at the nearest off-site industrial uses to the east would reach 75 dBA Leq while construction noise levels would approach 69 dBA Leq at the nearest residential uses to the north during daytime hours. At the off-site land uses, construction-related noise impacts would remain below the 80 dBA Leq and 90 dBA Leq 1-hour construction noise level criteria for daytime construction noise level criteria as established by the FTA for residential and industrial land uses. Therefore, the Project's construction noise would not exceed the County's noise standard.
N 1.6 Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or noise-sensitive uses. (AI 107)	
N 1.8 Limit the maximum permitted noise levels that cross property lines and impact adjacent land uses.	As shown in Tables N-5 and N-6, operational noise levels would be below the daytime and nighttime hourly noise level standards of 65 dBA Leq and 55 dBA Leq, respectively, for commercial uses and below the daytime and nighttime hourly noise level standards of 55 dBA Leq and 45 dBA Leq, respectively, for residential uses. Additionally, ambient noise levels would not increase by 5 dBA or more. Therefore, noise generated from operations of the proposed project would be less than significant. Therefore, the Project's operational noise would not exceed the County's noise standard.
N 3.5 Require that a noise analysis be conducted by an acoustical specialist for all proposed projects that are noise producers. Include recommendations for design mitigation if the project is to be located either within proximity of a noise-sensitive land use, or land designated for noise sensitive land uses. (AI 109)	
N 4.8 Require that the parking structures, terminals, and loading docks of commercial or industrial land uses be designed to minimize the potential noise impacts of vehicles on the site as well as on adjacent land uses. (AI 106, 107)	Furthermore, loading spaces and parking spaces would be oriented away from nearby residences in order to limit potential noise impacts.
N 6.3 Require commercial or industrial truck delivery hours be limited when adjacent to noise-sensitive land uses unless there is no feasible alternative or there are overriding transportation benefits. (AI 105, 107)	
N 9.3 Require development that generates increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses to provide for appropriate mitigation measures. (AI 106)	
N 9.4 Require that the loading and shipping facilities of commercial and industrial land uses, which abut residential parcels be located and designed to minimize the potential noise impacts upon residential parcels. (AI 105)	
N 13.1 Minimize the impacts of construction noise on adjacent uses within acceptable practices. (AI 105, 108)	

General Plan Policy	Project Consistency
N 13.2 Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas. (AI 105, 108)	
N 13.4 Require that all construction equipment utilizes noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. (AI 105, 108)	
N 14.5 Consider the issue of adjacent residential land uses when designing and configuring all new, nonresidential development. Design and configure on-site ingress and egress points that divert traffic away from nearby noise-sensitive land uses to the greatest degree practicable. (AI 106, 107)	
Air Quality Element	
AQ 4.1 Require the use of all feasible building materials/methods which reduce emissions.	Consistent. The proposed Project would utilize standard building materials for construction. As shown in Section 6, <i>Air Quality</i>, the Project's construction air quality emissions would be less than applicable SCAQMD thresholds. Furthermore, the Project would comply with SCAQMD Rules 402, 403, and 1113, included as PPP AQ-1 through PPP AQ-3.
AQ 4.2 Require the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, and boiler units.	Consistent. The proposed Project would comply with current CALGreen requirements for building energy efficiency.
AQ 4.5 Require stationary pollution sources to minimize the release of toxic pollutants through: Design features; Operating procedures; Preventive maintenance; Operator training; and Emergency response planning	Consistent. As shown in Section 6, <i>Air Quality</i>, the Project's emissions of criteria pollutants during construction would be less than applicable SCAQMD thresholds. Additionally, with implementation of Mitigation Measure AQ-1, which requires the use of Tier 4 off-road construction equipment, the mitigated cancer risks would be below SCAQMD significance thresholds. Furthermore, the Project would comply with SCAQMD Rule 1113, included as PPP AQ-3.
AQ 4.6 Require stationary air pollution sources to comply with applicable air district rules and control measures.	Consistent. The Project would adhere to applicable SCAQMD rules and control measures.
AQ 4.7 To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SCAB, the Environmental Protection Agency and the California Air Resources Board	Consistent. As shown in Section 6, <i>Air Quality</i>, the Project's construction and operational air quality emissions would be less than applicable SCAQMD thresholds and impacts would be less than significant. Additionally, with implementation of Mitigation Measure AQ-1, which requires the use of Tier 4 off-road construction equipment, the mitigated cancer risks would be below SCAQMD

General Plan Policy	Project Consistency
	significance thresholds. Furthermore, the Project would comply with SCAQMD Rules 402, 403, and 1113, included as PPP AQ-1 through PPP AQ-3.
Healthy Communities Element	
HC 9.4 Improve safety and the perception of safety by requiring adequate lighting, street visibility, and defensible space.	Consistent. The Project would include security lighting throughout the site and would include setbacks along all property lines. Additionally, the Project would install fencing, sliding gates, and swing gates on the site.
HC 14.2 When feasible, avoid locating new sources of air pollution near homes and other sensitive receptors.	Consistent. As shown in Section 6, <i>Air Quality</i> , the Project's construction and operational air quality emissions would be less than applicable SCAQMD thresholds and impacts would be less than significant. Additionally, with implementation of Mitigation Measure AQ-1, which requires the use of Tier 4 off-road construction equipment, the mitigated cancer risks would be below SCAQMD significance thresholds. Furthermore, the Project would comply with SCAQMD Rules 402, 403, and 1113, included as PPP AQ-1 through PPP AQ-3.
HC 14.3 When feasible incorporate design features into projects, including flood control and water quality basins, to minimize the harborage of vectors such as mosquitoes.	Consistent. As discussed in Section 23, <i>Water Quality Impacts</i> , the proposed Project would include landscaping to infiltrate stormwater and a Modular Wetland System and a bioretention basin to treat stormwater on-site. As such, the Project would minimize areas that would contribute to the harborage of vectors such as mosquitos.
HC 16.5 Evaluate the compatibility of unhealthy and polluting land uses being located near sensitive receptors including possible impacts on ingress, egress, and access routes. Similarly, encourage sensitive receptors, such as housing, schools, hospitals, clinics, and childcare facilities to be located away from uses that pose potential hazards to human health and safety	Consistent. As shown in Section 6, <i>Air Quality</i> , the Project's construction and operational air quality emissions would be less than applicable SCAQMD thresholds and impacts would be less than significant. Additionally, with implementation of Mitigation Measure AQ-1, which requires the use of Tier 4 off-road construction equipment, the mitigated cancer risks would be below SCAQMD significance thresholds. Furthermore, the Project would comply with SCAQMD Rules 402, 403, and 1113, included as PPP AQ-1 through PPP AQ-3.
HC 16.12 Plan and implement complete streets which include sidewalks, greenbelts, and trails to facilitate use by pedestrians and bicyclists where such facilities are well separated from parallel or cross through traffic to ensure pedestrian and cyclist safety and rehabilitate/expand existing to achieve same or similar design features.	Consistent. The Project would not interfere with the operations of the existing Class II bikeway along Temescal Canyon Road. Additionally, the Project would include improvements to the existing sidewalk along the Project's frontage on Temescal Canyon Road in order to improve pedestrian connectivity in the vicinity.
HC 16.16 Apply pollution control measures such as landscaping, vegetation, and green zones (in cooperation with the SCAQMD) and other	Consistent. The Project would include landscaping throughout the Project site and within the public right-of-way along Temescal Canyon Road.

General Plan Policy	Project Consistency
materials, which trap particulate matter or control air pollution.	

The Project site has a General Plan Land Use designation of Commercial Retail (CR) and a zoning designation of Scenic Highway Commercial (C-P-S). As previously discussed, the Project would require both a zone change to General Commercial (C-1/C-P) and a General Plan Amendment to Community Development: Commercial Office (CD:CO). The intent of the General Commercial (C-1/C-P) zone is to allow for the development of small-scale businesses and neighborhood commercial activities. The proposed Project would be permitted in the General Commercial (C-1/C-P) zone with a conditional use permit. As shown in Table AES-1, the proposed Project is consistent with the development standards of the General Commercial (C-1/C-P) zone. The County of Riverside General Plan Land Use Element states that the CD:CO land use designation is intended for a variety of office related uses including financial, legal, insurance and other office services at an allowable FAR of 0.35-1.0. The Project is consistent with the proposed land use designation as it would provide one self-storage building at a FAR of 1.0.

Therefore, the proposed Project would be consistent with the proposed General Plan land use and the proposed C-1/C-P zoning classification with approval of the requested General Plan amendment and zone change, and a conflict with a land use plan or policy adopted for the purpose of avoiding or mitigating an environmental effect would not occur from implementation of the Project. Impacts would be less than significant.

b) Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

No Impact. The Project site is currently developed with two buildings used for recreational vehicle sales and automotive repairs. The site is surrounded by a bar and an apartment building to the north, existing industrial businesses to the east, homes to the northeast, and a vehicle storage yard to the south. As described previously, the Project would require both a zone change to General Commercial (C-1/C-P) and a General Plan Amendment to Community Development: Commercial Office (CD:CO). As described in the previous response, the proposed Project would be consistent with the proposed zoning and land use designation. In addition, the Project does not involve development of roadways or other infrastructure that could divide a community. While low-income and minority communities are located within the Project vicinity, the Project would not change the physical arrangement of the established community. Therefore, the proposed Project would not disrupt or divide the physical arrangement of an established community, and no impact would occur.

Plans, Programs, or Policies (PPPs)/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project:				
25. Mineral Resources	☐	☐	☐	☒
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure OS-6, *Mineral Resource Zones*.

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

No Impact. The Riverside County General Plan Figure OS-6, *Mineral Resource Zones*, identifies the Project site and vicinity as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. No mining activities occur within the Project site or within the surrounding project vicinity. Thus, impacts related to the loss of availability of a known mineral resource that would be of value to the region, or the residents of the state, would not occur from implementation of the proposed Project.

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

No Impact. The Riverside County General Plan Figure OS-6, *Mineral Resource Zones*, identifies the Project site as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. Thus, impacts related to the loss of availability of a mineral resource recovery site delineated on a land use plan would not occur from implementation of the proposed Project.

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

No Impact. There are no existing surface mines in the vicinity of the Project site. Thus, impacts related to incompatible land uses in mine areas, and impacts related to exposure to hazards from quarries or mines would not occur from implementation of the proposed Project.

Plans, Programs, or Policies (PPPs)/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE Would the project result in:				
26. Airport Noise	☐	☐	☒	☐
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Source(s): City of Corona. (2020). *City of Corona 2020-2040 General Plan*. <https://www.coronaca.gov/home/showpublisheddocument/25479/638494039032370000>; Noise and Vibration Impact Analysis, prepared by LSA, 2024 (Appendix G)

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the Project expose people residing or working in the Project area to excessive noise levels?

Less than Significant Impact. The nearest airport to the Project site is the Corona Municipal Airport, a regional airport approximately 7.9 miles northwest of the Project site. According to Figure N-1, *Corona Municipal Airport Noise Contours*, of the City of Corona's General Plan (City of Corona, 2020), the Project site is located well outside the 65 dBA CNEL airport noise impact zone. As the Project is located outside of the airport's 65 dBA CNEL contour, the Project would not expose people residing or working in the project area to excessive noise levels. Therefore, noise impacts related to Corona Municipal Airport would be less than significant.

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

No Impact. The Project site is not located within the vicinity of a private airstrip and would not result in excessive noise related to an airstrip. Therefore, no impacts would occur.

Plans, Programs, or Policies (PPPs)/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Noise Effects by the Project	☐	☐	☒	☐
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☒	☐	☐

Source(s): Riverside County General Plan, Table N-1, *Land Use Compatibility for Community Noise Exposure*; Noise and Vibration Impact Analysis, prepared by LSA, 2024 (Appendix G).

County Noise and Vibration Standards

General Plan Noise Element Policy N 4.1: The exterior noise limit is not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m.

General Plan Noise Element Policy N 16.3: Prohibit exposure of residential dwellings to perceptible ground vibration. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches/second over a range of 1 to 100 Hz.

Ordinance No. 847 Regulating Noise Section 2i, Construction Noise: Noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

a) Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

Less than Significant Impact. The Noise and Vibration Impact Analysis prepared for the Project (Appendix G) describes that the background ambient noise levels in the Project area are dominated by transportation-related noise and neighborhood and retail noises in the vicinity of the Project site. The long-term (24-hour) noise level measurement completed for the Noise and Vibration Impact Analysis, as shown in Table N-1, shows that the existing hourly noise levels at surrounding uses are as low as 52.9 dBA Leq during nighttime hours and 55.6 dBA Leq during daytime hours.

Table N-1: Long-term Ambient Noise Levels

Location		Daytime Noise Levels ¹ (dBA Leq)	Evening Noise Levels ² (dBA Leq)	Nighttime Noise Levels ³ (dBA Leq)	Daily Noise Levels (dBA CNEL)
LT-1	On a chain link fence running north-south on the western side of the site, approximately 134 feet from the center divider of the 15 Freeway.	55.6-59.8	58.0-58.9	55.8-62.7	65.8
LT-2	On a telephone pole east of the site, approximately 639 feet from the center divider of the 15 Freeway.	58.7-64.2	55.9-57.5	52.9-57.5	65.0
LT-3	On a chain link fence running north-south on the western side of the site, approximately 134 feet from the center divider of the 15 Freeway.	66.6-70.4	67.4-68.7	64.0-71.7	75.1

Notes: Noise measurements were conducted from June 27 to June 28, 2024, starting at 2:00 p.m.

¹ Daytime Noise Levels = noise levels during the hours of 7:00 a.m. to 7:00 p.m.

² Evening Noise Levels = noise levels during the hours of 7:00 p.m. to 10:00 p.m.

³ Nighttime Noise Levels = noise levels during the hours from 10:00 p.m. to 7:00 a.m.

Source: LSA, 2024 (Appendix G)

Construction

As described above, Riverside County Ordinance No. 847 Section 2i exempts construction noise between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. The Project would comply with the County's construction hours regulations, as required by standard County Conditions of Approval. Construction noise was assessed using criteria from the Federal Transit Administration's (FTA) *Transit Noise and Vibration Impact Assessment Manual*. Table N-2 shows the FTA's Detailed Assessment Construction Noise Criteria based on the composite noise levels per construction phase.

Table N-2: Detailed Assessment Daytime Construction Noise Criteria

Land Use	Daytime 1-hour Leq (dBA)
Residential	80
Commercial	85
Industrial	90

Source: LSA, 2024 (Appendix G)

Two types of short-term noise impacts could occur during the construction of the proposed Project. First, construction crew commutes and the transport of construction equipment and materials to the site for the proposed Project would incrementally increase noise levels on access roads leading to the site. Although there would be a relatively high single-event noise-exposure potential causing intermittent noise nuisance (passing trucks at 50 feet would generate up to 84 dBA Lmax), the effect on longer-term ambient noise levels would be small when compared to existing daily traffic volumes on Temescal Canyon Road. During the demolition phase, approximately 370 trips would occur during an average day from worker and hauling activities. Because construction-related vehicle trips would not approach existing daily traffic volumes, traffic noise would not increase by 3 dBA CNEL. A noise level increase of less than 3 dBA would not be

perceptible to the human ear in an outdoor environment. Therefore, short-term, construction-related impacts associated with worker commutes and equipment transport to the Project site would be less than significant.

The second type of short-term noise impact is related to noise generated during construction, which includes demolition of the existing structures and other site improvements, site preparation, grading, building construction, paving, and architectural coating on the project site. Construction is completed in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. Table N-3 lists typical construction equipment noise levels recommended for noise impact assessments, based on a distance of 50 feet between the equipment and a noise receptor, taken from the Federal Highway Administration's FHWA Roadway Construction Noise Model.

Table N-3: Typical Construction Equipment Noise Levels

Equipment Description	Acoustical Use Factor¹ (percent)	Maximum Noise Level (Lmax) at 50 feet
Auger Drill Rig	20	84
Backhoes	40	80
Compactor (ground)	20	80
Compressor	40	80
Cranes	16	85
Dozers	40	85
Dump Trucks	40	84
Excavators	40	85
Flat Bed Trucks	40	84
Forklift	20	85
Front-end Loaders	40	80
Graders	40	85
Impact Pile Drivers	20	95
Jackhammers	20	85
Paver	50	77
Pickup Truck	40	55
Pneumatic Tools	50	85
Pumps	50	77
Rock Drills	20	85
Rollers	20	85
Scrapers	40	85
Tractors	40	84
Trencher	50	80
Welder	40	73

Notes: Noise levels are rounded to the nearest whole number

¹ Usage factor is the percentage of time during a construction noise operation that a piece of construction equipment is operating at full power.

² Maximum noise levels were developed based on Specification 721.560 from the Central Artery/Tunnel program to be consistent with the City of Boston's Noise Code for the "Big Dig" project.

Source: LSA, 2024 (Appendix G)

Each piece of construction equipment operates as an individual point source. A composite noise level was calculated when multiple sources of noise operate simultaneously. As described in the Noise and Vibration Impact Analysis (Appendix G), the Project construction composite noise levels at a distance of 50 feet would range from 74 dBA Leq to 88 dBA Leq, with the highest noise levels occurring during the demolition phase. Refer to Appendix G for detailed composite noise level calculations.

The Project site is surrounded by existing residential and commercial uses to the north, existing industrial uses to the east, and a warehouse to the west. For the purposes of the Noise and Vibration Impact Analysis, the nearest sensitive receptor is the existing residence approximately 15 feet away from the northern Project boundary line. As shown in Table N-4, composite noise levels during construction at the nearest off-site industrial uses to the east would reach 75 dBA L Leq while construction noise levels would approach 69 dBA Leq at the nearest residential uses to the north during daytime hours. At the off-site land uses, construction-related noise impacts would remain below the 80 dBA Leq and 90 dBA Leq 1-hour construction noise level criteria for daytime construction noise level criteria as established by the FTA for residential and industrial land uses. Therefore, construction noise impacts would be less than significant.

Table N-4: Construction Noise Impacts at Nearest Receptor

Receptor (Location)	Composite Noise Level (dBA Leq) at 50 feet ¹	Distance (feet)	Composite Noise Level (dBA Leq)	Threshold	Potential Construction Noise Impact?
Industrial Use (East)	88	220	75	90	No
Commercial Use (North)		420	69	85	No
Residential Use (North)		440	69	80	No
Warehouse (West)		440	69	90	No

Notes:

¹ The composite construction noise level represents the site preparation phase which is expected to result in the greatest noise level as compared to other phases.

Source: LSA, 2024 (Appendix G)

Operations

On-Site Operational Noise. The Noise and Vibration Impact Analysis prepared for the Project evaluated potential impacts to ambient noise levels at the off-site land uses resulting from proposed on-site stationary sources such as rooftop heating, ventilation, and air conditioning (HVAC) equipment and proposed truck loading and unloading activities.

HVAC Equipment

The Project would have various rooftop mechanical equipment including HVAC units on the proposed building. The Project is assumed to have two rooftop HVAC units that are assumed to operate 24 hours per day. The HVAC equipment would generate sound power levels (Lw) of up to 87 dBA Lw or 72 dBA Leq at 5 feet.

Truck Deliveries and Truck Loading and Unloading Activities

Noise levels generated by delivery trucks would be similar to noise readings from truck loading and unloading activities, which generate a noise level of 75 dBA Leq at 20 feet. Delivery trucks

would arrive on site and maneuver their trailers so that trailers would be parked within the loading docks. During this process, noise levels are associated with the truck engine noise, air brakes, and back-up alarms while the truck is backing into the loading area. These noise levels would occur for a shorter period of time (less than 5 minutes). It is assumed that two heavy trucks would arrive on site during off-peak hour and seven heavy trucks during peak hour.

Combined Operations Noise

Tables N-5 and N-6 below show the combined hourly noise levels generated by HVAC equipment and truck delivery activities at the closest off-site land uses. As shown in Tables N-5 and N-6, operational noise levels would be below the daytime and nighttime hourly noise level standards of 65 dBA Leq and 55 dBA Leq, respectively, for commercial uses and below the daytime and nighttime hourly noise level standards of 55 dBA Leq and 45 dBA Leq, respectively, for residential uses. Additionally, ambient noise levels would not increase by 5 dBA or more. As shown in Tables N-5 and N-6, the proposed Project would not generate noise levels from operations above the quietest ambient noise levels during daytime and nighttime hours. Furthermore, due to the relatively high ambient noise levels, the Project would not contribute to the overall ambient noise levels. Therefore, noise generated from operations of the proposed project would be less than significant.

Table N-5: Daytime Exterior Noise Level Impacts

Receptor	Direction	Existing Quietest Daytime Noise Level (dBA Leq)	Project Generated Noise Levels (dBA Leq)	Potential Operational Noise Impact?¹
Commercial	North	55.6	50.7	No
Residential	North	55.6	50.3	No

Notes: dBA Leq = average A-weighted hourly noise level

¹ A potential operational noise impact would occur if (1) the quietest daytime ambient hour is less than 65 dBA Leq at the nearest commercial uses or 55 dBA Leq at the nearest residential uses and project noise impacts are greater than 65 dBA Leq at the nearest commercial uses or 55 dBA Leq at the nearest residential uses, or (2) the quietest daytime ambient hour is greater than 65 dBA Leq at the nearest commercial uses or 55 dBA Leq at the nearest residential uses and project noise impacts are 3 dBA greater than the quietest daytime ambient hour.

Source: LSA, 2024 (Appendix G)

Table N-6: Nighttime Exterior Noise Level Impacts

Receptor	Direction	Existing Quietest Nighttime Noise Level (dBA Leq)	Project Generated Noise Levels (dBA Leq)	Potential Operational Noise Impact?¹
Commercial	North	55.8	45.8	No
Residential	North	55.8	45.4	No

Notes: dBA Leq = average A-weighted hourly noise level

¹ A potential operational noise impact would occur if (1) the quietest nighttime ambient hour is less than 55 dBA Leq at the nearest commercial uses or 45 dBA Leq at the nearest residential uses and Project noise impacts are greater than 55 dBA Leq at the nearest commercial uses or 45 dBA Leq at the nearest residential uses, or (2) the quietest nighttime ambient hour is greater than 55 dBA Leq at the nearest commercial uses or 45 dBA Leq at the nearest residential uses and Project noise impacts are 3 dBA greater than the quietest nighttime ambient hour.

Source: LSA, 2024 (Appendix G)

Off-Site Traffic Noise

The proposed Project would generate traffic-related noise during operations. As a result of the implementation of the proposed Project, off-site traffic volumes on surrounding roadways have the potential to increase. According to the VMT Screening Analysis, the proposed Project would result in a net increase of 49 daily trips. The existing average daily traffic (ADT) on Temescal Canyon Road, which is adjacent to the Project site, is 18,070. As shown in the Noise and Vibration Impact Analysis (Appendix G), an increase of approximately 0.01 dBA CNEL is expected along Temescal Canyon Road. A noise level increase of less than 1 dBA would not be perceptible to the human ear. Therefore, off-site traffic noise impacts would be less than significant.

b) Would the Project result in generation of excessive ground-borne vibration or ground-borne noise levels?

Less than Significant with Mitigation Incorporated.

Construction

Groundborne vibration impacts were assessed using the vibration standards included in the FTA Manual. The Noise and Vibration Impact Analysis prepared for the Project discusses the level of human annoyance using vibration levels in RMS (VdB) and assesses the potential for building damages using vibration levels in PPV (in/sec). Table N-7 provides the criteria for assessing the potential for interference or annoyance from vibration levels in a building. Table N-8 provides the potential vibration building damage criteria associated with construction activities.

Table N-7: Vibration Criteria for Detailed Analysis

Land Use	Max L_v (VdB)¹	Description of Use
Workshop	90	Vibration that is distinctly felt. Appropriate for workshops and similar areas not as sensitive to vibration.
Office	84	Vibration that can be felt. Appropriate for offices and similar areas not as sensitive to vibration.
Residential Day	78	Vibration that is barely felt. Adequate for computer equipment and low-power optical microscopes (up to 20×).
Residential Night and Operating Rooms	72	Vibration is not felt, but ground-borne noise may be audible inside quiet rooms. Suitable for medium-power microscopes (100×) and other equipment of low sensitivity.

Notes: L_v = velocity in decibels; VdB = vibration velocity in decibels

¹ As measured in 1/3-octave bands of frequency over a frequency range of 8 to 80 Hertz.

Source: LSA, 2024 (Appendix G)

Table N-8: Construction Vibration Damage Criteria

Building Category	PPV (in/sec)
Reinforced concrete, steel, or timber (no plaster)	0.50
Engineered concrete and masonry (no plaster)	0.30
Non-engineered timber and masonry buildings	0.20
Buildings extremely susceptible to vibration damage	0.12

Notes: PPV = peak particle velocity; in/sec = inches per second

Source: LSA, 2024 (Appendix G)

Construction activity can cause varying degrees of ground vibration, depending on the equipment and methods used, the distance to receptors, and soil type. Construction vibrations are intermittent, localized intrusions. The use of heavy construction equipment, particularly large bulldozers, and large loaded trucks hauling materials to or from the site generate construction-period vibration impacts.

Table N-9 shows the PPV and VdB values at 25 feet from the construction vibration source. As shown in Table N-9, bulldozers and other heavy-duty construction equipment anticipated to be used for this Project would generate up to approximately 0.089 PPV in/sec or 87 VdB of ground-borne vibration when measured at 25 feet.

Table N-9: Vibration Source Amplitudes for Construction Equipment

Equipment	Reference PPV/L _v at 25 feet	
	PPV (in/sec)	L _v (VdB) ¹
Pile Driver (Impact), Typical	0.644	104
Pile Driver (Sonic), Typical	0.170	93
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large Bulldozer ²	0.089	87
Caisson Drilling	0.089	87
Loaded Trucks ²	0.076	86
Jackhammer	0.035	79
Small Bulldozer	0.003	58

Notes:

μin/sec = microinches per second; in/sec = inches per second; L_v = velocity in decibels; PPV = peak particle velocity; RMS = root-mean-square; VdB = vibration velocity in decibels

¹ RMS vibration velocity in decibels (VdB) is 1 μin/sec.

² Equipment anticipated to be used on the site.

Source: LSA, 2024 (Appendix G)

As previously shown in Table N-7, the threshold at which vibration levels would result in annoyance would be 78 VdB for residential type uses and 90 VdB for workshop type uses. As shown in Table N-8, for a non-engineered timber and masonry building, the construction vibration damage criterion is 0.2 in/sec in PPV.

The Noise and Vibration Impact Analysis evaluated construction vibration impacts at the nearest receptors. As shown in Table N-7, the threshold at which vibration levels would result in

annoyance would be 78 VdB for residential type uses and 90 VdB for workshop type uses. Table N-10 shows the construction vibration annoyance impacts at the nearest receptors. As shown in Table N-10, vibration levels are expected to approach 50 VdB at the closest residential use to the north and 59 VdB at the closest industrial use to the east and would not exceed the annoyance thresholds.

Table N-10: Potential Construction Vibration Annoyance Impacts at Nearest Receptor

Receptor (Location)	Reference Vibration Level (VdB) at 25 feet ¹	Distance (feet) ²	Vibration Level (VdB)
Industrial Use (East)	87	220	59
Commercial Use (North)		420	50
Residential Use (North)		440	50
Warehouse (West)		440	50

Notes: VdB = vibration velocity decibels

¹ The reference vibration level is associated with a large bulldozer, which is expected to be representative of the heavy equipment used during construction.

² The distance is associated with the average condition, identified by the distance from the center of construction activities to surrounding uses.

Source: LSA, 2024 (Appendix G)

Table N-11 shows the construction vibration damage impacts at the nearest receptors. As shown in Table N-11, the closest structure to external construction activities is the commercial use to the north, within 10 feet of the northern Project construction boundary. The vibration levels generated by dump trucks and other large equipment would generate ground-borne vibration levels of 0.352 in/sec PPV or higher at the closest structures to the Project site. This vibration level would exceed the 0.2 in/sec PPV threshold considered safe for non-engineered timber and masonry buildings, which would result in a potentially significant impact. The distance from large construction equipment with a reference vibration level of 0.089 in/sec PPV at 25 feet for which the 0.2 in/sec threshold would no longer be exceeded is 15 feet. Vibration levels at all other buildings would be lower. Therefore, Mitigation Measure NOI-1, which requires implementation of vibration damage reduction measures, shall be implemented to reduce impacts related to construction vibration to a less-than-significant level.

Table N-11: Potential Construction Vibration Damage Impacts at Nearest Receptor

Receptor (Location)	Reference Vibration Level (PPV) at 25 feet ¹	Distance (feet) ²	Vibration Level (PPV)
Industrial Use (East)	0.089	120	0.008
Commercial Use (North)		10	0.352
Residential Use (North)		15	0.191
Warehouse (West)		360	0.002

Notes: PPV = peak particle velocity

¹ The reference vibration level is associated with a large bulldozer, which is expected to be representative of the heavy equipment used during construction.

² The distance is associated with the peak condition, identified by the distance from the perimeter of construction activities to surrounding structures.

Source: LSA, 2024 (Appendix G)

Operation

The proposed Project would not generate noticeable vibration levels related to on-site operations. Trucks traveling to and from the Project site as well as loading and unloading activities may generate vibration levels. However, the closest off-site uses are greater than 25 feet away and vibration levels generated from trucks would not be perceptible. In addition, vibration levels generated from Project-related traffic on the adjacent roadways are unusual for on-road vehicles because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. Based on a reference vibration level of 0.076 in/sec PPV, structures greater than 20 feet from the roadways that contain proposed Project trips would experience vibration levels below the most conservative standard of 0.12 in/sec PPV. Therefore, vibration impacts from Project-related traffic on the adjacent roadway would be less than significant.

Plans, Programs, or Policies (PPPs)/Conditions of Approval: None.

Mitigation:

Mitigation Measure NOI-1: Construction Vibration Damage. Due to the close proximity to surrounding structures, the County of Riverside Building and Safety Department shall verify prior to issuance of demolition or grading permits, that the approved plans require that the construction contractor shall implement the following reduction measures during project construction activities to ensure that damage does not occur at surrounding structures:

- Identify structures that are located within 15 feet of heavy construction activities and that have the potential to be affected by ground-borne vibration. This task shall be conducted by a qualified structural engineer as approved by the County's Building and Safety Department.
- Once the construction equipment list finalized, a comparison of the proposed equipment to be used and the assumed equipment vibration levels presented in Table 7-4 of the Federal Transit Administration Noise and Vibration Impact Assessment Manual – FTA Report No. 0123 shall be completed. If it is determined that the proposed equipment would generate lower vibration levels than assumed, further vibration reduction would not be necessary. However, if levels would potentially exceed the FTA Damage Criteria presented in Table 7-5 of the Federal Transit Administration Noise and Vibration Impact Assessment Manual – FTA Report No. 0123, the applicant shall develop a vibration monitoring and construction contingency plan for approval by the County Building and Safety Department to identify structures where monitoring would be conducted; set up a vibration monitoring schedule; define structure-specific vibration limits; and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies would be identified for when vibration levels approached the limits.
- If a vibration monitoring and construction contingency plan is deemed necessary, monitor vibration during initial construction activities would be required. Monitoring results may indicate the need for more or less intensive measurements.
- When vibration levels approach limits, suspend construction and implement contingencies as identified in the approved vibration monitoring and construction contingency plan to either lower vibration levels or secure the affected structures.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PALEONTOLOGICAL RESOURCES:				
28. Paleontological Resources	☐	☒	☐	☐
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?				

Source(s): Riverside County General Plan Figure OS-8, *Paleontological Sensitivity*; Paleontological Resources Assessment, prepared by BFS Environmental Services, August 2024 (Appendix H); Preliminary Geotechnical Evaluation, prepared by LGC Geotechnical, June 21, 2024 (Appendix C).

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

Less than Significant with Mitigation Incorporated. The Paleontological Resources Assessment describes that the Project site is underlain by very old alluvial fan deposits throughout site, which has a high paleontological sensitivity. Additionally, the Project site is mapped by the County of Riverside as being within a high potential zone for paleontological sensitivity. On May 22, 2024, a field survey was conducted to determine if any paleontological resources were visible. No paleontological resources, or evidence of the presence of paleontological resources, were observed during the survey.

A paleontological literature review and collections and locality records was completed as part of the Paleontological Resources Assessment using data from the Division of Geological Sciences at the San Bernardino County Museum and the Los Angeles County Museum of Natural History, and data from published and unpublished paleontological literature. The resulting locality records search did not identify any previously recorded fossil localities within the boundaries of the Project site. The closest known fossil localities that have been found in alluvial deposits similar to those that occur on the Project site are located 2 to 3 miles northwest of the Project site. Previous finds include a fossil horse tooth from similar deposits located approximately 3 miles southeast of the Project site.

The Project consists of demolition of existing on-site structures and construction of a self-storage facility and associated improvements. As discussed in the Preliminary Geotechnical Evaluation, removal of undocumented fill during construction is anticipated to reach depths of the order of 25 feet below existing grade in the northern portion of the site (Appendix C). Earthmoving activities, including grading, trenching, and excavation activities, would have the potential to disturb previously unknown paleontological resources if earthmoving activities occur at substantial, undisturbed depths. Therefore, Project-related grading and excavations that extend down into older alluvial deposits may encounter fossil vertebrates. As a result, Mitigation Measure PAL-1 is included to require preparation of a Paleontological Resources Impact Mitigation Plan (PRIMP) and that any mass grading and excavation activities in undisturbed sediments be monitored to

identify and recover any significant fossil remains. With implementation of Mitigation Measure PAL-1, impacts to paleontological resources would be less than significant.

Plans, Programs, or Policies (PPPs)/Conditions of Approval: None.

Mitigation:

Mitigation Measure PAL-1: Paleontological Monitoring. Prior to the issuance of grading permits, the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted for approval by the County Geologist prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
- b. PRIMP must be accompanied by the final grading plan for the subject project.
- c. Description of the proposed site and planned grading operations.
- d. Description of the level of monitoring required for all earth-moving activities in the project area.
- e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- g. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- j. Procedures and protocol for collecting and processing of samples and specimens.
- k. Fossil identification and curation procedures to be employed.
- l. Identification of the permanent repository to receive any recovered fossil material.
*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- m. All pertinent exhibits, maps, and references.
- n. Procedures for reporting of findings.
- o. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the qualified paleontologist responsible for the report's content. All reports shall also be signed

by all other parties responsible for the report's content (e.g. Professional Geologist), as necessary. A signed electronic copy of the report, project plans, and all required review applications shall be uploaded to the County's PLUS Online System.

Monitoring: Paleontological Monitoring shall be conducted by a qualified paleontologist in coordination with the County Geologist pursuant to Mitigation Measure PAL-1, above.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project:				
29. Housing	☐	☐	☐	☒
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☒	☐
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Source(s): Project Application Materials; GIS database; Riverside County General Plan Housing Element; California Employment Development Department. (2024). *Riverside County, California*. <https://www.labormarketinfo.edd.ca.gov/geography/riverside-county.html>.

a) Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. Under existing conditions, the Project site is comprised of two buildings used for recreational vehicle sales and automotive repairs. There are no residential structures on the site. Therefore, development of the proposed Project would not displace any housing or people and thus would not necessitate the construction of replacement housing elsewhere. Therefore, no impact would occur.

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

No Impact. The Project would develop a three-story, 103,195 SF self-storage building, parking, landscaping, sidewalks, and associated infrastructure. The proposed Project would require two employees during the daytime operational hours. It is anticipated that the employment base for both the construction and operational phases of the proposed Project would come from the existing population in the region, as the unemployment rate of Riverside County in December 2024 was 5.4 percent, City of Corona was 4.0 percent, City of Lake Elsinore was 5.4 percent, City of Norco was 4.2 percent, and El Cerrito community was 2.7 percent (California Employment Development Department, 2024). Due to these levels of unemployment, the anticipated jobs generated by the proposed Project could be filled by the local area as the surrounding area contains an ample supply of potential employees. It is anticipated that the proposed Project employees would already reside within commuting distance of the Project site. Therefore, it is not anticipated that the labor demand caused by the proposed Project would result in the addition of residents within Riverside County or surrounding jurisdictions or trigger the need for affordable housing. Therefore, the proposed Project would not create a demand for additional housing and no impact would occur.

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

Less than Significant Impact. The proposed Project includes development of a self-storage facility and does not propose new homes that would induce population growth in the area. As discussed above, operation of the proposed Project would require two employees. As the surrounding area contains an ample supply of potential employees, it is anticipated that the employment base for both the construction and operational phases of the proposed Project would come from the existing population in Riverside County. It is anticipated that the proposed Project would not result in the addition of residents within Riverside County and that the proposed Project employees would already reside within commuting distance to the Project site. Thus, there would be no direct impacts related to population growth in the area.

The proposed Project would not include the extension of roads or infrastructure. The Project would be served by the adjacent roadway system and utilities would be provided by the existing infrastructure located in adjacent roadways. Therefore, the proposed Project would not extend roads or other infrastructure that could indirectly induce population growth. Thus, there would be no direct and indirect impacts related to population growth.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
30. Fire Services	☐	☐	☒	☐

Source(s): Riverside County General Plan Safety Element; Riverside County Ordinance No. 659 (Establishing Development Impact Fees).

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services?**

Less than Significant Impact. Fire protection in unincorporated Riverside County is provided by the Riverside County Fire Department in contract with CAL FIRE. The nearest fire station to the Project site is Riverside County Fire Station 64, located at 25310 Campbell Ranch Road, 5.18 miles from the Project site.

Implementation of the proposed Project would be required to adhere to the California Fire Code, as included in the Riverside County Ordinance No. 787, *Fire Code*. Compliance with these requirements, included as PPP WF-1, would be reviewed by the County's Department of Building and Safety to ensure that the Project plans meet the fire protection requirements.

In addition, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes imposing development impact fees for fire facilities for every acre of new commercial use.

Development of the proposed self-storage building would result in an incremental increase in demand for fire protection and emergency medical services. However, the Project site and Project vicinity are currently served by the Riverside County Fire Department, with the closest fire station to the Project site being 5.18 miles away. Given the distance to the nearest fire station, the proposed Project could result in an increase in response times and result in Station 64, the station closest to the Project site, exceeding the existing standards for fire protection service. However, fire protection equipment and staffing can be augmented by the County as needed (with assistance from revenue provided by the proposed Project and the development impact fee required per Riverside County Ordinance No. 659) to expand, improve, and maintain fire protection and emergency services and facilities. Additionally, the Project would be required to adhere to the California Fire Code pursuant to Riverside County Ordinance No. 787, which would minimize demand upon fire stations, personnel, and equipment. As such, an increase in fire service demands from the Project would not require construction of a new or physically altered fire station that could cause environmental impacts.

Overall, with the Project's contribution to funding for fire protection services through development impact fees per Riverside County Ordinance No. 659 and its compliance with the California Fire Code per Riverside County Ordinance No. 787, impacts related to fire services would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659. Prior to the issuance of building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to providing services and/or the funding and installation of facilities (including fire facilities, library facilities, flood control infrastructure, transportation improvements, park facilities, trail facilities, etc.) and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects, and it establishes the authorized uses of the fees collected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan; Riverside County Ordinance No. 659 (Establishing Development Impact Fees).

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services?**

Less than Significant Impact. Riverside County Sheriff's Office provides law enforcement services to the unincorporated County via 10 Sheriff's Office stations spread across the region. The nearest Riverside County Sheriff's Office station to the Project site is located at Latitude Way in Corona, approximately 2.1 miles from the Project site. Development of the proposed self-storage building would result in an incremental increase in demand for sheriff services. Crime and safety issues during project construction may include theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. The operation of a self-storage facility may generate a typical range of sheriff service calls, such as burglaries, thefts, and employee disturbances. Pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment. Unincorporated Riverside County has set a minimum standard of 1.0 deputy per 1,000 residents. As discussed throughout this document, the Project would not result in an increase in residents. As such, the Project would not result in a demand for additional sheriff deputies.

The need for law enforcement services from the Project would not result in the need for new or physically altered sheriff facilities. Thus, impacts related to sheriff services would be less than significant.

In addition, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes imposing development impact fees for sheriff facilities per every acre of new commercial use. Overall, impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659: Listed previously in 30, *Fire Services*.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Schools	☐	☐	☒	☐

Source(s): GIS database

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for school services?**

Less than Significant Impact. The Project consists of a self-storage facility that would not directly generate students. As described previously, the proposed Project would not generate new population, as the employees needed to operate the Project are anticipated to come from within the Project region. Additionally, pursuant to Government Code Section 65995 et seq., the need for additional school facilities is addressed through compliance with school impact fee assessment. SB 50 (Chapter 407 of Statutes of 1998) sets forth a State school facilities construction program that includes restrictions on a local jurisdiction's ability to condition a project on mitigation of a project's impacts on school facilities in excess of fees set forth in the Government Code. These fees, included in PPP PS-2, are collected by school districts at the time of issuance of building permits for development projects. Pursuant to Government Code Section 65995 applicants shall pay developer fees to the appropriate school districts at the time building permits are issued; and payment of the adopted fees provides full and complete mitigation of school impacts. As a result, impacts related to school facilities would be less than significant with the Government Code required fee payments.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-2: School Fees. Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Corona Norco Unified School District related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Libraries	☐	☐	☒	☐

Source(s): Riverside County General Plan; Riverside County Ordinance No. 659 (Establishing Development Impact Fees).

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services?**

Less than Significant Impact. The Project includes development of a self-storage facility that would not generate new population to utilize libraries. As described previously, the employees needed to operate the proposed Project are anticipated to come from the Project region and commute to the Project site; and generation of substantial usage of library facilities is not anticipated to occur. Therefore, impacts would be less than significant.

Additionally, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes imposing development impact fees for library facilities per every acre of new commercial use.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659: Listed previously in Section 30, *Fire Services*.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Health Services	☐	☐	☒	☐

Source(s): Riverside County General Plan; Riverside County Ordinance No. 659 (Establishing Development Impact Fees).

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for health services?**

Less than Significant Impact. The Project would consist of a self-storage facility that would not directly generate new population requiring health services. As described previously, the employees needed to operate the proposed project are anticipated to come from the project region and commute to the Project site, and substantial in-migration of employees that could generate substantial need for health services is not anticipated to occur.

There could be an incremental increase in medical needs within the area during construction and operation. However, the Riverside Medical Clinic and Riverside Medical Clinic Urgent Care are located approximately 0.7 miles from the Project site. As the Project employees would likely already reside in the Project region, the Project would create no substantial increase in medical needs, impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION Would the project:				
35. Parks and Recreation	☐	☐	☒	☐
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

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

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

Less than Significant Impact. The Project consists of a self-storage facility that would not directly generate new population and thus would not require new parks or recreational facilities. As described previously, the employees needed to operate the proposed Project are anticipated to come from the labor force in the surrounding area. Thus, the proposed Project would not generate a need for construction or expansion of recreational facilities. Overall, impacts would be less than significant.

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

Less than Significant Impact. As described previously, the proposed Project consists of a self-storage facility that would not result in an influx of new residents. Additionally, the employees needed to operate the project are anticipated to come from the unemployed labor force in the region. The proposed Project would not generate an increase in residential use of the existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Impacts would be less than significant.

In addition, as described above, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new

development. This includes fees for parks and recreation facilities per every acre of new commercial use.

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

No Impact. The Project site is not located within a CSA or recreation park district with a Community Park and Recreation Plan. The closest CSA is the Temescal CSA 134, which is across I-15 from the Project site and does not include any parcels on the proposed Project site. The Quimby Act, Section 66477 of the California Government Code, allows the County to require parkland dedications to three acres per 1,000 residents. As previously discussed, the Project would not generate any new residents, and the Project would not include the development of any new recreational land. Thus, it would not affect any ratio of residents to recreational land required within the area. No associated Quimby fees would be applicable. No impacts related to recreation would occur from implementation of the proposed Project.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659: Listed previously in Section 30, *Fire Services*.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Recreational Trails	☐	☐	☒	☐
a. Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan; Riverside County Ordinance No. 659 (Establishing Development Impact Fees).

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

Less than Significant Impact. The Project consists of a self-storage facility. The Project does not include construction of any recreational trails. As described previously, the proposed Project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed self-storage facility are anticipated to come from the labor force in the region. Thus, the proposed Project would not generate a population increase that would use or require recreational trails, and impacts would be less than significant.

In addition, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for open space and recreational trail facilities per every acre of new commercial use.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659: Listed previously in 30, *Fire Services*.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION Would the project:				
37. Transportation	☐	☐	☒	☐
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
d. Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☐	☒
e. Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
f. Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒

Source(s): Riverside County General Plan; Trip Generation Screening Analysis, prepared by EPD Solutions, Inc. on May 22, 2024 (Appendix I); and Vehicle Miles Traveled (VMT) Screening Analysis, prepared by EPD Solutions, Inc., on June 3, 2024 (Appendix I).

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

Less than Significant Impact.

General Plan Policy C 2.1 As described in the Riverside County General Plan Policy C 2.1, LOS D shall apply to all intersections located within the Temescal Canyon Area Plan. As such, development proposals shall review potential operational deficiencies to intersections in the Temescal Canyon Area Plan. Thus, the LOS threshold at intersections is LOS D.

This is an existing requirement under the General Plan and related to General Plan consistency. Based on updates to the State CEQA Guidelines, as further described in Threshold b, LOS is no longer deemed a physical environmental impact under CEQA. As such, the discussion below is included for informational purposes only.

Construction

Construction activities associated with the Project would generate vehicular trips from construction workers traveling to and from the Project site, delivery of construction supplies and import of materials to, and export of debris from, the Project site. However, these construction activities would be temporary in nature and only occur during the anticipated 15-month construction period. The increase in trips during construction activities would be limited and is not

anticipated to exceed the number of operational trips described below. The short-term vehicle trips from construction of the Project would generate less-than-significant traffic related impacts.

Operation

The proposed Project involves the construction of a 103,195 SF self-storage facility, associated parking, landscaping, and utility improvements to serve the site. Operation of the proposed Project would introduce new vehicular traffic from workers and proposed operations. Vehicular traffic to and from the Project site would utilize the existing network of regional and local roadways that currently serve the Project site.

The Riverside County Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled (December 2020) states that a Traffic Analysis is not required for projects that generate less than 100 vehicle trips during the AM or PM peak hours. The trip generation analysis for the Project was prepared using trip rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021). The ITE land use utilized for the Project was "Mine Warehouse," while the ITE land uses utilized for the existing land uses were "Recreational Vehicle Sales" and "Automobile Parts and Service Center." Table T-1 presents the trip generation for both the existing land uses and the proposed Project. Table T-1 shows that the existing site generates a total of 101 daily trips, with 10 trips occurring during the AM peak hour and 14 trips occurring during PM peak hour. As shown in Table T-1, the proposed Project would generate a total of 150 daily trips, 9 trips occurring during the AM peak hour, and 15 trips occurring during the PM peak hour. Therefore, the proposed Project would generate 49 new daily trips, 1 fewer AM peak hour trip, and 1 new PM peak hour trips compared to the existing use, which is less than the County's threshold (100 peak hour trips). Therefore, as per the County's Transportation Analysis Guidelines, a traffic analysis would not be required for the Project (Appendix I).

Table T-1: Project Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<u>Trip Rates</u>									
Mini Warehouse ¹	TSF	1.45	0.05	0.04	0.09	0.07	0.08	0.15	
Automobile Parts and Service Center ²	TSF	16.60	1.38	0.53	1.91	0.80	1.26	2.06	
Recreational Vehicle Sales ³	TSF	5.00	0.39	0.07	0.46	0.24	0.53	0.77	
<u>Proposed Project's Trip Generation</u>	825	Units							
Mini Warehouse ¹	103.195	TSF	150	5	4	9	7	8	15
<u>Existing Uses Trip Generation</u>									
Recreational Vehicle Sales ³	11.501	TSF	58	4	1	5	3	6	9
Auto Repair Shop ²	2.615	TSF	43	4	1	5	2	3	5
Total New Trip Generation			150	5	4	9	7	8	15
Total Existing Trip Generation			101	8	2	10	5	9	14
Net New Trip Generation			49	-3	2	-1	2	-1	1

Source: EPD Solutions Inc., 2024

TSF = Thousand Square Feet, HSU = 100s Storage Units

1 Trip rate from ITE, Trip Generation, 11th Edition, 2021 – Mini Warehouse (based on square feet) – 151.

2 Trip rate from ITE, Trip Generation, 11th Edition, 2021 – Automobile Parts and Service Center – 943.

3 Trip rate from ITE, Trip Generation, 11th Edition, 2021 – Recreational Vehicle Sales – 842.

Alternative Transportation

Riverside Transit Agency's (RTA) Route 206 provides service between the Temecula and Corona Transit Center and has stops at Promenade Mall, Jefferson and Kalmia, Lake Elsinore Outlet Center Park and Ride, Tom's Farms, and Dos Lagos. Route 206 has a stop located 0.4 miles north of the Project site at the intersection of Temescal Canyon Road and Fashion Drive near the Shops at Dos Lagos. Additional transit stops along the corridor are envisioned by the County as the need for transit increases. Furthermore, a Class II bike lane exists along Temescal Canyon Road between Dos Lagos Drive and Dawson Canyon Road. The Project would not disrupt service of the RTA's Route 206 and would not interfere with the operations of the Class II bikeway along Temescal Canyon Road.

Additionally, the Project would include improvements to the existing sidewalk along the Project's frontage on Temescal Canyon Road. The proposed Project would improve the existing pedestrian access in the Project vicinity, and therefore, would also not conflict with pedestrian facilities. Therefore, the Project would not conflict with alternative transportation and Project impacts to transit, bicycle, and pedestrian facilities would be less than significant.

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

Less than Significant Impact. Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating Transportation impacts. SB 743 specified that the new criteria should promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks and a diversity of land uses. The bill also specified that delay-based level of service could no longer be considered an indicator of a significant impact on the environment. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019. Section 15064.3 - Determining the Significance of Transportation Impacts states that Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. Section 15064.3(c) states that the provisions of the section shall apply statewide beginning on July 1, 2020.

The County of Riverside Transportation Department's *Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled* were adopted in December 2020 and contain the following screening thresholds to assess whether further VMT analysis is required. If the project meets any of the following screening thresholds, then the VMT impact of the project is considered less than significant and further VMT analysis is not required.

1. Small Projects: This applies to projects with low trip generation (110 trips per day), or projects that have GHG emissions that are less than 3,000 metric tons of carbon dioxide equivalent (MTCO₂e) per year.
2. Projects Located Near High Quality Transit: Projects which are located within a Transit Priority Area (TPA) are presumed to have a less-than-significant impact on VMT and therefore would not need to prepare a full VMT analysis.
3. Affordable Housing Projects: Residential projects that have a high percentage of affordable housing.
4. Local Serving Retail: Retail that does not exceed 50,000 SF

5. Local Essential Services: Projects that include Day Care, Public School, and Police or Fire facilities.
6. Low VMT Area Screening: Areas of development that is under threshold as shown on a screening map.
7. Redevelopment Projects: Projects that replace existing land uses with an existing VMT that is higher than the proposed project.

The applicability of each screening criteria in comparison to the proposed Project is discussed below.

Screening Criteria 1 – Small Projects: According to the County's guidelines, small projects that generate less than 110 daily trips are presumed to cause a less than significant VMT impact. As shown in Table T-1, the Project would generate 49 new trips, which is less than the County's threshold (i.e., 110 trips). Therefore, the Project would meet Screening Criteria 1.

Screening Criteria 2 – Projects Located Near High Quality Transit: Projects that are located within one-half mile of an existing major transit stop where service interval frequency is 15 minutes or less during the morning and afternoon peak commute periods are presumed to have a less than significant impact on VMT. The Project is not located within one-half mile of an existing major transit stop; therefore, Screening Criteria 2 is not met.

Screening Criteria 3 – Affordable Housing Projects: The County's guidelines state that affordable housing projects are presumed to cause a less-than-significant impact. Since the Project is not an affordable housing project, Screening Criteria 3 would not apply.

Screening Criteria 4 – Local Serving Retail: The County's guidelines include a screening threshold for local-serving retail projects where no single store exceeds 50,000 SF. The net square footage of the Project as a result of replacing the existing land use with the proposed Project is 85,595 SF which is greater than the 50,000 SF threshold; therefore, Screening Criteria 4 is not met.

Screening Criteria 5 – Local Essential Service: This criterion would apply to land uses that are considered a local essential service such as local serving day cares, police or fire departments, government offices such as post offices and libraries, and local parks. Since the Project is considered local retail but not an essential service, Screening Criteria 5 would not apply.

Screening Criteria 6 – Low VMT Area Screening: The County's map-based screening threshold applies only to residential and office projects. Therefore, Screening Criteria 6 would not apply.

Screening Criteria 7 – Redevelopment Projects: The existing land use is being replaced with the proposed Project. Since the proposed Project would generate more daily trips than the existing land use, Screening Criteria 7 is not met.

Since the proposed Project would generate less than 110 daily trips, Screening Criteria 1 would be met and the Project's impact on VMT would be considered less than significant.

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

Less than Significant Impact. Vehicular access to the Project site would be provided via two proposed driveways from Temescal Canyon Road on the eastern boundary of the site. The

proposed driveways would be 31.5 feet and 28.5 feet wide and would provide both ingress and egress for automobiles. Vehicular traffic to and from the Project site would utilize the existing network of regional and local roadways that currently serve the Project site. The proposed Project would not introduce any new roadways or introduce a land use that would conflict with existing urban land uses in the surrounding area. The proposed Project includes internal driveways that would provide cars access to the building and parking. Fire department access to the Project site would be via a 26-foot-wide fire lane. The on-site circulation design prepared for the Project would provide fire truck accessibility and turning ability throughout the site. Design of the proposed Project, including the internal private roadway, ingress, egress, and other streetscape changes are subject to the County's development standards. Thus, impacts related to vehicular circulation design features would be less than significant.

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

No Impact. The proposed Project would not result in the altered need for road maintenance; however, as described above, the proposed Project would generate 49 new daily trips, which would contribute to the need for regular maintenance of roads. To provide for public facility maintenance needs, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and traffic signal improvements, which are levied per every acre of new commercial use. In addition, the property taxes and revenue generated from the proposed uses on the Project site would support regular road maintenance. Thus, the Project would provide funding for future roadway maintenance needs, and impacts would not occur.

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

Less than Significant Impact. As described in Response 37(a), construction activities associated with the Project would generate vehicular trips from construction workers traveling to and from the Project site, delivery of construction supplies and import materials to, and export of debris from the Project site. However, these activities would only occur for a period of 15 months. The increase in trips during construction activities would be limited and are not anticipated to exceed the number of operational trips, which as detailed previously, would not result in a significant impact related to traffic. Additionally, the sidewalk improvements along Temescal Canyon Road and connections to existing infrastructure systems that would be implemented during construction of the proposed Project could require the temporary closure of one side or portions of Temescal Canyon Road for a short period of time (i.e., hours or a few days). However, the construction activities would be required to ensure emergency access in accordance with Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9), which would be ensured through the County's permitting process. Therefore, the short-term vehicle trips and circulation impacts from construction of the Project would be less than significant.

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

No Impact.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction of the Project driveways along Temescal Canyon

Road, and construction of sewer and water line connections to existing lines in Temescal Canyon Road, the roadways would remain open to ensure adequate emergency access to the Project area and vicinity, and impacts related to inadequate emergency access during construction activities would not occur.

Operation

Operation of the proposed Project would also not result in inadequate emergency access or access to nearby uses. Direct access to the Project site would be provided from Temescal Canyon Road, which is along the eastern boundary of the Project site. The Project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with County Ordinances and the Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the International Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As part of internal emergency access, the Project includes a 26-foot-wide fire lane to ensure adequate emergency access. As a result, the proposed Project would not result in inadequate emergency access or access to nearby uses, and no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659. Listed previously in Section 30, *Fire Services*.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Bike Trails	☐	☐	☐	☒
a. Include the construction or expansion of a bike system or bike lanes?				

Source(s): Riverside County General Plan

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

No Impact. The proposed Project consists of a self-storage building and does not include the construction or expansion of a bike system or bike lanes. As described previously, the proposed Project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed self-storage facility are anticipated to come from the unemployed labor force in the region. Thus, the proposed Project would not generate a substantial population that would use or require a bike system or bike lanes, and impacts would be less than significant.

In addition, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659. Listed previously in Section 30, *Fire Services*.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
39. Tribal Cultural Resources	☐	☒	☐	☐
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	☐	☒	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	☐	☒	☐	☐

Source(s): County Archaeologist, AB 52 and SB 18 Tribal Consultation, Phase I Cultural Resources Assessment, prepared by BFS Environmental Services, August 2024 (Appendix B).

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

Less than Significant with Mitigation Incorporated. Assembly Bill (AB) 52 requires meaningful consultation between lead agencies and California Native American tribes regarding potential impacts on tribal cultural resources (TCRs). TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (PRC Section 21074). To identify if any TCRs are potentially located within the Project site, on September 13, 2024, Riverside County requested a Sacred Lands File (SLF) search and a consultation list from the Native American Heritage Commission (NAHC) of tribes whose historical extent includes the Project area. The NAHC responded on October 3, 2024, stating that that the SLF search yielded negative results for known tribal cultural resources or sacred lands within the Project site vicinity. The NAHC requested that 44 Native American tribes or individuals be contacted for further information regarding the Project area and vicinity. In compliance with AB 52, notices regarding this Project were mailed to all the requesting tribes on October 10, 2024. The Yuhaaviatam of San Manuel Nation responded in an email dated October 28, 2024, declining consultation. The Augustine Band of Cahuilla Indians responded in an email dated October 11, 2024, declining consultation. The Santa Rosa Band of Cahuilla Indians responded in an email dated October 15, 2024, deferring consultation to the Soboba Band of Luiseno Indians. The Ft. Yuma Quechan Tribe Historic Preservation Office responded in an email dated October 14, 2024,

deferring consultation to more local tribes. There was no response from the Agua Caliente Band of Cahuilla Indians, Cabazon Band of Cahuilla Indians, Cahuilla Band of Indians, Morongo Band of Mission Indians, Pala Band of Mission Indians, Pauma Band of Luiseno Indians, Twenty-nine Palms Band of Mission Indians, Ramona Band of Cahuilla or the Torres-Martinez Desert Cahuilla Indians. Consultations were requested by the Pechanga Band of Indians, the Soboba Band of Luiseno Indians, Rincon Band of Luiseno Indians, and Pala Band of Mission Indians.

Since the Project involves a General Plan Amendment, it is also subject to Senate Bill (SB) 18. SB 18 requires cities or counties to consult with California Native American tribes before amending their general plans for the purpose of preserving or mitigating impacts to Native American cultural and historic resources, sacred sites, features, and objects that are located within the city or county's jurisdiction. In compliance with SB 18, notices regarding the Project were sent on October 10, 2024, to 44 Native American Tribal representatives. The Yuhaaviatam of San Manuel Nation responded in an email dated October 28, 2024, declining consultation. The Augustine Band of Cahuilla Indians responded in an email dated October 11, 2024, declining consultation. The Santa Rosa Band of Cahuilla Indians responded in an email dated October 15, 2024, deferring consultation to the Soboba Band of Luiseno Indians. The Ft. Yuma Quechan Tribe Historic Preservation Office responded in an email dated October 14, 2024, deferring consultation to more local tribes. There was no response from the 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, Juaneno Band of Mission Indians Acjachemen Nation – Belardes, Juaneno Band of Mission Indians Acjachemen Nation 84A, 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, Ramona Band of Cahuilla or the Torres-Martinez Desert Cahuilla Indians. Consultations were requested by the Rincon Band of Luiseno Indians (Rincon Band), Pechanga Band of Indians (Pechanga Band), Soboba Band of Luiseno Indians (Soboba Band), and the Pala Band of Mission Indians (Pala Band).

The Pechanga Band responded in an email dated December 06, 2024, requesting both SB 18 and AB 52 consultation. Project documents were provided to the tribe on April 18, 2025, and April 21, 2025. On January 29, 2025, and May 19, 2025, meetings were held in which the Project was discussed. Pechanga Band provided specific information regarding TCRs in the area. Although no physical resources are located within the Project site and no specific impacts to any TCRs were identified by the tribe, Pechanga Band asked for specific mitigation measures to ensure that if resources are identified during ground disturbing activities, that they will be handled in a professional and culturally appropriate manner. Consultation was concluded by Pechanga Band on May 23, 2025.

The Soboba Band responded in an emailed letter dated December 19, 2024, requesting both SB18 and AB52 consultation. Project documents were provided to the tribe on April 18, 2025, April 21, 2025, and May 29, 2025. A meeting was held on July 24, 2025, in which this project was discussed. During the meeting, Soboba provided substantial information regarding an identified Tribal Cultural Resource, including specific information regarding the sensitivity of the area. The Project sits within an area with a village placename and there have been many burials found in the area. Although no physical archaeological resources have been identified within this Project boundary, the tribe expressed a concern for indirect and cumulative impacts to the TCR. Soboba requested that specific mitigation measures be incorporated to ensure that if resources are inadvertently discovered during ground disturbing activities, they will be handled in a professional

and culturally appropriate manner, and that impacts to inadvertently discovered TCRs would be mitigated to a level less than significant. Consultation was concluded August 19, 2025.

The Rincon Band responded in an emailed letter dated December 20, 2024, requesting both SB 18 and AB 52 consultation. Project documents were provided to the tribe on January 15, 2025, April 18, 2025, and April 21, 2025. On January 14, 2025, a meeting was held in which this Project was discussed. The Rincon Band provided information regarding the sensitivity of the area and expressed concern for human remains to be identified during ground disturbing activities. Consultation was concluded by the tribe on April 21, 2025.

The Pala Band responded in an emailed letter dated October 11, 2024, requesting AB 52 consultation. Project documents were provided to the tribe on April 10, 2025. The Pala Band concluded consultation on July 21, 2025, with no further comments.

As described in Section 8, *Cultural Resources*, the Phase I Cultural Resources Study did not identify any previously recorded resources within the Project site. Additionally, 23 cultural resources have been previously recorded within a 1-mile radius of the Project site. Although no specific TCRs were identified within the Project site vicinity, the Pechanga Band, the Soboba Band, and the Rincon Band expressed concerns that the Project site has the potential for uncovering previously unidentified subsurface TCRs from their tribes during ground disturbing activities. Thus, Mitigation Measure TCR-1 has been included to require the applicant to retain a Native American Monitor prior to any ground disturbing activity, Mitigation Measure TCR-2 would require an identified reburial area, Mitigation Measure TCR-3 provides requirements for artifact disposition, Mitigation Measure TCR-4 sets forth requirements for the inadvertent discovery of human remains, and Mitigation Measure TCR-5 sets forth requirements for inadvertent discovery of unanticipated resources. Therefore, with the implementation of Mitigation Measures TCR-1, TCR-2, TCR-3, TCR-4, and TCR-5, impacts to TCRs would be less than significant.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Less than Significant with Mitigation Incorporated. In accordance with Public Resource Code (PRC) Section 5024.1(c), a resource is considered historically significant if it meets at least one of the following criteria:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The Project site does not meet any of the criteria listed above from PRC Section 5024.1(c). As described in the Phase I Cultural Resources Study prepared for the Project, the two existing buildings on-site are not of historic age and do not qualify as eligible for listing to the CRHR. As described in the previous response, SLF search results from the NAHC were negative for Native American sacred sites or locations of religious or ceremonial importance within the vicinity of the

Project. During the AB 52 and SB 18 consultation process, three Native American tribes, Rincon Band of Luiseno Indians, Pechanga Band of Indians, Soboba Band of Luiseno Indians, expressed concerns that the Project site has the potential for uncovering previously unidentified subsurface TCRs from their tribes during ground disturbing activities. Thus, Mitigation Measure TCR-1 has been included to require the applicant to retain a Native American Monitor prior to any ground disturbing activity, Mitigation Measure TCR-2 would require an identified reburial area, Mitigation Measure TCR-3 provides requirements for artifact disposition, Mitigation Measure TCR-4 sets forth requirements for the inadvertent discovery of human remains, and Mitigation Measure TCR-5 sets forth requirements for inadvertent discovery of unanticipated resources. Therefore, with the implementation of Mitigation Measures TCR-1, TCR-2, TCR-3, TCR-4, and TCR-5, impacts to TCRs would be less than significant.

As discussed previously under Section 9, *Archaeological Resources*, in the unlikely event that human remains are encountered during grading or soil disturbance activities, compliance with the established regulatory framework (i.e., California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, included as PPP CUL-1) would provide that any potential impacts to human remains and TCRs would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

None.

Mitigation:

Mitigation Measure TCR-1: Native American Monitoring (060-Planning-CUL.3). Prior to the issuance of grading permits, the applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

Mitigation Measure TCR-2: Resource Reburial Area. Prior to issuance of grading permits: the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate an area that will be used, if needed, for reburial of any artifacts that have been identified during grading and cannot be avoided. This area will be protected and not disturbed in the future. This is confidential information, and the exact nature of this area will not be called out on the grading plans.

Mitigation Measure TCR-3: Artifact Disposition. Prior to Grading Permit Final Inspection: In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations

(this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines.

Pre-contact resources-A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report. The details of any disposition of artifacts shall be documented in the Phase IV report.

Mitigation Measure TCR-4: Human Remains. If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. There will be no photography of human remains or associated resources.

Mitigation Measure TCR-5: Unanticipated Resources. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource and or Tribal Cultural Resource shall be halted and the Project archaeologist shall call the County Archaeologist immediately upon discovery of the cultural resource/Tribal Cultural Resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative(s), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, avoidance, recovery, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. Tribal Cultural Resources are also considered cultural resources.

* Tribal Cultural Resources are defined as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe that are listed, or determined to be eligible for listing, in the national or state register of historical resources, or listed in a local register of historic resources; or resources that the lead agency determines, in its discretion, are tribal cultural resources.

** If not already employed by the project developer, a County approved archaeologist and a Native American Monitor from the consulting tribe(s) shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Monitoring: Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee identifying that the agreement for the Native American monitor for activities detailed in MM TCR-1 has been completed.

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

Source(s): Riverside County. (2015). *Riverside County General Plan Update Program EIR No. 521*, <https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-general-plan-2015-DEIR-521-DEIR-No.-521.pdf>; TVWD. (2021). *2020 Urban Water Management Plan*. https://www.temescalvwd.com/pdf/TVWD_UWMP_Report_Final_w%20Appendices.pdf.

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

Less than Significant Impact.

Water Infrastructure

The Project would redevelop the site with a new self-storage facility. There is an existing 21-inch water line along Temescal Canyon Road. The Project would connect to the existing water infrastructure, and additional off-site water infrastructure would not be required to be constructed to serve the proposed Project. Installation of the on-site water infrastructure and connection to the existing water supply lines is part of construction of the proposed Project and would not result in any physical environmental effects beyond those described throughout this document.

Currently, the City of Corona Utilities Department provides water service to the Project site. The TVWD has provided a Will Serve Letter for the proposed Project and will provide water service to the Project site upon annexation into TVWD's service area. TVWD provides imported water to its potable customers and local non-potable groundwater and recycled water to its non-potable customers. Potable water is supplied through the Western Municipal Water District. Local non-potable groundwater is extracted from the Bedford-Coldwater subbasin and provided directly to customers for non-potable uses such as irrigation. TVWD also produces tertiary-treated recycled water and provides it directly to customers for non-potable uses (TVWD, 2021). TVWD's projected water demand (potable and non-potable) through 2045 is estimated at approximately 7,238 acre-feet per year (AFY) (TVWD, 2021).

Because the UWMP does not specify water demand rates, water demand rates were taken from the Riverside County 2015 General Plan Update EIR. According to the Riverside County 2015

General Plan Update EIR, the water demand rate for industrial land uses is 3.50 AFY per acre (Riverside County, 2015, Table 4.19-BK).

Table UT-1: Proposed Project Estimated Water Demand

Land Use Type	Acreage	Unit Water Demand Factor	Annual Water Usage (AFY)
Commercial	2.28	3.50 AFY/acre	7.98 AFY
Total Water Demand			7.98 AFY

As shown in Table UT-1, the proposed Project would result in a water demand of 7.98 AFY. The proposed Project's water demand is approximately 0.1 percent of TVWD's projected water demand through 2045. Thus, the TVWD would have sufficient water supplies and has adequate planned infrastructure to serve the Project site upon annexation. Therefore, no new or expanded water treatment facilities would be required as a result of the proposed Project. Impacts related to water infrastructure would be less than significant.

Wastewater Treatment

The Project would develop and operate a new self-storage facility that would generate wastewater. The Project would install new on-site connections to the existing 12-inch diameter sewer line in Temescal Canyon Road. Installation of the on-site sewer infrastructure is part of construction of the proposed Project and would not result in any physical environmental effects beyond those described throughout this document.

Currently, the Project site operates with a septic system. TVWD has provided a Will Serve letter for the proposed Project and would provide sewer and sanitation services to the Project site upon annexation. TVWD owns and operates the Temescal Valley Water Reclamation Facility (TVWRF) that is used to supply recycled water throughout TVWD's recycled water system. TVWRF was constructed in 1991 and produced approximately 1 million gallons per day (mgd) of recycled water. In 2019, the TVWRF was expanded to 2.25 mgd (TVWD, 2021). In 2020, TVWRF produced approximately 1,302 AFY (or 1.18 mgd) of recycled water (TVWD, 2021). Thus, TVWRF has an excess treatment capacity of approximately 1.07 mgd.

Because the UWMP does not specify wastewater generation rates, wastewater generation rates were taken from the Riverside County 2015 General Plan Update EIR. According to the Riverside County 2015 General Plan Update EIR, the wastewater generation rate for commercial land uses is 1,200 gpd per acre (Riverside County, 2015, Table 4.19-BL).

Table UT-2: Proposed Project Estimated Wastewater Generation

Land Use Type	Acreage	Unit Wastewater Generation Factor	Annual Wastewater Generation (gpd)
Commercial	2.28	1,200 gpd/acre	2,736 gpd
Total Wastewater Demand			2,736 gpd

As shown in Table UT-2, the proposed Project would generate approximately 2,736 gpd of wastewater. Implementation of the Project would utilize approximately 0.2 percent of the TVWRF's daily excess treatment capacity. Thus, the wastewater treatment plant has ample capacity, and the Project would not create the need for any new or expanded wastewater facility (such as

conveyance lines, treatment facilities, or lift stations) to serve the proposed Project. Therefore, impacts related to wastewater infrastructure would be less than significant.

Stormwater Drainage

The Project includes installation of an on-site drainage system. A Modular Wetland System is proposed in the northeastern corner of the Project site to treat stormwater generated by the northern portion of the site. The southern portion of the Project site would be treated by a fully lined bioretention basin, located near the southeastern corner of the Project site. The existing off-site drainage system is designed and sized appropriately and would be able to accommodate the proposed Project. Thus, the Project would not require or result in the relocation or construction of new or expanded off-site drainage systems. The proposed on-site stormwater drainage infrastructure is included as part of the construction of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this document. Therefore, impacts related to drainage infrastructure would be less than significant.

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. Water supplies to the Project site are currently provided by the City of Corona Utilities Department. The TVWD has provided a Will Serve Letter for the proposed Project and will provide water service to the Project site upon annexation into TVWD's service area. TVWD's service area is approximately 6,755 acres and is located between the Cities of Corona and Lake Elsinore and is bordered by the Santa Ana Mountains to the west and the Estelle Mountains to the east (TVWD, 2021). TVWD had a water demand of 5,926 AFY in 2020 and projects a water demand of 7,238 AFY through 2045 (TVWD, 2021). The UWMP specifically states that there is adequate supply under normal, single dry, and multiple dry years to meet water demand through 2045 (TVWD, 2021).

The UWMP identifies water supply demands through 2045 and indicates it would meet all anticipated water supply needs within TVWD's service area. As shown in Table UT-1, the proposed Project would result in a water demand of 7.98 AFY, which is approximately 0.1 percent of TVWD's projected water demand through 2045. Since the proposed Project will be served by the TVWD upon annexation, the Project's water demand projections are included in the UWMP. In addition, County Ordinance No. 859, included as PPP UT-1, requires compliance with the County's Water Efficient Landscape Ordinance. Therefore, the proposed Project would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years, and impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP UT-1: County Ordinance No. 859. Project plans and specifications shall comply with Riverside County Ordinance No. 859, Water Efficient Landscape Ordinance.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer	☐	☐	☒	☐
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

Source(s): Riverside County. (2015). *Riverside County General Plan Update Program EIR No. 521*, <https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-general-plan-2015-DEIR-521-DEIR-No.-521.pdf>; TVWD. (2021). *2020 Urban Water Management Plan*. https://www.temescalvwd.com/pdf/TVWD_UWMP_Report_Final_w%20Appendices.pdf

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

Less than Significant Impact. As described previously, the proposed Project consists of a new self-storage facility that would generate wastewater. The Project includes construction of new on-site connections to the existing 12-inch diameter sewer line in Temescal Canyon Road. Project impacts and the impacts associated with construction of on-site sewer infrastructure have been addressed in various sections of this document.

Currently, the existing uses on-site utilize a septic system. TVWD has provided a Will Serve letter for the proposed Project and would provide sewer and sanitation services to the Project site upon annexation. TVWD owns and operates the TVWRF, which treats wastewater generated within TVWD's service area. As discussed in Section 40, *Water*, the TVWRF has ample capacity to serve the Project. Thus, the Project would not require expansion to serve the proposed Project and impacts related to wastewater infrastructure would be less than significant.

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. As described previously in Section 40, *Water*, the TVWRF has a current excess capacity of 1.07 mgd. As shown in Table UT-2, the proposed Project would generate approximately 2,736 gpd of wastewater. Implementation of the Project would utilize approximately 0.2 percent of the TVWRF's daily excess treatment capacity. Therefore, the proposed Project would not result in impacts related to wastewater treatment plant capacity.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Solid Waste	☐	☐	☒	☐
a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☐	☒

Source(s): Riverside County General Plan; Riverside County Waste Resources. (2023). *2022 El Sobrante Landfill Annual Report*, <https://rcwaste.org/sites/g/files/aldnop376/files/2023-09/Final%202022%20Annual%20Reports.pdf>; California Department of Resources Recycling and Recovery (CalRecycle). (2024). *SWIS Facility/Site Activity Details*, <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402>.

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact. The closest landfill to the Project site that is permitted to operate into the future is the El Sobrante Sanitary Landfill, which is located at 10910 Dawson Canyon Road and is approximately 1.88 miles from the Project site. The landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2051 (CalRecycle, 2024). As of April 2018, the El Sobrante Landfill has a remaining capacity of 143,977,170 cubic yards. In 2022, the landfill averaged 10,646 tons per day (Riverside County Waste Resources, 2023). Therefore, the El Sobrante Landfill has an average capacity for 5,399 additional tons of solid waste each day.

The CalEEMod solid waste generation rate for warehouse-type land use is 0.94 tons per year per 1,000 square feet. The 103,195 SF self-storage facility would generate approximately 97 tons of solid waste per year or 0.26 tons of solid waste per day (based on a seven-day work week), which is within the existing available permitted capacity of the El Sobrante Sanitary Landfill. Therefore, the El Sobrante Sanitary Landfill would be able to accommodate solid waste from operation of the proposed Project, and impacts related to landfill capacity would be less than significant.

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

No Impact. The proposed Project would comply with all regulations related to solid waste. All construction would be required to divert 65 percent of construction waste and operations of development would be required to divert 75 percent of solid waste pursuant to State regulations.

Implementation of the proposed Project would be required to be consistent with all mandatory federal, State and County regulations related to solid waste. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these regulations as well as the County Integrated Waste Management Plan. Therefore, impacts related to compliance with solid waste regulations would not occur.

Plans, Programs, or Policies/Conditions of Approval:

PPP UT-2: AB 341: This State law requires diversion of 75 percent of operational solid waste from landfills.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Street lighting?	☐	☐	☐	☒
e) Maintenance of public facilities, including roads?	☐	☐	☐	☒
f) Other governmental services?	☐	☐	☐	☒

Source(s): Project Application Materials

a-f) No Impact. The proposed Project would connect to the utility grid that is adjacent to the site. The Project applicant would construct a curb, gutter, and sidewalk on the Project's Temescal Canyon Road frontage. Impacts related to the construction of these facilities are analyzed throughout this document. The electrical, gas, and telecommunication lines all already exist surrounding the site. The Project would be required to comply with the conditions of the service provider terms and connection specifications prior to service connections. Therefore, all utility infrastructures would exist, and the Project would not result in the construction of new utility facilities that could cause significant environmental effects. Therefore, no impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
44. Wildfire Impacts	☐	☐	☒	☐
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

Source(s): Riverside County General Plan Safety Element Figure 6, *Fire Hazard Severity Zones*; GIS database; CAL FIRE. (2024). *Fire Hazard Severity Zones*. <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>; Project Application Materials

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

Less than Significant Impact. The County of Riverside GIS database and the Riverside County General Plan Safety Element Figure 6 show that the Project site is within a Very High FHSZ. However, the Project site is located in a State Responsibility Area (SRA) as designated by the CAL FIRE. Within the SRA, CAL FIRE is responsible for fire prevention and suppression. CAL FIRE's FHSZ mapping was recently updated in September 2023 and went into effect on April 1, 2024. According to CAL FIRE's FHSZ mapping, the Project site is within the Moderate FHSZ in a SRA (CAL FIRE, 2024). As described previously in the Hazards and Hazardous Materials analysis section, the County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction, Temescal Canyon Road would remain open to ensure adequate emergency access to the Project area and vicinity. In addition, the Project would be required to comply with California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, included as PPP WF-1, which provides requirements related to emergency access. Therefore, less than significant impacts related to interference with an adopted emergency response or evacuation plan during construction activities would occur.

Operation

The proposed Project would provide adequate emergency access to the site via two driveways from Temescal Canyon Road. The proposed driveways would be 31.5 feet and 28.5 feet wide. As part of internal emergency access, the Project includes a 26-foot-wide fire lane to ensure adequate emergency access and a Knox box at all gates for fire department access. Therefore, the proposed Project would provide adequate and safe circulation to, from, and through the Project site and would provide adequate routes for emergency responders to access the site. The Project consists of a three-story self-storage building that would be permitted and approved in compliance with the California Fire Code and the Riverside County Ordinance No. 787, *Fire Code*, which provides requirements related to emergency access. Compliance with these requirements, included as PPP WF-1, would be verified by the County prior to approving building permits for the Project. In addition, operation of the proposed Project would generate limited traffic (49 net new daily trips) that would not interfere with evacuation routes in the County.

Therefore, operation of the proposed Project would not impair implementation or interfere with adopted emergency response or evacuation plans. Impacts would be less than significant.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less than Significant Impact. The Project site slopes moderately down to the east and does not contain any hills or steep slopes. According to the County of Riverside GIS database and the Riverside County General Plan, the Project site is within a Very High FHSZ. However, the Project site is located within a SRA. According to CAL FIRE's FHSZ mapping, the Project site is within the Moderate FHSZ in a SRA (CAL FIRE, 2024). The Project would be required to comply with California Fire Code Chapter 47 and Riverside County Ordinance No. 787, included as PPP WF-1, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, and fire flows (the quantity of water available for fire-protection purposes). Compliance with these requirements would be verified by the County prior to approving building permits for the Project. The Project proposes a self-storage building in an area characterized by existing industrial, commercial, and residential uses. The proposed Project would include a limited number of on-site employees (2 employees) during operations. In addition, the proposed building would consist of concrete, which is a non-flammable material. As such, the Project itself would not exacerbate wildfire risks as compared to existing conditions because it is representative of existing development in the area. Overall, the Project would not exacerbate wildfire risks, and less than significant impacts would occur.

- 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. According to the County of Riverside GIS database and the Riverside County General Plan, the Project site is within a Very High FHSZ and is located within a SRA. According to CAL FIRE's FHSZ mapping, the Project site is within the Moderate FHSZ in a SRA (CAL FIRE, 2024). The Project does not include installation or maintenance of infrastructure related to roads, fuel breaks, emergency water sources, or power lines that could exacerbate wildfire risk. Although the Project includes new driveways within the Project site, the Project does not include any changes to public or private roadways that would exacerbate fire risk or that would result in impacts to the environment. Although utility improvements, including domestic water, sanitary sewer, and storm drain lines proposed as part of the Project would be extended throughout the Project site, these utility improvements would be underground and would not exacerbate fire risk. In addition, the Project would be required to meet the specific standards and regulations outlined by the California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, included as PPP WF-1, which would be verified during the County's permitting process. Therefore, less than significant impacts would occur.

- 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. According to the County of Riverside GIS database and the Riverside County General Plan, the Project site is within a Very High FHSZ and is located within a SRA. According to CAL FIRE's FHSZ mapping, the Project site is within the Moderate FHSZ in a SRA (CAL FIRE, 2024). The Project site slopes moderately down to the east. The site does not contain steep slopes and is not adjacent to any steep slopes. There is no indication of landslides, slumps, rock fall hazard, debris flow or slope instability surrounding the Project site. In addition, the Project would be required to meet the specific standards and regulations outlined by the California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, included as PPP WF-1, which would be verified during the County's permitting process. Therefore, the Project would not expose people or structures to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Thus, less than significant impacts would occur.

- e) **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 the County of Riverside GIS database and the Riverside County General Plan, the Project site is within a Very High FHSZ and is located within a SRA. According to CAL FIRE's FHSZ mapping, the Project site is within the Moderate FHSZ in a SRA (CAL FIRE, 2024). The Project would be required to comply with California Fire Code and the Riverside County Ordinance No. 787, which adopts the California Fire Code, included as PPP WF-1, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, and provision of fire flows. Compliance with these requirements would be verified during the permitting process. In addition, the proposed building would consist of concrete, which is a non-flammable material. Overall, the location and design of the proposed Project in addition to compliance with State and County fire regulations, would ensure that impacts related to wildland fire hazards are less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP WF-1: Fire Code. The Project shall comply with the California Fire Code and the Riverside County Ordinance No. 787, Adopting California Fire Code.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Source(s): Staff Review, Project Application Materials

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 described in Section 7, *Wildlife & Vegetation*, the Project site does not provide suitable habitat for any special status plant species or special status plant communities due to the developed nature of the site. The Project site contains ornamental trees that could be utilized by nesting birds and raptors during the nesting bird season of February 1 through September 15. Therefore, if vegetation is required to be removed during nesting bird season, Mitigation Measure BIO-1 has been included to require a nesting bird survey to be conducted prior to initiating vegetation clearing. With the implementation of Mitigation Measure BIO-1, impacts related to nesting birds would be less than significant. .

Also, as described above in Sections 8 and 9, the existing structures on the site are not of historic age and do not qualify as eligible for listing as a historic resource. There are no existing archaeological resources at the site and none of the previously recorded archaeological resources occur on-site. However, based on the potential for encountering previously undiscovered archeological resources, the Project may result in impacts to unknown archaeological resources. Mitigation Measure CUL-2 requires a qualified professional archeologist to be present at the pre-grade meeting, archaeological monitoring for all initial ground disturbing activities up to five feet in depth, and for contractors to halt work within 50 feet in the event of uncovering a potential archaeological resource and to have the find evaluated by a qualified archaeologist. Also, Mitigation Measure TCR-1 requires a Native American Monitor to be present for all initial ground disturbing activities, and have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. Mitigation Measure CUL-1 (Inadvertent Discoveries) also states that the developer shall have a Native American Monitor and protocols during grading for the treatment of Native

American human remains and the repatriation of Native American sacred items and artifacts. With implementation of these mitigation measures and conditions of approval, impacts related to important examples of the major periods of California history or prehistory would be less than significant.

Therefore, with implementation of mitigation, the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	☐	☒	☐	☐

Source(s): Staff Review, Project Application Materials

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

Less than Significant with Mitigation Incorporated. The Project consists of a self-storage building on a site that is currently developed with two buildings used for recreational vehicle sales and automotive repairs. The proposed Project includes a Zone Change to General Commercial (C-1/C-P) and a General Plan Amendment to Community Development: Commercial Office (CD:CO). As described above, all of the potential impacts related to implementation of the Project would be less than significant or reduced to a less than significant level with implementation of mitigation measures that are imposed by the County of Riverside and effectively reduce environmental impacts.

As discussed in Section 6, *Air Quality*, SCAQMD's CEQA Air Quality Handbook methodology describes that any projects that result in daily emissions that exceed any of these thresholds would have both an individually (project-level) and cumulatively significant air quality impact. If estimated emissions are less than the thresholds, impacts would be considered less than significant. As shown in Table AQ-2, CalEEMod results indicate that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Operational emissions associated with the proposed Project were modeled using CalEEMod and are presented in Table AQ-3. As shown, the proposed Project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the Project's operational emissions would not exceed the NAAQS and CAAQS, would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and

operational impacts would be less than significant. Regarding DPM emissions, the SCAQMD has applied a 1,000-foot distance from a proposed project to identify other development projects that could contribute to cumulative impacts with the proposed project. The search radius for this Project was extended to 0.25 miles (1,320 feet) to identify potential cumulative sources. Within the surrounding region of approximately 0.25 miles around the Project, there are no ensuing or ongoing industrial developments located within this radius. The Project's maximum cancer risk is less than the 10 in one million project-level threshold, with mitigation implemented (Appendix A). Thus, no cumulative increase in DPM emissions from surrounding projects, the Project would result in a less-than-significant cumulative impact with mitigation.

As discussed in Section 20, *Greenhouse Gas Emissions*, global climate change occurs as the result of global emissions of GHGs. An individual development Project does not have the potential to result in direct and significant global climate change effects in the absence of cumulative sources of GHGs. As shown on Table GHG-2, the Project would result in a net decrease of approximately 92 MTCO₂e per year of GHG emissions. The Project's net annual GHG emissions at buildout would not exceed the Riverside County CAP's annual GHG emissions threshold of 3,000 MTCO₂e. Therefore, the Project would not result in cumulative impacts related to GHG emissions.

To provide for public facility maintenance needs, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and traffic signal improvements, which are levied per every acre of new commercial use. In addition, the taxes generated from the proposed uses on the Project site would support regular road maintenance. Thus, the Project would provide funding for future roadway maintenance needs, and impacts would not occur. In addition, the Project meets the County's VMT screening criteria for small projects and would result in 49 net new daily trips, which is less than the County's VMT threshold. Therefore, the proposed Project would have a less-than-significant cumulative impact related to VMT. Therefore, cumulatively considerable transportation related impacts would be less than significant.

Overall, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Source(s): Staff Review, Project Application Materials

Would the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant with Mitigation Incorporated. The Project proposes the construction and operation of a new self-storage facility. The Project would not consist of any use or any activities that would result in a substantial negative affect on persons in the vicinity. All resource topics associated with the proposed Project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impact or less-than-significant impacts with implementation of mitigation measures and existing plans, programs, or policies that are required by the County. Consequently, the proposed Project would not result in environmental effects that would cause substantial adverse effects on human beings directly or indirectly, and impacts would be less than significant with mitigation.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

VII. PREPARERS AND PERSONS CONTACTED

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