

Environmental Assessment/Initial Study Temescal Valley-Lawson Residential Project Riverside County, California

Tentative Tract Map 39146
GPA250004
CZ2500010



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

Prepared by:



11801 Pierce Street, Ste. 200
Riverside, CA 92505
951-710-3010

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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Project Case Type (s) and Number(s): TTM 39146, GPA250004, CZ2500010
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Suhaim Bawany, Senior Planner
Telephone Number: (951) 955-6503
Applicant's Name: Warmington Residential
Applicant's Address: 3090 Pullman Street, Costa Mesa, CA 92626

I. Project Information

Warmington Residential (Applicant) proposes to develop 85 single-family homes on 10 acres of vacant land on the southwest corner of Lawson Drive and Temescal Canyon Road, designated as Assessor's Parcel Number 290-190-005 in the Temescal Valley, in the Glen Ivy area of Temescal Canyon.

The Project also includes off-site utility improvements and public right of way improvements along Temescal Canyon Road and Lawson Drive that include but are not limited to new lanes, new pavement and curb and gutter and sidewalk, as well as off-site utility improvements.

Concurrent Entitlements

The Project requires the following approvals:

- Tentative Tract Map 39146 (TTM39146) for a "Schedule A" Vesting Tentative Tract Map for Condominium purposes of a 10-acre property to consist of 85 single family detached condominium homes and private common lots (for common area amenities for community use).
- GPA250004 to amend the General Plan for APN: 290-190-005 from Community Development: Commercial Retail (CD:CR) to Community Development: High Density Residential (CD:HDR) within the Design Theme Policy Area.
- CZ2500010 to change the zoning classification for APN: 290-190-005 from Scenic Highway Commercial (C-P-S) to General Residential (R-3).

Project Location:

The 10-acre project site that is the subject of this Mitigated Negative Declaration (MND) (herein, "Project site") is currently an undeveloped lot located on the southwestern corner of the intersection at Lawson Drive and Temescal Canyon Road in an unincorporated region of Riverside County. The Project site is identified by the Assessor's Parcel Number 290-190-005, and occurs in the Lake Mathews Quadrangle, Section 03, Township 5 South, Range 6 West. Refer to **Figure 1, Regional Location Map**, and **Figure 2, Vicinity Map**, located at the end of this section.

Existing Conditions:

As shown in **Figure 2**, the 10-acre project site consists of undeveloped, disturbed land. The site slopes gently from west to east, ranging in elevation from approximately 1,095 feet above sea level in the northwestern corner of the property to 1,060 feet above sea level on the eastern portion of the property. Refer to **Figure 3, USGS Map**, located at the end of this section.

The Project area is located on the west side of Temescal Canyon Road, historically the main road through the valley, and approximately one mile northeast of the Glen Ivy Hot Springs spa and resort.

The surrounding area is rural in character and features mostly undeveloped open land with scattered residential and commercial properties. A gravel road runs roughly north-south across the western half of the Project site, and a channelized drainage lies adjacent and parallel to the southern project boundary. The existing vegetation on the Project site consists of the typical small grasses and brushes, most of them cut, flattened, and dry. Four coast oak trees exist along Temescal Canyon Road.

The proposed Project site is located on the western side of Interstate-15 and is currently zoned C-P-S for Scenic Highway Commercial, and will require a zoning variance to the proposed R-4 Planned Residential zoning designation. General Plan Amendment proposal GPA250004 is a proposal to amend the general plan from Community Development: Commercial Retail (CD: CR) to Community Development: High Density Residential (CD: HDR) within the Design Theme Policy Area. Furthermore, CZ2500010 is a proposal to change the zoning classification from Scenic Highway Commercial (C-P-S) to Planned Residential (R-4). Refer to **Figure 4: Existing Land Use** and **Figure 5: Existing Zoning**, located at the end of this section for the existing land use and zoning of the existing Project Site and the surrounding area.

Project Description:

The Project described herein refers to the development of 85 single-family homes to be built on 10 acres of land identified by the Assessor's Parcel Number 290-190-005-2. The floor plans range from approximately 1,905 SF to 2,150 SF for each single-family home: 30 units are 1,905-SF with up to four-bedroom, 27 units are 2,075-SF four-bedroom and 28 are 2,150 SF with up to four bedrooms. Lot sizes vary by unit from 2,975 SF to 3,102.5 SF. All homes are two-story with a maximum height of 27 feet. The site would be served by points of ingress and egress located at the northwestern corner of the project site on Lawson Drive, and on Temescal Canyon Road at the southeastern portion of the site. The Project site includes approximately 122,006 SF of open space, the majority of it being primarily along the western portion of the site, and a 9,134-SF earthen stormwater basin that is situated in the northeast corner of the site. **Figure 6: Site Plan**, located at the end of this section, identifies the site layout. **Figure 7: Tentative Tract Map 39146**, located at the end of this section, identifies proposed Tentative Tract Map schedule.

Landscaped open spaces are provided on the north and southwest sides of the property and will consist of shade structures, tables/chairs and BBQ areas. While each home would be served with its own driveway, guest parking is also provided in the western and eastern areas of the complex. **Figure 8: Landscape Plan** identifies a concept landscape plan for the complex.

The condominium community will feature three architectural style of homes that range in color from gray ("Cottage"), blue ("Farmhouse") and beige ("Monterey"), and all include concrete tile roofs, stucco exterior and trim that depends on the style of the home. **Figure 9: Architectural Concepts**, located at the end of this document, identifies each of the homes different features.

Proposed construction is anticipated to impact the entire Project area through grading, excavation, best management practices (BMP) installation, paving, construction of structures and landscaping. A site-specific drainage and water quality management plan prepared for the property addresses drainage flow and identifies methods to control runoff originating onsite.

Water and sewer service to the Project site would be provided by the Temescal Valley Water District (TVWD), and would be conveyed offsite to the Temescal Valley Water Reclamation Facility (TVWRF) located north of the Project site. The proposed Project would result in approximately 272 new residential persons, and the proposed project proponent would pay in-lieu fees to ensure adequate access to public resources remain open and operable within the surrounding community.

Off-Site Improvements

The Project proposes the following off-site improvements:

- Lawson Road. Currently, Lawson Road is a two-lane paved roadway approximately 24 feet wide, with dirt shoulders within an approximately 96-foot-wide right-of-way. The Project would add one 14 ft wide lane along the Project frontage, approximately 1,030 linear feet that would include a striped median for a left turn lane into the north driveway, a dedicated right and left turn lane at the Temescal Canyon intersection, as well as new pavement, sidewalk, curb and gutter, trail, and ADA ramps at the intersections. The new lane would taper back into the existing two-lane roadway west of the Project site, in accordance with County traffic design requirements. The Project will dedicate 4 feet of additional right-of-way along Lawson Road to accommodate the proposed trail.
- Temescal Canyon Road. Currently Temescal Canyon Road is a two-lane road, approximately 24 feet wide, with dirt shoulders within an approximately 88-foot right-of-way. The right-of-way will be widened to 116 feet. The Project would add an equestrian trail along the Project frontage on Temescal Canyon Road. Additional improvements include sidewalk, curb and gutter and ADA ramps, as well as new pavement in both lanes along the Project frontage.
- Based on the traffic impact study, a signal is warranted to be installed at the Temescal Canyon/Lawson Drive intersection. The County would review the traffic study and work with the applicant regarding either a signal installation or payment of a fair share to install the signal at a later time.
- Underground existing utilities. An SCE 12 kV overhead pole line, and associated low voltage utilities, exist on the west side of Temescal Canyon Road within the public right-of-way. The Project would relocate these facilities to underground along the Project frontage in accordance with SCE and utility guidelines. No overhead utilities exist on Lawson Road.

Utilities

- Water: Water would be supplied by the Temescal Valley Water District (TVWD), which provided a letter agreeing to serve the Project provided that the Applicant provide a line extension (**Appendix I**). As such, the Project would connect to a proposed 12-inch water line on Lawson Road that will be servicing the Project that is currently proposed by a commercial project associated with TTM 38895. The private onsite improvements will loop to a point of connection to an existing 20-inch domestic water line on Temescal Canyon Road.
- Sewer: Municipal sewer infrastructure would be supplied by the TVWD. The Project will connect to the existing sewer line in Temescal Canyon Road.
- Electrical Service: Electrical service would be provided by Southern California Edison (SCE)

A. Type of Project:

Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area:

10.0 acres

Residential Acres: 10.0	Lots: 85	Units: 85	Projected No. of Residents: 272
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other: N/A			

C. Assessor's Parcel No(s):

290-190-005-2

Street References: Temescal Canyon Road and Lawson Road

D. Section, Township & Range Description or reference/attach a Legal Description:

Section 03, Township 5 South, Range 6 West

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

LOT 41 MB 090/018 TR 7240

E. Other Public Agency Involvement and Required Permits:

County Encroachment Permit Section

- Issuance of encroachment permits for work to be completed within the County road right-of-way.

Santa Ana Regional Water Quality Control Board (RWQCB)

- Issuance of a Construction Activity General Construction Permit
- Compliance with the National Pollutant Discharge Elimination System (NPDES)

Riverside County Flood Control and Water Conservation District

- Approvals for construction of drainage infrastructure.

Temescal Valley Water District

- Approvals for construction of water and sewer infrastructure.

Southern California Edison

- Approvals for utility infrastructure, including but not limited to any power pole relocations or undergrounding of lines.

II. Applicable General Plan And Zoning Regulations

A. General Plan Elements/Policies

Various specific and applicable policies within the Riverside County General Plan related to this project are included below.

1. Land Use

The Project site is located within the Temescal Canyon Area Plan (TCAP) of the County of Riverside General Plan. The Project site is located within the Sphere of Influence of the City of Corona.

Existing Land Use Designation: The General Plan and TCAP designate the Project site as Community Development - Commercial Retail (CR), which 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.

Proposed Land Use Designation: Community Development – High Density Residential (CD:HDR) where the allowable density range is 8.0 to 14.0 dwelling units per acre (not

accounting for roads, open space areas, etc.). The Project proposes 85 units on a total of 10.3 acres, which is 8.25 dwelling units per acre, excluding the roads and open space areas. Therefore, the Project is consistent with the CD:HDR allowable density.

Existing Zoning Designation: The parcel is zoned C-P-S (Scenic Highway Commercial).

Proposed Zoning Designation: The Project would revise the zoning to General Residential (R-3), as defined in Riverside County Ordinance No. 348.4997, Article VIII.

The Project site falls within the Design Theme Policy Area of the TCAP. The design theme policies apply to the commercial area located west of Interstate 15, on either side of Temescal Canyon Road, between Maitri Road and the Temescal Canyon Road freeway exit. These policies are intended to build on the theme and character of the area established by the existing retail development west of Interstate 15 at Temescal Canyon Road. Because the Design Theme Policy Area applies to commercial projects, not residential projects, the policies associated with the Design Theme Policy Area would not be applicable to the proposed Project.

Applicable General Plan Land Use policies related to the proposed High Density Residential include the following.

Community Design

- *LU 28.2 - Accommodate higher density residential development near community centers, transportation centers, employment, and services areas.*
- *LU 28.3 - Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use.*
- *LU 28.4 - Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.*
- *LU 28.5 - Integrate a continuous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths into new communities and developments to provide both connections within each community and linkages with surrounding features and communities.*
- *LU 28.6 - Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses.*
- *LU 28.7 - Allow for reduced street widths to minimize the influence of the automobile and improve the character of a neighborhood, in accordance with the Riverside County Fire Department.*
- *LU 28.8 - Establish activity centers within or near residential neighborhoods that contain services such as child or adult-care, recreation, public meeting rooms, convenience commercial uses, or similar facilities.*
- *LU 28.9 - Require residential projects to be designed to maximize integration with and connectivity to nearby community centers, rural villages, and neighborhood centers.*

2. Circulation

The Project site is within the TCAP. Applicable circulation policies contained in the Plan include the following.

- *TCAP 11.1 - Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the functional classifications and standards specified in the Circulation Element.*
- *TCAP 11.2 - Maintain Riverside County's roadway Level of Service standards as described in the Circulation Element.*

All homes within the planned complex would be accessed by a series of four interior roadways with the main access to the neighborhood from Lawson Road and Temescal Canyon Road. The Project was reviewed for conformance with County Ordinance No. 461, the General Plan Circulation Element and with the TCAP by the Riverside County Transportation Department.

3. Multipurpose Open Space

Watersheds, Floodplains, and Watercourse Policies: The Proposed Project is not located within a flood hazard zone, floodplain, or watercourse (TCAP, Figure 10); therefore, policies associated with potential floods or dam inundation do not apply.

Mineral Extraction: The proposed Project is located within an area of undetermined but assumed mineral resource value.

Applicable mineral resource policies contained in the Plan include the following:

- *TCAP 18.1 - Protect the economic viability of mineral resources as well as the life and property of Temescal Canyon residents through adherence to the Mineral Resources section of the General Plan Multipurpose Open Space Element.*

The Project site is located outside of the areas previously mines, and is located in an undeveloped area approximately 0.5 mile to the north of the existing mining operations, thus would not 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. Therefore, the Project is consistent with TCAP policy 18.1.

Oak Tree Preservation: Temescal Canyon contains significant oak woodland areas that provide habitat and maintain character of the area. These oak woodlands can be found in: the Gavilan Hills, the Cleveland National Forest, and the Prado Basin. The applicable TCAP policy is as follows.

- *TCAP 17.1 - Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines adopted by the County of Riverside.*

The Project site contains a total of **four** mature coast live oak trees – four along the eastern boundary of the property adjacent to Temescal Canyon Road. The grading plan proposes remove all oak trees due to road and utility improvements. The Project would be subject to the Riverside County Oak Tree Management Guidelines (1993, revised 1999). Removal of trees requires the applicant to replace the trees in-kind as well as other requirements. The Project proposes to replace the four oak trees on site at 10:1 ratio, which is to install 40 new oak trees throughout the community. Compliance with the County's Oak Tree Management Guidelines would make the Project consistent with policies pertaining to the preservation of Oak Trees.

Multiple Species Habitat Conservation Plan (MSHCP): The MSHCP is divided into 16 separate Area Plans which have its own conservation goals. The Area Plans further divide into Subunits which contain Cell groups and individual Criteria Cells. The Project site is located within the Santa Ana Habitat Maintenance Unit of the MSHCP, but does not fall within any mapped Criteria Cell. However, the proposed Project does fall within required survey areas for burrowing owl and Narrow Endemic Plant Species that include Munz's onion, San Diego ambrosia, Slender-horned spineflower, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress, Wright's trichocoronis. Applicable TCAP policies include:

- *TCAP 19.1 - Protect sensitive biological resources in the Temescal Canyon Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections General Plan Multipurpose Open Space Element.*
- *TCAP 19.6 - Conserve clay soils supporting sensitive plant species known to occur in the Temescal Canyon Area Plan including Munz's onion, Palmer's grappling hook, small-flowered morning glory, long-spined spineflower, thread-leaved brodiaea, smallflowered microseris, and many-stemmed dudleya.*
- *TCAP 19.7 Conserve sandy soils cooccurring with chaparral supporting Palomar monkeyflower, known to occur in the Temescal Canyon Area Plan.*
- *TCAP 19.8 Conserve locations supporting California muhly, heart-lived pitcher sage and Hall's monardella and other sensitive plant species that may occur in a wide variety of habitat types within the Temescal Canyon Area Plan.*
- *TCAP 19.12 Conserve floodplain areas supporting sensitive plant species known to occur in the Temescal Canyon Area Plan, including Parry's spineflower, peninsular spineflower, and smooth tarplant.*

The Project site was fully disturbed at the time the MSHCP was adopted in 2003 and contained only nominal areas of non-native vegetation on site. Under existing conditions, the Project site is disturbed vacant land. An MSHCP Consistency Analysis was prepared for the Project (**Appendix B**).

4. Safety

Flooding and dam inundation: The proposed Project is located in Zone X, defined as "Area of Minimal Flood Hazard," according to FEMA flood zone insurance map panel number 06065C1390G (accessed 05/24/25). However, a portion of the eastern property boundary is identified as within a special flood hazard area as defined by Riverside County's "Map My County" GIS application and TCAP Figure 10 "Temescal Canyon Area Plan Special Flood Hazard Areas." The Project is not within the Prado Dam inundation area as identified on TCAP Figure 10. Applicable TCAP policies include the following:

- *TCAP 20.1 - Adhere to the flood proofing and flood protection requirements of the Riverside County Flood Control and Water Conservation District.*
- *TCAP 20.2 - Protect proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow by requiring submittal to the Riverside County Flood Control and Water Conservation District for review.*

Wildland Fire Hazards: The proposed Project is located within a State Responsibility Area (SRA), and a majority of the Project site is classified as comprising a "Moderate" fire risk,

with surrounding areas classified as Very High under Riverside County Ordinance No. 787 (according to Riverside Map My County GIS mapping, accessed 05/24/25, and TCAP Figure 11: Temescal Canyon Area Plan Wildfire Susceptibility). Applicable TCAP policies include the following:

- *TCAP 21.1 - Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.*

Based on revisions to the proposed Project design, the inclusion of fire suppression features and firefighting infrastructure, the proposed Project would maintain compliance with associated General Plan and TCAP policies to ensure the safety of the public.

Seismic: The western two-thirds of the Project site is located within the Elsinore Fault Zone, with the Glen Ivy North Fault zone traversing the southwestern corner of the Project site, according to Riverside Map My County GIS mapping, accessed 05/24/2025 and TCAP Figure 12: Temescal Canyon Area Plan Seismic Hazards. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of specialized building techniques, the enforcement of setbacks from faults, and practical avoidance measures will help to mitigate the potentially dangerous circumstances.

Applicable TCAP policies include:

- *TCAP 22.1 - Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.*

Applicable General Plan Safety Element policies include:

Fault Rupture

- *S 2.1 - Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following:*
 - a) Require geologic studies or analyses for critical structures, lifelines, high-occupancy, schools, and high-risk structures, within 0.5 miles of all Quaternary to historic faults shown on the Earthquake Fault Studies Zones map. The County geologist shall review and make recommendations based on the results to reduce the potential risk.*
 - b) Request geologic trenching studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined by the Riverside County Geologist, is accepted. The County of Riverside may request geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines.*

The proposed Project's geotechnical report is provided in **Appendix D**. A portion of the Project is located within an Alquist-Priolo zone, and the Elsinore Fault is located west of the western property line. While no evidence of faulting was identified in exploratory trenches, the proposed Project does not locate structures within 50 feet of the western property line, as recommended by the geotechnical report.

Slope: The Project is not located on or adjacent to sloped land according to TCAP Figure 13: Temescal Canyon Area Plan Steep Slope and Figure 14: Temescal Canyon Area Plan Slope Instability. As such, policies associated with potential landslides and slope stability do not apply.

Airports: The proposed Project is located approximately 10 miles from the nearest airport, which is the Corona Municipal Airport, and is outside of the nearest noise contour zones

identified within the Riverside County General Plan and Airport Land Use Compatibility Plans for the region. Therefore, policies associated with airport land use do not apply to the Project.

5. Noise

The Project site is vacant and the development will permanently increase the ambient noise and vibration levels in the Project vicinity above levels existing without the Project. The General Plan identifies that noise emitted from a land use must be mitigated to acceptable levels indoors and outdoors in order for other, more noise-sensitive land uses to locate in proximity to these noise producers. Applicable General Plan noise policies include:

- *N 2.1 - Create a County Noise Inventory to identify major noise generators and noise-sensitive land uses, and to establish appropriate noise mitigation strategies.*
- *N 2.2 - Require a qualified acoustical specialist to prepare acoustical studies for proposed noise-sensitive projects within noise impacted areas to mitigate existing noise.*
- *N 2.3 - Mitigate exterior and interior noises to the levels listed in Table N-2 "Stationary Source Land Use Noise Standards" of the General Plan to the extent feasible for stationary sources:*

A noise analysis is provided in **Appendix G**. Residences within the Project condominium complex would be shielded from noise from Lawson Drive and Temescal Canyon Road by a 6-foot-high masonry block wall that would surround the Project Site.

6. Housing

The Riverside County Housing 2021-2029 Housing Element was adopted in June 2024. The Housing Element of General Plan identifies and establishes the County's policies with respect to meeting the housing needs for residents in unincorporated Riverside County. It establishes policies that guides County decision-making and sets forth an action plan to implement its housing goals for the 6th Cycle Housing Element update, through 2029. The proposed Project includes the development of 85 single family condominiums of which 30 units are 1,905-SF up to four-bedroom, 27 units are 2,075 SF four-bedroom and 28 are 2,150 SF with up to four bedrooms. Lot sizes vary by unit from 2,975 SF to 3,102.5 SF. All homes would be market rate.

7. Air Quality

The proposed Project is located in the South Coast Air Basin, managed by the South Coast Air Quality Management District (SCAQMD). The County's General Plan Air Quality Element also identifies goals, policies and programs that are meant to balance the County's actions regarding land use, circulation and other issues with their potential effects on air quality. This element in conjunction with local and regional air quality planning efforts addresses ambient air quality standards set forth by the Federal Environmental Protection Agency and the California Air Resources Board (CARB). The Project is required to control any fugitive dust during grading and construction activities pursuant to SCAQMD requirements. Therefore, the proposed Project meets all applicable Air Quality Element policies in the General Plan.

8. Healthy Communities

The General Plan Healthy Communities Element provides a framework for translating the General Plan vision for a healthy Riverside County into reality by identifying policies to achieve that vision. The Healthy Communities Element addresses areas where public health and planning intersect, including transportation and active living, access to nutritious foods,

access to health care, mental health, quality of life, and environmental health. The Project includes open space areas for recreation of the condominium community residences, and a 6-foot-high decorative masonry wall that would assist in reducing adjacent road noise. Air quality impacts during construction would be reduced by adherence to regulatory standards. The Project would not result in any air quality, hazardous materials, noise or other impacts that would affect Healthy Communities. The proposed Project would be consistent with policies identified in the Riverside County General Plan with respect to healthy communities.

9. Environmental Justice Summary

The proposed Project is not located within an Environmental Justice Community, therefore policies pertaining to Environmental Justice would not apply to this project.

B. General Plan Area Plan(s)

Temescal Canyon Area Plan

C. Foundation Component(s)

Community Development

D. Land Use Designation(s)

Existing Land Use Designation: Community Development - Commercial Retail (CR)

Proposed Land Use Designation: Community Development – High Density Residential (CD:HDR)

E. Overlay(s), if any

N/A

F. Policy Area(s), if any

Design Theme Policy Area

G. Adjacent and Surrounding

1. General Plan Area Plan(s)

Temescal Canyon Area Plan

2. Foundation Component(s)

Community Development

3. Land Use Designation(s)

North: Commercial Tourist

South: Commercial Retail

West: Conservation

East: Commercial Retail

4. Overlay(s), if any

N/A

5. Policy Area(s), if any

North: Design Theme Policy Area

South: None

West: None

East: Design Theme Policy Area

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

C-P-S – Scenic Highway Commercial

J. Proposed Zoning, if any

R-4 – Planned Residential

K. Adjacent and Surrounding Zoning

North: C-P-S

South: Specific Plan

West: Specific Plan

East: C-P-S

Figure 1: Regional Location Map



- Legend**
- County Boundary
 - City Boundaries
 - World_Street_Map

Notes



24 075






4R 149 Feet

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Figure 2: Vicinity Map



Legend

-  County Boundary
-  City Boundaries
-  Parcels, Public

Notes



0 376 752 Feet

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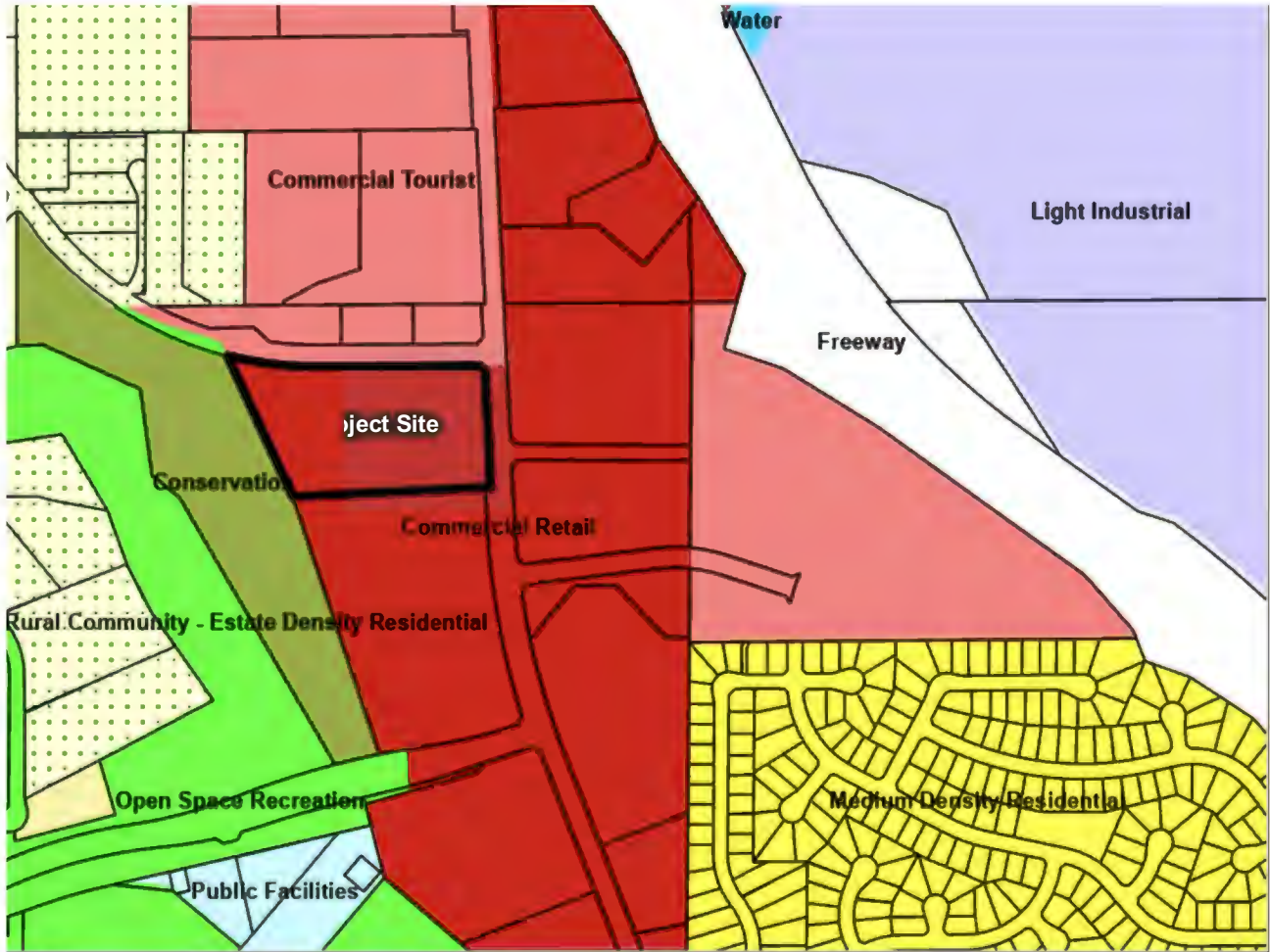
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Figure 3: USGS Map



Figure 4: Existing Land Use



Legend

- County Boundary
- City Boundaries
- Parcels, Public
- City Boundaries
- General Plan Land Use**
- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation

Notes



0 752 1,505 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 5/24/2025 9:32:21 AM

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Figure 6: Site Plan

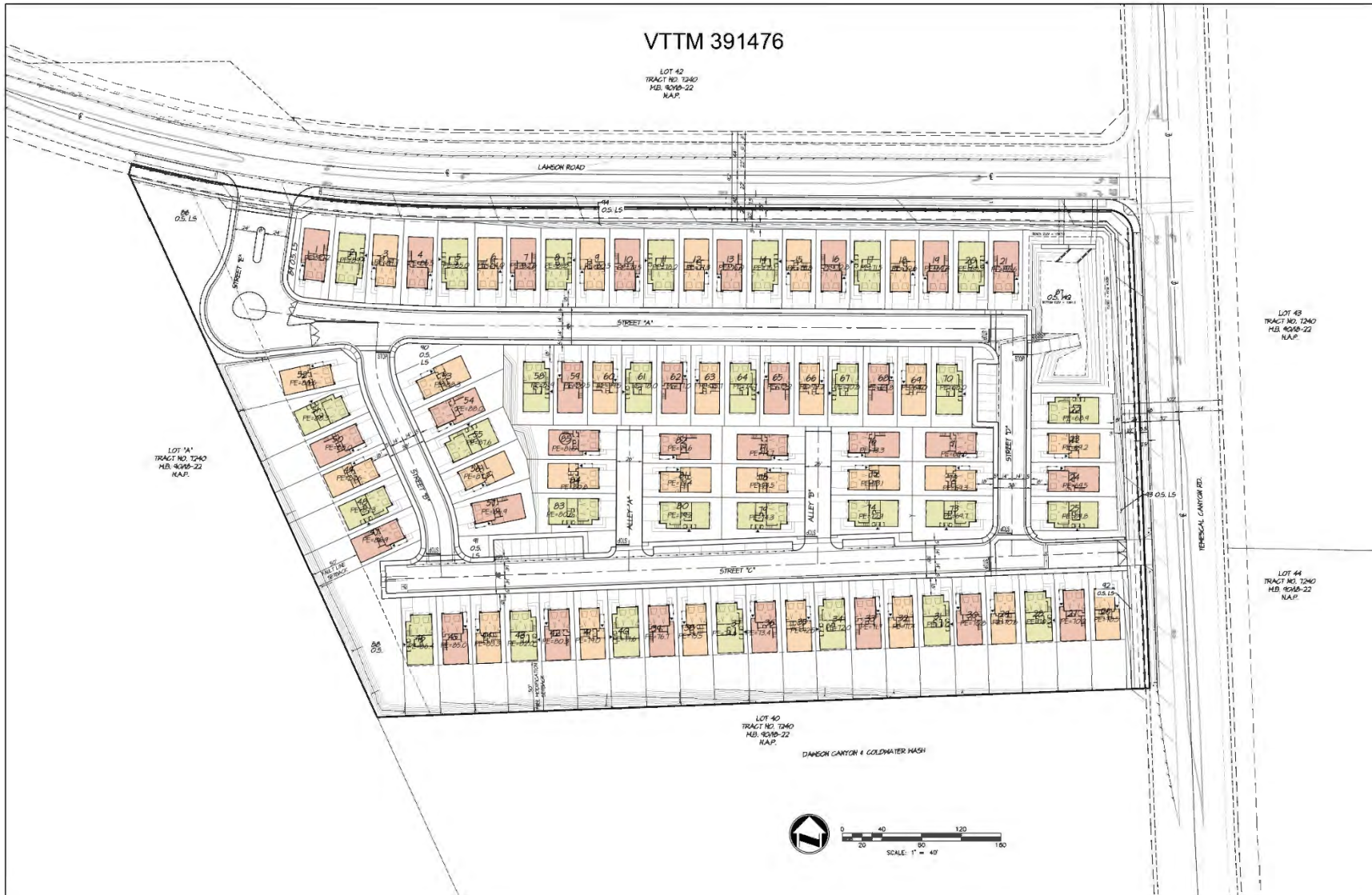
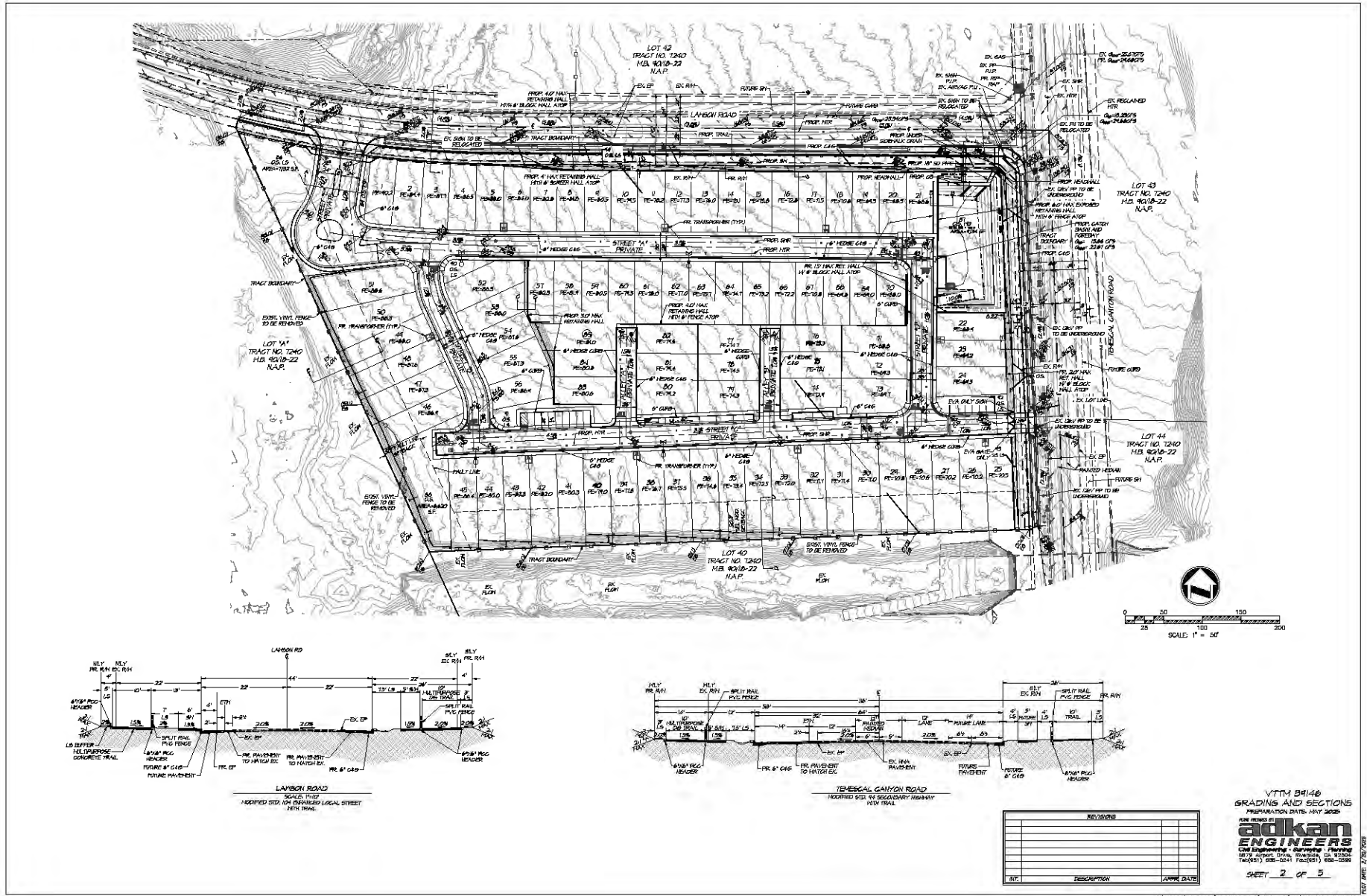


Figure 7: Tentative Tract Map 39146



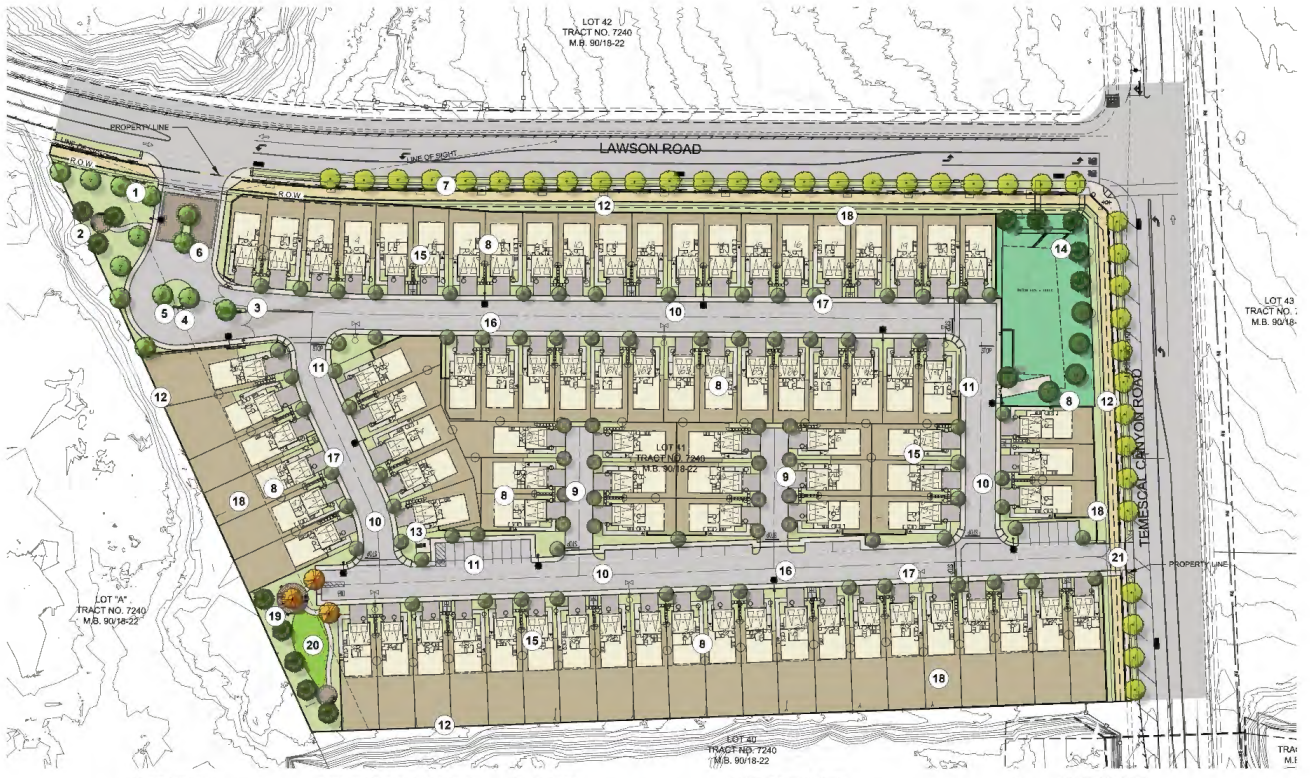
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 PLOT DATE: 2/20/2025

Figure 8: Landscape Plan

TREE PLANTING LEGEND				
WESTERN RIVERSIDE COUNTY MHC-1 SPECIES HABITAT CONSERVATION PLAN AREA (WHMHC-1P)				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	QU
OPEN SPACE / PERIMETER STREET TREES				
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" - 48" BOX	M 12	20" DIAMETER AT MATURITY
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24" - 36" BOX	M 3	20" DIAMETER AT MATURITY
	QUERCUS ILEX HOLLY OAK	24" - 48" BOX	M 33	25" DIAMETER AT MATURITY
INTERNAL PARK AND STREET TREES				
	CELEBRA PARVIFLORA AUSTRALIAN WILLOW	24" - 36" BOX	L 8	20" DIAMETER AT MATURITY
	LAGERSTROEMIA INDICA CRAPE MYRTLE	24" - 36" BOX	L 15	20" DIAMETER AT MATURITY
	ARBUTUS UNEDO STRAWBERRY TREE	24" - 36" BOX	L 71	20" DIAMETER AT MATURITY
ENTRY ACCENT TREE				
	OLEA EUROPAEA FRUITLESS OLIVE	SMALL FIELD DUG	L 13	25" DIAMETER AT MATURITY
OPEN SPACE ACCENT TREE				
	FR			

SHRUB PLANTING LEGEND				
WESTERN RIVERSIDE COUNTY MHC-1 SPECIES HABITAT CONSERVATION PLAN AREA (WHMHC-1P)				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS
DEFENSIBLE ZONE 1 (6' TO 30') - FIRE RESISTANT SHRUBS				
	BACCARIS PULGARIS COTYLEDON	5 GAL.	5' O.C.	L
	COPROSMA KIRII GREENING COPROSMA	5 GAL.	5' O.C.	L
	LANTANA MONTEVIDENSIS NEW GOLD LANTANA	5 GAL.	5' O.C.	L
	MYOPORIUM PARVIFOLIUM CRESPING MYOPORUM	5 GAL.	5' O.C.	L
	PYRACANTHA RED ELF RED ELF FIRE THORN	5 GAL.	5' O.C.	L
	TEUCRIUM CHAMAEDEPHYS WALL GERMANDER	5 GAL.	5' O.C.	L
DEFENSIBLE ZONE 2 (31' TO 100') - FIRE RESISTANT SHRUBS				
	ABELIA GRANDIFLORA KALEIDOSCOPE KALEIDOSCOPE GLOSSY ABELIA	5 GAL.	36" O.C.	M
	AGAVE BLUE GLOW BLUE GLOW AGAVE	5 GAL.	36" O.C.	VL
	ALOE BLUE ELF CALIFORNIA ALOE	1 GAL.	24" O.C.	L
	ALOE STRIATA GHOST GHOST ALOE	0 GAL.	24" O.C.	L
	CALLISTEMON C. LITTLE JOHN LEMON BOTTLEBRUSH	5 GAL.	48" O.C.	L
	GARISSA MACROCARPA BOXWOOD BEAUTY GARISSA BOXWOOD BEAUTY	1 GAL.	36" O.C.	L
	CISTUS X HYBRIDUS WHITE ROCKROSE	5 GAL.	48" O.C.	L
	DASYLIRON LONGISSIMUM MEXICAN GRASS TREE	5 GAL.	48" O.C.	L
	DIETES BICOLOR SOUTHWEST LISY	5 GAL.	36" O.C.	L

BASIN PLANTING LEGEND				
WESTERN RIVERSIDE COUNTY MHC-1 SPECIES HABITAT CONSERVATION PLAN AREA (WHMHC-1P)				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS
	ALOE SARPANZA SOAP ALOE	1 GAL.	24" O.C.	VL
	ALOE VERA ALOE	1 GAL.	24" O.C.	VL
	CISTUS PULVERULENTUS SUNSET MAGENTA ROCKROSE	1 GAL.	72" O.C.	L
	ROSMARINUS OFFICINALIS PROSTRATE ROSEMARY	1 GAL.	36" O.C.	L
	ZAUSCHNERIA CALIFORNICA CALIFORNIA FUCHSIA	1 GAL.	36" O.C.	L



CIVIL ENGINEER
ADAMS ENGINEERS
679 AIRPORT CR
RIVERSIDE, CA 92504
PHONE: (951) 588-0241
CONTACT: BRIAN WEGERSOLL
EMAIL: DWEGERSOLL@ADAMS.COM

ARCHITECT
K707 ARCHITECTURE & PLANNING
17711 VON KARMAN AVENUE, SUITE 200
PRIME, CA 92614
PHONE: (949) 221-6939
CONTACT: ALAN SGALES
EMAIL: ASGALES@K707.COM

LANDSCAPE ARCHITECT
SUMMERS MURPHY & PARTNERS, INC.
34171 COSTA PINOCH - SUITE 210
DANA POINT, CA 92629
PHONE: (949) 443-7449-279
CONTACT: TRENT KOOL
EMAIL: TKOOL@SUMMERSMURPHY.COM

WARMINGTON RESIDENTIAL
3006 PULAMAN STREET
COSTA MESA, CA 92626
PHONE: (949) 498-3113
CONTACT: BRIT ALICH
EMAIL: BRIT@WARMINGTONGROUP.COM

PLANTING DESIGN NOTE:

- ALL PLANT MATERIAL IS DROUGHT TOLERANT, MODERATE AND LOW WATER USE, ACCUMATED TO THE LOCAL CLIMATE.
- TREES TYPES AND LOCATIONS HAVE BEEN CHOSEN FOR THESE FORM AND STRUCTURE AND ARE IN ACCORD WITH THE BUILDING AND ARE IN ACCORD WITH THE CHEDDEN AND WILL PROVIDE SHADE OVER PAVING SURFACES AND PEDESTRIAN GATHERING AREAS.
- SHRUBS AND GROUNDCOVER SPACING AND SIZES ADEQUATE TO PROVIDE COVERAGE OF PLANTED AREAS.
- MATURE WIDTHS OF SHRUBS WILL NOT REQUIRE EXCESS TRIMMING, NO DAMAGING ROOTS, SHALLOW ROOTS, ETC.
- NO INVASIVE PLANTS, APPROPRIATE FOR ADJACENCY TO MESH OR OTHER ENVIRONMENTALLY SENSITIVE AREAS.
- SCREENING TO ALL AIR CONDITIONING UNITS, MECHANICAL EQUIPMENT, AND TRASH ENCLOSURES.
- NO TREES IN SIGHT DISTANCE ZONE.
- NO SHRUBS OVER 12" MAX HEIGHT IN DISTANCE ZONE.
- MEDIANS ARE LOCATED AT ENTRY WHICH INCLUDE TREES, SHRUBS AND IRRIGATION.
- TREES SHALL BE OFFSET 6' MIN. FROM CURB FACE (MODIFIED LOCAL STREETS SHALL BE OFFSET 3.5' MIN. FROM CURB).
- TREE CLEAR TRUNK HEIGHT SHALL BE 9' MINIMUM ABOVE FINISH GRADE FOR VIEWING UNDER FOLIAGE CANOPY OF TREES. 12' MATURE SPREAD DIA. OF TREES EXTENDS BEYOND THE CURB OF FACES. THERE SHALL BE 17" MIN. CLEARANCE ABOVE ROAD TO THE BRANCHING/FOLIAGE.
- PLANTING AND IRRIGATION IS REQUIRED FOR MEDIANS 5' WIDE OR GREATER UNLESS SIGHT DISTANCE RESTRICTS PLANTING. MEDIAN NOSES AND TRANSITIONS FROM TURN LANES MAY BE HARDSCAPE MATERIAL.
- MAX. SHRUB HEIGHT AT MATURITY IN SIGHT LINES SHALL BE 24" ABOVE FINISH GRADE OR LESS DEPENDING ON VERTICAL CURVE OR LESS VISIBILITY RESTRICTIONS.
- SHRUBS AND GROUNDCOVER SPACING AND SIZES ADEQUATE TO PROVIDE COVERAGE OF PLANTED AREAS.
- SLOPE PLANTING STANDARDS (ORDINANCE 407, SECTION 516.11)
- OVER 3 FEET VERTICAL GROUND COVER PLANT MATERIAL MAXIMUM 12" ON CENTER.
- OVER 15 FEET VERTICAL - SHRUBS MAXIMUM 18" ON CENTER, TREES 20' MAXIMUM ON CENTER, OR A COMBINATION THEREOF.
- SCREENING / BUFFERING PROVIDE SCREENING IS REQUIRED FOR ADJACENT LAND USES, USE EVERGREEN PLANTS FOR BUFFERS AND SCREENING. LANDSCAPING USED TO SOFTEN EDGE OF BUILDINGS, STRUCTURES AND STREETS (COMMERCIAL AND INDUSTRIAL).
- IRRIATE AIR CONDITIONING UNITS, MECHANICAL EQUIPMENT, TRASH ENCLOSURES AND PROVIDE SCREENING.
- PROVIDE VINES / LANDSCAPING FOR FENCING UNDER FOLIAGE CANOPY OF TREES. 12' MATURE SPREAD DIA. OF TREES EXTENDS BEYOND THE CURB OF FACES. THERE SHALL BE 17" MIN. CLEARANCE ABOVE ROAD TO THE BRANCHING/FOLIAGE.

IRRIGATION NOTE:
HYDROZONE WILL BE PROPERLY DESIGNATED. NO OVER-HEAD IRRIGATION ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACES. SUBSURFACE OR LOW VOLUME IRRIGATION MUST BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH.

AGENCY STANDARD COMPLIANCE NOTE:
PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859-2, ORDINANCE 348, ORDINANCE 461. PROJECT CONDITIONS OF APPROVAL, AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

MHC-1P DESIGNATION NOTE:
ACCORDING TO CSPW, USFWS, RWCO AND THE WMSMCHP DATA, THERE IS NO OFFICIALLY DESIGNATED ENVIRONMENTALLY SENSITIVE PRESERVE, OR CONSERVATION AREA WITHIN 200' OF THE PROJECT SITE. THE ONLY CONSERVED LANDS WITHIN 1 MILE OF THE PROJECT AREA IS THE EDGE OF WESTERN RIVERSIDE MHC-1P DESIGNATED PUBLIC/GRAVE PUBLIC CONSERVED LANDS OF THE CLEVELAND NATIONAL FOREST.

LEGEND

- | | |
|---|--|
| <ol style="list-style-type: none"> ENTRY MONUMENT LOW WALL WITH SIGNAGE AND ACCENT LANDSCAPE SEATING AREA AT ENTRY GROVE GATED ENTRY WALL AND ENTRY EXIT VEHICULAR GATES CALL BOX IN MEDIAN WAYFINDING NAVIGATION SIGN IN MEDIAN ENHANCED ENTRY PAVING MULTI-PURPOSE D.G. TRAIL RESIDENTIAL HOMES | <ol style="list-style-type: none"> ALLEY ROAD LOOP ROAD RESIDENT / GUEST PARKING COMMUNITY WALLS CBU CLUSTER MAIL BOX DRAINAGE BASIN LANDSCAPE SIDE YARD WALLS AND GATE CURB ADJACENT SIDEWALK FRONT YARD LANDSCAPE, DRIVEWAY AND ENTRY BACK YARD AREA PICNIC PLAZA WITH TABLES AND LOUNGE SEATING BBQ AND TRASH CAN ACTIVITY LAWN EMERGENCY VEHICULAR ACCESS GATE |
|---|--|

TEMESCAL VALLEY | Preliminary Landscape Plan | Overall Concept Plan

Warmington Homes | TEMESCAL VALLEY, CA | Moderate / Very High Fire Hazard Zone | C22500010 & GPA250004 | Feb 18, 2026

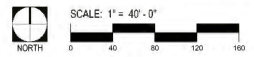


Figure 9: Architectural Concepts



- 'A' LEGEND (COTTAGE)**
- 1 Stucco, 16/20
 - 2 Flat Concrete Tile Roof
 - 3 Not Used
 - 4 Vinyl Windows
 - 5 Fiberglass Entry Doors
 - 6 Decorative Shutters (Stucco or Foam)
 - 7 Decorative Exterior Light & Address
 - 8 Metal Sectional Garage Door
 - 9 Stucco or Foam Trim
 - 10 Decorative Stucco Vent
 - 11 Stucco Arched Soffit
 - 12 Stucco Head and Sill Trim
 - 13 Wood Barge Board
 - 14 Wood Eave Board
 - 15 Decorative Muntins
 - 16 Downspouts



- 'B' LEGEND (FARMHOUSE)**
- 1 Stucco, 16/20
 - 2 Flat Concrete Tile Roof
 - 3 Fiber Cement Siding
 - 4 Vinyl Windows
 - 5 Fiberglass Entry Doors
 - 6 Decorative Shutters (Stucco or Foam)
 - 7 Decorative Exterior Light & Address
 - 8 Metal Sectional Garage Door
 - 9 Cement Board Trim
 - 10 Not Used
 - 11 Wood Post and Beam
 - 12 Stucco Head and Sill Trim
 - 13 Wood Barge Board
 - 14 Wood Eave Board
 - 15 Not Used
 - 16 Not Used
 - 17 Decorative Muntins
 - 18 Downspout



- 'C' LEGEND (MONTEREY)**
- 1 Stucco, 16/20
 - 2 Flat Concrete Tile Roof
 - 3 Not Used
 - 4 Vinyl Windows
 - 5 Fiberglass Entry Doors
 - 6 Decorative Shutters (Stucco or Foam)
 - 7 Decorative Exterior Light and Address
 - 8 Metal Sectional Garage Door
 - 9 Stucco or Foam Trim
 - 10 Decorative Stucco Vents
 - 11 Stucco Column
 - 12 Stucco Head and Sill Trim
 - 13 Wood Barge Board
 - 14 Wood Eave Board
 - 15 Decorative Muntins
 - 16 Downspout

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.

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

IV. Determination

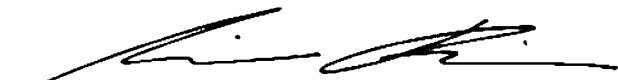
On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED	
<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	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	
<input type="checkbox"/>	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.
<input type="checkbox"/>	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

4/30/2026

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 §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 §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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8, Scenic Highways, Temescal Canyon Area Plan (TCAP), Google Earth n.a.

Findings of Fact:

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

Less than significant impact. The Project is zoned Scenic Highway Commercial (C-P-S). As depicted on TCAP Figure 9 “Scenic Highways,” Interstate 15 (I-15) from Corona south to the San Diego County line, State Route 91 from its intersection with Interstate 15 west to the Riverside County line, and State Route 71 from State Route 91 north to the Riverside County line have been designated as State Eligible Scenic Highways. The Project site is located approximately 2,050 feet west of this eligible section of I-15.

Due to the presence of existing topography and residential buildings between the Project site and I-15, the proposed residential development would be consistent with that of the surrounding areas. Additionally, the Project includes being enclosed by a 6-foot-high decorative masonry block wall, landscaping and does not exceed the height limits for residential development in the R3 zone.

The Project site falls within the Design Theme Policy Area of the TCAP. The design theme policies apply to the commercial area located west of Interstate 15, on either side of Temescal Canyon Road, between Maitri Road and the Temescal Canyon Road freeway exit and primarily overlay the C-P-S

zoning. The Design Theme Policy Area policies are intended to build on the theme and character of the area established by the existing retail development west of Interstate 15 at Temescal Canyon Road. Because the Design Theme Policy Area applies to commercial projects, not residential projects, the policies associated with the Design Theme Policy Area would not be applicable to the proposed Project.

Accordingly, the Project would not have a substantial adverse 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 a vacant site consisting of approximately 10 acres of grasses and shrubs with no significant geological features. Thus, the Project has no potential to result in adverse effects to scenic resources, including trees, rock outcroppings, or unique landmark features, as no such features occur on the site under existing conditions. No impact would occur. Under existing conditions, lands to the west of the Project site are undeveloped. Additionally, a golf course and vacant land is located to the west of the project site. The adjacent lot to the south is a graded, undeveloped lot.

Public views of the hills will remain available, and views of the local mountains to the west will remain available along undeveloped segments of Temescal Canyon Road. As such, the Project would not obstruct prominent scenic vistas or views open to the public, and impacts would be less than significant.

The Project site is planned for development with residential land uses per the County's General Plan and TCAP. The Project's application materials propose architecture, landscaping, and wall and fence materials that comply with County standards and ensure that the Project site is not developed in a manner that would create an aesthetically offensive site open to public view. Impacts would be less than significant.

c) In non-urbanized areas, would the Project 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. According to mapping information available from the United States Census Bureau (USCB), the Project site is located within an urbanized area. The Project would be fully consistent with the proposed R-3 zoning designation upon the completion of the Zoning Amendment application CZ2500010. The existing zoning of the Project site is identified as C-P-S Scenic Highway Commercial. Additionally, development of the Project site as proposed would be required to comply with the Project's Plot Plan application materials, which include measures related to site design, grading, landscaping, screen walls, and architectural design that would ensure the site is developed in a manner that is visually attractive. In consideration of the Project site's existing visual character as an unimproved lot, and the requirements of Project's Plot Plan application materials, the Project would not substantially degrade the existing visual character or quality of public views of the site or its surroundings, and impacts would be less than significant. (USCB, 2012)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Description, Google Earth

Findings of Fact:

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

No Impact. Riverside County Ordinance No. 655 applies to lands within 45 miles of the Mt. Palomar Observatory. The Project site is located approximately 46 miles northwest of the Palomar Observatory and thus Ordinance No. 655 is not applicable. As such, the Project would not adversely affect the nighttime operation of Mt. Palomar Observatory and the Project would not be subject to the provisions of Riverside County Ordinance No. 655. No impact 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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution), (Google Earth, n.d.; Riverside County General Plan, Temescal Canyon Area Plan, 2021; RCIT, n.d.), On-site Inspection, Project Application Description

Findings of Fact:

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

Less than Significant Impact. Under existing conditions, the project site is undeveloped, vacant land, with sparse vegetation and variable topography. The nearest residential developments to the project site include a mobile home park to the south and west, and a residential tract of homes to the southeast, across Temescal Canyon Road.

The Project Applicant proposes to develop the site with 85 residential units and would introduce new lighting elements on site to illuminate the parking areas and building entrances. Riverside County Ordinance No. 915 requires that all outdoor luminaires (other than street lighting) must be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. All lighting proposed by the Project Applicant would be required to comply with Riverside County Ordinance No. 915. Compliance with Ordinance No. 915 would be assured through

future County review of building permit applications. Mandatory compliance with Ordinance No. 915 ensures that Project-related lighting would not create a new source of substantial light or glare which could adversely affect day or nighttime views in the area; thus, impacts would be less than significant. (Riverside County General Plan, Temescal Canyon Area Plan, 2021)

Project lighting would not expose any surrounding properties to adverse lighting effects, as site lighting has been designed to prevent any spillage onto adjacent properties. As such, the Project has no potential to expose residential property to unacceptable light levels, and impacts would be less than significant.

With respect to glare, a majority of Project building elements would consist of small residential structures with painted exteriors and some glass elements. While window glazing has the potential to result in minor glare effects, such effects would not adversely affect daytime views of surrounding properties, including motorists along adjacent roadways, because the glass is proposed to be low-reflective. Areas proposed for window glazing also would be limited, as shown on the Project's application materials, and would be largely obstructed from public view by the adjacent residential structures. Furthermore, any potential glare effects would be reduced due to the proposed landscaping and perimeter walls. Thus, glare impacts from proposed building elements would be less than significant.

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

Less than Significant Impact. Lighting proposed as part of the Project would not adversely affect residential properties. The nearest residential properties include a trailer park to the south and west, and a residential community across Temescal Canyon Road to the southeast. Due to distance and existing light sources associated with I-15 and local area roadways (i.e., headlights and streetlights), the Project has no potential to expose residential property to unacceptable light levels, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Agriculture & Forestry Resources – Would the project:				
4. Agriculture				
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan 2015 Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

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

No Impact. According to mapping information available from the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), the Project site is classified as containing “Farmland of Local importance,” and does not contain any lands mapped by the FMMP as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). The Project site is identified primarily as Garretson very fine sandy loam by USDA Natural Resource Conservation Service Soil Mapper and does not constitute prime farmland unless irrigated. As such, the Project has no potential to convert the identified types of Farmland to a non-agricultural use, and no impact 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. Under the existing conditions the Project site is zoned as C-P-S Scenic Highway Commercial and is not classified as agricultural land. A proposed zone change amendment would alter the zoning to R-3 General Residential. The Project site is not zoned for agricultural use, and no agricultural uses occur on-site or on immediately adjacent properties under existing conditions. In addition, according to Riverside County GIS, the Project site is not subject to a Williamson Act contract and is not located within a Riverside County Agricultural Preserve. The nearest lands subject to a Williamson Act contract or located within an Agricultural Preserve are located approximately 7.0 miles to the northeast of the project site, beyond Lake Mathews, which due to distance has no reasonable possibility of being adversely affected by the Project. Accordingly, the Project would not conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve, and no impact would occur. (Riverside County General Plan, 2015; RCIT, n.d.)

- 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 surrounding properties are identified as agricultural lands. According to the Riverside County Mapping tools, City of Corona Parcel Information Reports, and zoning descriptions. Thus are not subject to the noticing requirements set forth by Ordinance No. 625, and no impact would occur. (Riverside County General Plan, 2015; RCIT, n.d.)

- 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. “Farmland” is defined in Section II.a of Appendix G to the CEQA Guidelines to mean Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Based on mapping information available from the CDC FMMP, there are no areas of Farmland within the Project vicinity. The nearest lands containing Farmland (Prime Farmland, Farmland of Statewide Importance, and Unique Farmland) occur approximately 1.5-miles northwest of the Project site. As such, there are no components of the proposed Project that would result in changes in the existing environment which, due to their location or nature, could result in conversion of these types of Farmland to non-agricultural use, and no impact would occur. (CDC, n.d.; RCIT, n.d.)

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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan 2015 Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” Project Application Materials

Findings of Fact:

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

No Impact. No lands within the Project vicinity are zoned for forest land, timberland, or Timberland Production, nor are any lands within the Project vicinity used for timber production. Accordingly, no impact would occur. (Riverside County Draft Program EIR No. 521, 2015, Figure 4.5.2; Riverside County General Plan, 2015, Figure OS-3a; RCIT, n.d.). 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. As depicted on Figure 4.5.2 of EIR No. 521, which was prepared in conjunction with the County’s 2015 General Plan update, there are no forest lands on-site or within the Project vicinity. Additionally, under existing conditions the Project site is cleared of most vegetation and is currently an undeveloped site. There are no components of the proposed Project that would convert forest land to non-forest use. No impact would occur.

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

No Impact. There are no forest lands on-site or within the Project vicinity. Additionally, under existing conditions the Project site is cleared of most vegetation and is currently an undeveloped property. There is no reasonable potential that the Project could result in changes to the existing environment which could result in the conversion of forest land to non-forest use. Accordingly, no impact would occur. (Riverside County Draft Program EIR No. 521, 2015, Figure 4.5.2; Riverside County General Plan, 2015, Figure OS-3a; RCIT, n.d.)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook, 24-18 Temescal TTM Detailed Report CalEEM Model Run, Version 2022.2.2.29, prepared January 23, 2025 (Appendix A).

Findings of Fact:

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) within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD has jurisdiction over an approximately 10,743 square-mile area and is principally responsible for air pollution control in the SCAB by working with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, and State and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

Currently, the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the State and federal ambient air quality standards. AQMPs are updated regularly to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. In December 2022, the SCAQMD released the Final 2022 AQMP. Like prior AQMPs, the 2022 AQMP continues to evaluate current integrated strategies and control measures to meet the NAAQS, as well as explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels. Similar to the 2016 AQMP, the 2022 AQMP incorporates scientific and technological information and planning assumptions, including the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS) prepared by the Southern California Association of Governments (SCAG) and updated emission inventory methodologies for various source categories.

The Project Site has a land use designation of Commercial Retail (CR) on the County’s General Plan Land Use Map. The Project Site has a zoning designation of Scenic Highway Commercial (C-P-S) on the County’s Zoning Map. The type of use of the proposed Project (General Residential) is not allowed within the C-P-S zone. As such, the Project proposes a zoning change to General Residential (R3) and

a General Plan Amendment from Commercial Retail (CR) to High Density Residential to allow for the 85-unit condominium home development.

The SCAQMD CEQA Handbook states that “New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP.” Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency.

Criteria defining consistency with the AQMP as defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD’s 1993 CEQA Air Quality Handbook. The Project’s consistency with the AQMP is determined using the 2022 AQMP as discussed below.

- Consistency Criterion No. 1: Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

Based on the air quality modeling analysis contained in **Appendix A – CalEEM Datasheets**, neither short-term construction impacts nor long-term operations would result in significant impacts based on the SCAQMD regional and local thresholds of significance.

As such, the Proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards that would increase in the frequency or severity of violations, nor would the Proposed Project cause a delay in attainment because criteria pollutants are well below the thresholds. Therefore, the Project is consistent with the 2022 AQMP for Criterion 1.

- Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

Consistency with the AQMP assumptions is determined by performing an analysis of the Proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the Proposed Project are based on the same forecasts as the AQMP. The 2024-2050 RTP/SCS includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA.

The Project proposes a change in land use from commercial to residential to be consistent with the City’s General Plan. The South Coast AQMD adopted the 2022 Air Quality Management Plan (AQMP) on December 2, 2022. Regional growth projections are used by South Coast AQMD to forecast future emission levels in the SoCAB. For Southern California, these regional growth projections are provided by the Southern California Association of Governments (SCAG) and are partially based on land use designations in city/county general plans. Thus, projects that are consistent with the local general plan are considered consistent with the air quality-related regional plan. Additionally, only large, regionally significant projects have the potential to affect the regional growth projections. Changes in population, housing, or employment growth projections have the potential to affect SCAG’s demographic projections and therefore the assumptions in South Coast AQMD’s AQMP. Per CEQA Guidelines §15206(b), a proposed project is of statewide, regional, or area-wide significance if the project is a residential development of more than 500 dwelling units. The proposed project would develop 85 residences on the project site, so it would not meet the criteria for a project of statewide, regional, or area-wide significance established under CEQA Guidelines §15206(b)(2). Furthermore, as shown in **Table 2**, the regional emissions that would be generated by the operational phase the proposed project would be less than the South Coast AQMD emissions thresholds. Therefore, South Coast AQMD would not consider it a substantial source of air pollutant emissions that would have the potential to affect the attainment designations in the SoCAB. The proposed project would not affect the regional emissions

inventory or conflict with strategies in the AQMP. Therefore, the Project would not conflict with or obstruct implementation of the applicable air quality plan, and impacts 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 proposed Project would generate air pollutant emissions during its construction and long-term operation. During construction, the Project’s construction contractors would be required to comply with all applicable, mandatory regional air quality standards, including but not limited to SCAQMD Rule 403, “Fugitive Dust,” and SCAQMD Rule 1113, “Architectural Coatings.”

The California Emissions Estimator Model (CalEEMod) was utilized by EPC Environmental to calculate the Project’s air pollutant emissions for both construction and operations (**Appendix A**).

Construction

Construction activities associated with the Project include but are not limited to site preparation, grading, building construction, paving, and architectural coating, which would emit volatile organic compounds (VOCs), nitrogen oxides (NO_x), sulfur dioxide (SO_x), carbon monoxide (CO), and particulate matter (PM₁₀, and PM_{2.5}). The CalEEMod datasheets in **Appendix A** identifies the inputs and assumptions used to estimate the Project’s construction-related air quality emissions.

For analytical purposes the Project is calculated as commencing construction in 2025 but should construction commence later, the emissions reported herein would not be exceeded and would likely be reduced as older and more polluting pieces of construction equipment are phased out of construction fleets and replaced with newer, less polluting equipment. The calculated maximum daily emissions associated with Project construction are presented in **Table 1: Construction Emissions Summary**. As shown in **Table 1**, emissions resulting from Project construction would not exceed the significance thresholds established by the SCAQMD for emissions of any criteria pollutant. Accordingly, the Project would not emit substantial concentrations of these pollutants during construction and would not contribute to an existing or projected air quality violation, on a direct or cumulatively considerable basis. Impacts associated with construction-related emissions of VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5} would be less than significant and mitigation is not required.

Table 1: Construction Emissions Summary (Unmitigated)

Year	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Winter						
2025	3.38	31.7	31.2	0.05	6.71	3.94
2026	1.20	10.3	14.7	0.03	0.86	0.47
2027	52.0	9.80	14.6	0.03	0.82	0.43
Summer						
2026	1.21	10.3	15.3	0.03	0.86	0.47
2027	52.0	0.85	1.53	<0.005	0.10	0.04
Maximum Daily Emissions	52.0	31.7	31.2	0.05	6.71	3.94
SCAQMD Regional Threshold	137	137	548	137	82	65
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Operations

The ongoing operation of the Proposed Project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the Project-generated vehicle trips and through operational emissions from the on-going use of the Proposed Project.

The AQMD's California Emissions Estimator Model (CalEEMod) summer and winter emission factors were used to derive emissions associated with the Project's operational activities, which vary by season. The Project's estimated operational source emissions are summarized in **Table 2: Operations Emissions Summary**. As shown on **Table 2**, the Project's daily regional emissions from on-going operations would not exceed the SQAQMD thresholds of significance for emissions of any criteria pollutants. Therefore, the Project would not emit substantial concentrations of any criteria pollutants during long-term operation and would not contribute to an existing or projected air quality violation. Impacts would be less than significant.

Table 2: Operations Emissions Summary (Unmitigated)

Operational Activities	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
Area Source	4.26	0.05	4.82	<0.005	<0.005	<0.005
Energy Source	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	3.43	3.44	32.2	0.08	7.21	1.87
Total Maximum Daily Emissions	7.69	3.49	37.0	0.08	7.21	1.87
SCAQMD Regional Threshold	137	137	548	137	82	65
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Winter						
Area Source	3.83	--	--	--	--	--
Energy Source	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	3.21	3.69	26.9	0.08	7.21	1.87
Total Maximum Daily Emissions	7.04	3.69	26.9	0.08	7.21	1.87
SCAQMD Regional Threshold	137	137	548	137	82	65
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Conclusion

Based on the foregoing analysis, the Project would not 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. Impacts would be less than significant, and mitigation measures are not required.

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

Less than Significant Impact. A sensitive receptor is defined by the SCAQMD 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. Also included are long term care hospitals, hospices, prisons, and dormitories or similar live-in housing.

Project-related construction air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the SCAB. To assess local air quality impacts the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the Project-related air emissions in the Project vicinity. The SCAQMD has also provided Final Localized Significant Threshold Methodology (LST Methodology). The Localized Significant Threshold Methodology found that the primary emissions of concern are NO₂, CO, PM₁₀, and PM_{2.5}.

The nearest sensitive receptor used for evaluation of localized impacts of PM₁₀ and PM_{2.5} is the existing residence at 24020 Lawson Road, represented by Location R1, approximately 130 (40 meters) feet north of the Project site.

Construction

The local air quality emissions from Project construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables (**Appendix A**) for Source Receptor Area 25 (Lake Elsinore), which is the closest to the Project site. The closest receptor would be approximately 40 meters, or approximately 130 feet. The emission thresholds were based on a disturbance of 5 acres per day, at a distance of 25 meters (82 feet). **Table 3: Localized Significance – Construction**, below, identifies that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors.

Table 3: Localized Significance – Construction

Phase	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM ₁₀	PM _{2.5}
Site Preparation	31.6	30.2	6.48	3.89
Grading	16.3	17.9	2.56	1.55
Building Construction	9.85	13.0	0.38	0.35
Paving	6.94	9.95	0.30	0.27
Architectural Coating	0.83	1.13	0.02	0.02
Maximum Construction Emissions	31.6	30.2	6.48	3.96
SCAQMD Threshold for 25 meters (82 feet) or less²	371	1,965	13	8
Exceeds Threshold?	No	No	No	No

Notes:

1 Source: CalEEMod and SCAQMD's Mass Rate Look-up Tables for 5 acres in Lake Elsinore Receptor Area (SRA 25). Project will disturb a maximum of 5 acres per day

2 The nearest sensitive receptor is located approximately 130 feet (40 meters) to the north; therefore, the 25-meter threshold has been used.

Construction-Related Toxic Air Contaminant Impact

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the Proposed Project. The Office of Environmental Health Hazard Assessment (OEHHA) has issued the Air Toxic Hot Spots Program Risk Assessment Guidelines and Guidance Manual for the Preparation of Health Risk Assessments, February 2015 to provide a description of the algorithms, recommended exposure variates, cancer and noncancer health values, and the air modeling protocols needed to perform a health risk assessment (HRA) under the Air Toxics Hot Spots Information and Assessment Act of 1987. Hazard identification includes identifying all substances that are evaluated for cancer risk and/or non-cancer acute, 8-hour, and chronic health impacts. In addition, identifying any multi-pathway substances that present a cancer risk or chronic non-cancer hazard via non-inhalation routes of exposure.

Given the relatively limited number of heavy-duty construction equipment and construction schedule, the proposed Project would not result in a long-term substantial source of toxic air containment emissions and corresponding individual cancer risk. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed Project.

Operations

According to the SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes substantive stationary sources of emissions, or uses that attract mobile sources

that may spend long periods queuing and idling at the site (e.g., industrial uses, transfer facilities, and warehouses). The Project does not propose or require uses that would constitute substantive stationary sources of emissions; or uses that attract mobile emissions sources that may spend long periods queuing and idling at the site. Accordingly, no operational-source emissions LST analysis is required.

Therefore, the Proposed Project would not expose sensitive receptors to substantial pollutant concentrations, and impacts 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 potential for the proposed Project to generate objectionable odors has also been considered. Odors may include agricultural uses (livestock and farming), wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities.

The Project does not contain any land uses associated with emitting objectionable odors. Potential temporary odor sources associated with the proposed Project may result from construction (e.g., equipment exhaust, application of asphalt and architectural coatings). The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of construction and are thus considered less than significant. Potential long term odor sources may arise from solid waste. The City will condition the Project to include covered and walled solid waste enclosures, and Project-generated refuse would be removed at regular intervals in compliance with the waste provider contracts. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): GIS database, General Biological Resource Assessment And Western Riverside Multi-Species Habitat Conservation Plan Consistency Analysis Temescal Canyon Project, prepared by Marsh and Mallow Land Resources Consulting, Revised February 5, 2026 (**Appendix B**).

Findings of Fact:

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

Less than Significant Impact with Mitigation Incorporated. The applicable habitat conservation plans for the Project area are the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) and the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Each is discussed below.

Project Consistency with the SKR HCP

The SKR HCP was prepared under the direction of the Riverside County Habitat Conservation Agency (RCHCA) Board of Directors, in consultation with United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW). Riverside County is a member agency of the RCHCA. According to Figure S-1 of the SKR HCP, the Project site is not located within or adjacent to any SKR core reserve areas. The Project would not conflict with any provisions of the SKR HCP; thus, impacts would be less than significant, and no mitigation is required.

Project Consistency with the MSHCP

Provided below is an evaluation of the Project's consistency with MSHCP Reserve assembly requirements, Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures).

MSHCP Reserve Assembly and Criteria Cell Location

The Project site is located within the Santa Ana Habitat Maintenance Unit of the MSHCP. The Project site was fully disturbed at the time the MSHCP was adopted in 2003 and contained only nominal areas of non-native vegetation on site. Under existing conditions, the Project site is disturbed vacant land. The Project Site does not occur within one of the Criteria Cells of the MSHCP, which were established for the acquisition of habitat and sensitive plant and wildlife species and therefore is not subject to MSHCP's

Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process.

Section 6.1.2 Riparian/Riverine Areas Resources

As with the conditions that existed when the MSHCP was adopted in 2003, the Project site is a disturbed vacant land. The Project site does not contain any jurisdictional drainages or areas of ponding (**Appendix B**). As such, the Project would not result in any impacts to riparian/riverine areas or vernal pools, and the Project would not conflict with the provisions of MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools). No impact would occur.

Section 6.1.3 Narrow Endemic Plant Species

Volume I, Section 6.1.3 of the MSHCP requires that within identified Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The Project site does fall within the MSHCP Narrow Endemic Plant Species Survey Area. The biological report in **Appendix B** evaluated the site for Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), Slender-horned spineflower (*Dodecahema leptoceras*), Many-stemmed dudleya (*Dudleya multicaulis*), Spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), San Miguel savory (*Clinopodium chandleri*), Hammitt's clay-cress (*Sibaropsis hammittii*), Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*)

The Project site is identified primarily as Garretson very fine sandy loam by USDA Natural Resource Conservation Service Soil Mapper.

A habitat assessment and focused narrow endemic survey in **Appendix B** were conducted for the plant species determined to have potential to occur within the habitat identified in the Project site. The surveys identified that the Project site is entirely composed of disturbed invasive grassland. None of the narrow endemic species were observed on site, and soils are not present for these species to be present.

Section 6.1.4 Urban/ Wildlands Interface

The MSHCP Urban/Wildlands Interface Guidelines (UWIG) presented in MSHCP Section 6.1.4 are intended to address indirect effects associated with locating development in proximity to a MSHCP Conservation Area. There are no existing parcels abutting the Project site which have been conserved as part of the MSHCP. Therefore, the Project is not subject to MSHCP Section 6.1.4.

Section 6.3.2 Additional Survey Needs and Procedures

Burrowing Owl – The Project site is located within an MSHCP Survey Area for burrowing owls. Surveys were conducted in accordance with the WRMSHCP Burrowing Owl Survey Instructions. The instructions have a two-step approach to determining presence of burrowing owl onsite. Step I, completed on December 10, 2024 was an initial habitat assessment for all protected species including the burrowing owl. A meandering transect was completed throughout the Project site in addition to a 500 ft buffer surrounding the site. The Project site was identified through the survey as having habitat for burrowing owl. As such, a Step 2a and 2b survey was conducted according to the 2006 Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area. A series of focused burrowing owl survey was also performed (**Appendix B**). No burrowing owls were identified, however, suitable mammal burrows occur on site. As such to address the possibility of late season nesting, implementation of **Mitigation Measure BIO-7** to conduct pre-construction surveys for the species is required to reduce impacts to less than significant.

Other Species

The MSHCP identifies 28 species not adequately covered under the Plan. However, the Project site does not contain any suitable habitat for any of the 28 species not adequately covered under the MSHCP.

Best Management Practices (MSCHCP Volume I, Appendix C)

Volume 1- Appendix C of the MSCHCP outlines best management practices (BMPs) that all applicants who develop within the WRMSHCP must follow to avoid take or impacts to conserved species.

1. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.
2. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
3. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
4. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
5. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
6. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.
7. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
8. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
9. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.

10. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
11. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
12. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
13. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
14. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screens. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.
15. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.

Accordingly, the Project would not conflict with MSHCP Section 6.3.2 as it pertains to the 28 species not adequately conserved by the MSHCP.

Overall, with the implementation of mitigation and mandatory compliance with MSHCP Best Management Practices, impacts would be less than significant.

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

Less than Significant Impact. A literature review and field assessment were performed to document baseline conditions and assess the potential for special status plants and wildlife species to occur within the Project Site. Special attention was given to the suitability of on-site habitat to support special status species as identified by the California Department of Fish and Wildlife (CDFW) and other electronic databases utilized for the assessment (**Appendix B**).

According to the biological report in **Appendix B**, there were no special species identified on the Project site. Overall, the Project would not 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) 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 biological report in **Appendix B** identified that the Project site contains no 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.

The entirety of the site can be categorized as disturbed invasive grassland or developed. As such, the biological report in Appendix B identified low quality suitable habitat for the western burrowing owl (*Athene cunicularia hypugaea*) and the Crotch's bumble bee (*Bombus crotchii*), both of which are candidate species under the California Endangered Species Act (CESA). With the required implementation of **Mitigation Measure BIO-7** and **Mitigation Measure BIO-9**, impacts would be reduced impacts to less than significant.

The area west and south of the Project site also contain habitat suitable for nesting birds in general, and nesting birds are protected under the Migratory Bird Treaty Act (MBTA) of 1918. The MBTA provides protection for nesting birds that are both residents and migrants whether or not they are considered sensitive by resource agencies. The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The direct injury or death of a migratory bird, due to construction activities or other construction-related disturbance that causes nest abandonment, nestling abandonment, or forced fledging would be considered take under federal law. The U.S. Fish and Wildlife Service (USFWS), in coordination with the CDFW administers the MBTA. CDFW's authoritative nexus to MBTA is provided in Fish and Game Code §3503.5 which protects all birds of prey and their nests and Fish and Game Code §3800 which protects all non-game birds that occur naturally in the state.

To ensure potential impacts to nesting birds are avoided or minimized during construction of the remaining Project site, **Mitigation Measure BIO-6** and **BIO-8** to conduct a pre-construction survey for nesting birds and least Bell's vireo (*vireo bellii pusillus*) and establishment of no-work buffers during construction is required to ensure birds and their nests are not disturbed during construction. Refer to "Mitigation" at the end of this section for details. Additionally, **Mitigation Measure BIO-10** will require a qualified biologist to conduct a general clearance survey for any special-status protected species and ensure that they will not be impacted during construction activities.

Impacts would be less than significant with the incorporated mitigation.

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 Impact With Mitigation Incorporated. The Project site is an undeveloped, generally flat parcel covered with non-native grassland. The site is bounded on the north by Lawson Road, on the east by Temescal Canyon Road, and on the south by a drainage, and on the west by a heavily vegetated area. Additionally, the biological report in **Appendix B** identified that the database review of the California Department of Fish and Wildlife's (CDFW) Areas of Conservation Emphasis' (ACE) Terrestrial Connectivity dataset, labeled the Project Site in an area with limited connectivity opportunity or rank 1. This typically means that the location as well as the surrounding 2.5 square miles has more than 50 percent land cover determined to be urbanized or be utilized for agriculture. This area lacks channelized areas that prioritize species movements and lacks core natural areas (**Appendix B**). Additionally, the Project site does not occur within a mapped linkage area or wildlife corridor area within the MSHCP.

The biological report in **Appendix B** identified that the Project site does not contain any habitat or opportunities that would support 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. The habitat assessment in **Appendix B** identified that the area to the west and south contains low quality habitat for wildlife movement. Although it contains vegetation and potential shelter

for wildlife, there were no major drainages or washes that provide connectivity to other higher quality habitats.

The Project proposes to construct an 85-home condominium community. Implementation of best management practices in the SWPPP, both on-site and off-site, will ensure that there would be no runoff, trash or other impacts to the adjacent drainage and vegetated area.

Mitigation Measures MM BIO-1 through MM BIO-4 establish construction-phase requirements to prevent project activities from encroaching into adjacent areas with wildlife potential. These measures include installation of ESA fencing along the work area perimeter, restricting all work activities and equipment storage within the approved project limits, confining vegetation clearing to the minimum area necessary, and requiring wildlife-proof waste containment throughout the construction period.

Due to the Project site not supporting habitat connectivity, the adjacent habitat being found to be low quality habitat to support habitat connectivity, incorporation of MM BIO-1 through BIO-4, and the implementation measures identified in Best Management Practices (MSCHCP Volume I, Appendix C) the impact would be less than significant.

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?

Less Than Significant Impact With Mitigation Incorporated. A preliminary jurisdictional delineation found no sensitive habitats, wetlands, vernal pools, or natural communities of special concern within the Project site, and the site is outside of any USFWS-designated Critical Habitat. While a blue-line stream and marginal riparian habitat associated with a flood control channel were identified within the southern portion of the 500-foot Biological Study Area (BSA), project activities will be confined to the immediate Project site and no direct or indirect impacts to these features are anticipated. With implementation of MM BIO-1 through MM BIO-4, which establish ESA fencing, restrict work activities to within the approved project limits, confine vegetation clearing to the minimum area necessary, and require wildlife-proof waste containment, construction-related impacts to adjacent riparian and sensitive habitats would be less than significant.

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 Impacts. According to the biological report in **Appendix B**, the Project site does not contain any State or federally protected wetlands (including, but not limited to, marsh, vernal pool, and coastal), or other drainages, nor does it contain soils or habitat to support wetlands. There would be no impacts, and no mitigation would be required.

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

Less than Significant. Aside from the MSHCP, the only other local policies/ordinances protecting biological resources within the Project area are the Riverside County Oak Tree Management Guidelines and the Stephens' Kangaroo Rat (SKR) Impact Fee Area. As addressed in section 7a above, the site is not within a SKR fee area, nor within MSHCP Criteria Cells.

There are four Coast Live Oak (*Quercus agrifolia*) on the Project site located along Temescal Road that would be removed as a result of the Project. The oak trees were studied in **Appendix B**, as required by the County's Oak Tree Guidelines. **Table 4: Oak Tree Inventory** identifies the oak trees on site and assesses them based on their health and other factors.

Table 4: Oak Tree Inventory

Tree No.	Coordinates	Number of Trunks	Diameter at Breast Height (DBH) (Inches)	Canopy Cover (Feet)	Health
1	33.770446, -117.487946	1	33	47	B , Tree has been previously pruned/topped for utility maintenance. No abnormal signs of stress are visible. Canopy is visibly healthy.
2	33.770172, -117.487910	1	22	36	C , Tree has been previously pruned/topped for utility maintenance. Stress is visible in the form of abnormal shoots along the lower parts of the trunk. Canopy is still healthy with minimal dieback.
3	33.769602, -117.487871	1	24	42	C , Tree has been previously pruned/topped for utility maintenance. Stress is visible in the form of dieback and thinning of the canopy. However, the tree is still exhibiting healthy growth.
4	33.769394, -117.487856	4	46*	32	C , Tree has been previously pruned/topped for utility maintenance. Stress is visible in the form of dieback and thinning of the canopy. However, the tree is still exhibiting healthy growth.

Notes:

DBH is the sum of all individual DBH for a multiple trunk tree.

Health

- A – Excellent: The tree is exhibiting healthy growth, full canopy and no signs of stress or pest infestation.
- B – Above Average: The tree is exhibiting healthy growth, full canopy and minor signs of stress with no pests.
- C – Average: The tree is exhibiting healthy growth. Some stress or pest is apparent.
- D – Below Average: The tree is exhibiting abnormal amounts of stress and dieback is apparent.
- F – Dead: The tree has no evidence of life, no leaves, and dried branches. Decomposition is present.

The Project includes road improvements along Temescal Canyon Road and Lawson Road which include widening, installation of curb and gutter and relocation of the overhead utilities to underground. All of the trees exist in the road right-of-way. Based on the requirements for road improvements and utility construction, redesign/clustering is not possible, and all oak trees must be removed.

As such, based on the County’s Tree Removal Ordinance, the oak trees are required to be replaced if they cannot be avoided. A replacement ratio is not identified in the County’s Tree Removal Ordinance. Based on the oak tree assessment in **Table 4**, the Applicant is proposing that oak trees removed would be replaced at a 10:1 ratio; essentially 40 trees would be included in the overall Project plan. Based on the Project’s **Landscape Plan** in (**Figure 8**), the Project includes 40 Coast Live Oak (*Quercus agrifolia*), which represents the replacement ratio of 10:1.

Accordingly, the Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Therefore, overall, the impact is less than significant.

Mitigation:

- MM-BIO-1** ESA Fencing: ESA fencing shall be placed along the perimeter of the identified work area. Work areas shall be clearly marked in the field and shall be confirmed by the Project Biologist or designated biologist prior to any clearing, and the marked boundaries shall be maintained throughout the duration of the work.
- MM-BIO-2** Project Limits: No work activities, materials or equipment storage or access shall be permitted outside the project limits.
- MM-BIO-3** Vegetation Clearing and Spoils: Clearing shall be confined to the minimal area necessary to facilitate construction activities. Spoils and dredged material shall be

disposed of at an approved site or facility in accordance with all applicable federal, state, and local regulations

MM-BIO-4 Waste Containment: Food related and other garbage shall be disposed of in wildlife proof containers and shall be removed from the Project area daily during the construction period.

MM-BIO-5 Oak Tree Mitigation: As avoiding impact is not feasible and tree removal becomes necessary (e.g., for utility relocations), the County's Tree Removal Ordinance will be applied, including a requirement to replace each removed oak tree at a 10:1 ratio agreed to with the County. The replacement trees will be of the same species. A final landscape plan will be submitted to the County for review and approval prior to issuance of a grading permit.

MM-BIO-6 Preconstruction nesting bird survey: If work occurs within nesting bird season (February 1 to August 30), a qualified biologist will be required to conduct a preconstruction nesting bird survey within 3 days of any staging, vegetation removal, ground disturbance or grading. The survey will include the entire Project area and surrounding 500ft where accessible. If any portion of the survey area is inaccessible, surveys will be conducted with binoculars and audio cues. If any active nests are found, a plan that establishes construction buffers and monitoring efforts will be submitted to the County, CDFW and USFWS for review and approval prior to grading permits being issued.

MM-BIO-7 Preconstruction burrowing owl survey: A preconstruction burrowing owl survey will be completed by a qualified biologist within 14 days of construction start. Additional clearance surveys must be conducted within 3 days prior to any new staging, vegetation removal, ground disturbance or grading. If it is determined that burrowing owls are nesting or utilizing the site, work must cease and a burrowing owl impact avoidance, minimization, and mitigation plan consistent with *WRMSHCP Burrowing Owl Survey Instructions (RCA 2006)* in addition to the recommendations in the December 2025 revised Determination of Biologically Equivalent or Superior Preservation Report (DBESP). A burrowing owl survey report will be submitted to the County, and CDFW for approval prior to grading permits being issued. The plan will identify burrowing owl habitat that is being disturbed, avoidance measures including construction buffer. Consultation with CDFW will be required if relocation of any burrowing owl is necessary.

MM-BIO-8 Preconstruction focused least Bell's vireo survey: A preconstruction least Bell's vireo survey must be conducted during the appropriate season between April 10th and July 31st according to USFWS Least Bell's Vireo Survey Guidelines. A total of 8 surveys separated by 10 days will be required from dawn to 11:00am within any riparian areas where accessible. Surveys must be conducted by a qualified biologist familiar with audio and visual identification of both juvenile and adult least Bell's vireo.

If any least Bell's vireo are observed within the project site or adjacent to the project site, an avoidance, minimization and mitigation plan will be submitted to the County, USFWS and CDFW for approval. This plan will outline steps to avoid indirect impacts on the species including but not limited to the following: sound monitoring and the installation of a temporary sound wall.

MM-BIO-9 Pre-construction focused surveys for Crotch's bumble bee (CBB) individuals shall be conducted by a qualified biologist with demonstrated experience identifying Crotch's bumble bee in the field. Surveys will be conducted between March to August. Surveys shall include a minimum of three survey efforts, over a three-day period within a temperature range of 15C and 30C. Surveys shall be completed at

a minimum of one person-hour of searching per three acres of suitable habitat during suitable weather conditions.

If the qualified biologist suspects CBB detection or occupancy, CDFW shall be consulted immediately. CBB survey results shall be considered valid for one year at a given site, but additional surveys shall be performed prior to ground-disturbing activities at the discretion of the qualified biologist in consultation with CDFW. If surveys document the presence of CBB within Project sites, CDFW will be consulted prior to construction to determine if a CESA ITP authorization is required. Further, if CBB are detected during surveys, the qualified biologist shall identify the location of all nests in or adjacent to Project sites. If nests are identified, a minimum 45-foot no-disturbance buffer zones shall be established around nests. The qualified biologist shall expand buffer zones as necessary to prevent disturbance and avoid take. Nest avoidance buffers may be removed at the completion of the flight season and/or once the qualified biologist deems the nesting colony is no longer active and CDFW has provided concurrence of that determination.

MM-BIO-10 General Preconstruction Biological Clearance Survey: Within 3 days of construction, a qualified biologist will conduct a preconstruction survey prior to any clearing or grubbing activities in areas with suitable habitat for terrestrial wildlife. The purpose of this survey is to detect the presence of any special-status species not covered under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) that may occur within the Project footprint. If such species are found, the biologist will attempt to safely relocate them from the area to prevent injury or mortality. During the nesting season, nesting birds will not be flushed. Amphibians, reptiles, and burrowing animals located within areas subject to temporary or permanent impacts will be relocated, when feasible, during the preconstruction clearance process.

Monitoring: Qualified biologists will conduct the pre-construction surveys as identified in the mitigation measures.

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, Historical/Archaeological Resources Survey Report APN 290-195-005, prepared by CRM TECH, March 9, 2025 (**Appendix C**)

Findings of Fact:

a) Alter or destroy a historical site?

Less Than Significant. The Cultural Resources Assessment prepared for the Project determined that no historical resources, as defined by CEQA (State CEQA Guidelines §15064.5), are present within the Project site. Although historic-period features, including Temescal Canyon Road and Lawson Road, occur along the site boundaries, these have been previously evaluated and determined not eligible for listing in the California Register of Historical Resources due to a loss of integrity and lack of historical significance. Additionally, while a designated California Historical Landmark (Site 33-006437) is located in proximity to the Project area, it lies outside the Project boundaries, and subsurface investigations within the Project site identified no associated artifacts or features. Therefore, implementation of the Project would not alter or destroy a historical site.

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

Less Than Significant. Segments of Temescal Canyon Road and Lawson Road are located along the eastern and northern edges of the project area, both dating to the historic period. Temescal Canyon Road was previously recorded elsewhere as Site 33-028199 and found not to be eligible for the California Register of Historical Resources due to the loss of historic integrity. As working components of the modern transportation infrastructure, they are not considered potentially significant cultural resources. The southwestern portion of the project area lies in close proximity to Site 33-006437 (California Historical Landmark No. 185), the location of the first non-Native settlement in what is now Riverside County. Extended Phase I subsurface probing near that location, however, encountered no artifacts, features, or other indications of archaeological deposits associated with the site.

Mitigation: None required.

Monitoring: None 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, Historical/Archaeological Resources Survey Report APN 290-195-005, prepared by CRM TECH, March 9, 2025 (updated August 17, 2025) **(Appendix C)**

Findings of Fact:

a) Alter or destroy an archeological site?

Less than Significant. The Cultural Resources Assessment determined that the Project would not alter or destroy an archaeological site. Field surveys and subsurface investigations identified no archaeological sites within the Project area. The only cultural resource encountered was an isolated prehistoric artifact (a mano), which does not qualify as an archaeological site due to its lack of contextual integrity. Although known archaeological sites are located in the surrounding area, none occur within the Project boundaries. Therefore, implementation of the Project would not alter or destroy an archaeological site. Impacts would be less than significant.

b) Would the Project cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?

Less than Significant Impact with Mitigation Incorporated. Three Native American habitation sites, 33-000101 (CA-RIV-000101/H), 33-002992 (CA-RIV-002992), and 33-08267 (CA-RIV-006152/H), were located within a quarter mile of the Project area with Sites 33-000101 and 33-08267 also containing historic-era components. Each of these three sites covered a relatively large area, forming a notable cluster to the east and southeast of the Project site.

Site 33-000101 was recorded approximately 100-200 feet outside the eastern project boundary. This 1,700-foot-long, 600-foot-wide site was described as the remnants of a Native American village when it was first recorded in 1951, "burials of hist. nature" and historic-era structural remains were also noted at the site. During the 1980s, the site was reported to have been destroyed, although some scattered chipped-stone and possible groundstone artifacts were observed in 1989 "along drainage and on top of bluff to the east," another survey the next year again reported that no prehistoric material could be found at the site, and a stone foundation of apparently historical origin was the only feature remaining. According to the 1990 survey, "approximately the northern 2/3 of the site is developed, and the southern one-third has been disturbed by leveling, dumping, and construction."

Sites 33-002992 and 33-08267 were located approximately one-quarter mile to the east and the southeast of the Project site, respectively. An archaeological testing program was implemented on Site 33-002992 and the eastern portion of Site 33-008267 in 1999, focusing particularly on the Native American cultural deposits to determine their historical significance. After a subsequent data recovery program recovered a low number of artifacts and revealed the absence of midden soils and buried archaeological features, however, it was concluded that Sites 33-002992 and 33-008267 were field camps rather than residential bases and the cultural material recovered were not "unique or representative of a particular time period or event" and that the "integrity of both sites has been shown to be severely affected," which historians concluded they were not eligible for listing in the National Register of Historic Places. Therefore, no further work was conducted at the two sites.

Based on the analysis above, no "historical resources," as defined by CEQA and associated regulations, are known to be present within or adjacent to the project area. However, in light of its location in close proximity to Site 33-006437 and to a group of large prehistoric habitation sites that may represent the remnants of a Native American village, the project area is considered relatively sensitive for subsurface archaeological deposits from the prehistoric and early historic periods despite the lack of substantial findings during the surface inspection and the limited subsurface probing.

MM CUL-1 Project Archaeologist. 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 Resources Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in consultation with the monitoring tribe(s) that addresses the details of all activities and provides procedures that must be followed 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 CRMP 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.

MM CUL-2 Historic Archaeological 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 California Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines.

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

Less than Significant Impact. No human remains are anticipated to be unearthed as part of the Project. However, if human remains are unearthed during Project construction, the construction contractor would be required by law to comply with California Health and Safety Code §7050.5, "Disturbance of Human Remains." According to §7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code §5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. With mandatory compliance with California Health and Safety Code §7050.5 and California Public Resources Code §5097 et seq., the proposed Project would not physically disturb any human remains in an adverse manner; therefore, impacts would be less than significant.

Mitigation: Mitigation Measures CUL-1 and CUL-2 are required.

Monitoring: Yes

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

Less than Significant Impact. Project implementation would convert the Project site from its existing condition as a vacant, undeveloped land to a residential community consisting of 85 units. This change in the site’s land use would increase the site’s demand for energy. CalEEMod was utilized to quantify anticipated energy usage associated with the construction and operation of the proposed Project, and to determine if the usage amounts are efficient, typical, or wasteful for the land use type, and identify any potential methods of avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy

Construction

Construction of the Project would require the use of fuel and electric powered equipment and vehicles for construction activities. The majority of construction activities would use fuel powered equipment and vehicles that would consume gasoline or diesel fuel. Heavy construction equipment (e.g., dozers, graders, backhoes, dump trucks) would be diesel powered, while smaller construction vehicles, such as pick-up trucks and personal vehicles used by workers would be gasoline powered. The majority of electricity use would be from power tools. Fuel consumed by construction equipment would be the primary energy resource expended over the course of Project construction. Construction equipment use of electricity and fuel would be typical for the type of construction proposed and there are no unusual Project characteristics or construction processes that would require the use of equipment that would not conform to applicable California Air Resources Board (CARB) emissions standards and related fuel efficiencies. The consumption of energy would be temporary in nature and would not represent a significant demand on available supplies. There are no unusual characteristics that would necessitate the use of fuel or electricity that would be less energy efficient than at comparable construction sites in the region or State.

Operations

Energy consumption in support of or related to Project operations would include transportation fuel demands (fuel consumed by passenger cars accessing the Project site) and residential energy demands.

Transportation Energy Demands

Annual vehicular trips and related Vehicle Miles Traveled (VMT) generated by the operation of the Project as reported in CalEEMod are 3,599,520 miles per year and the EPA’s Automotive Trends Report

the average MPG is 27.97 and would result in an increased fuel demand of 128,692 gallons of fuel. Trip generation and VMT generated by the Project are consistent with other industrial uses of similar scale and configuration, as reflected respectively in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Ed., 2021) and CalEEMod. As such, Project operations would not result in excessive and wasteful vehicle trips and VMT, nor excess and wasteful vehicle energy consumption compared to other industrial uses.

It should be noted that the state strategy for the transportation sector for medium and heavy-duty trucks is focused on making trucks more efficient and expediting truck turnover rather than reducing VMT from trucks. This is in contrast to the passenger vehicle component of the transportation sector where both per-capita VMT reductions and an increase in vehicle efficiency are forecasted to be needed to achieve the overall state emissions reductions goals.

The proposed Project would implement Project design features consistent with residential uses. Enhanced fuel economies realized pursuant to federal and State regulatory actions, and related transition of vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells), likely would decrease future gasoline fuel demands per VMT. Location of the Project site proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. In compliance with the California Green Building Standards Code and County requirements, the Project would promote the use of bicycles as an alternative mean of transportation by providing short-term and/or long-term bicycle parking accommodations. As supported by the preceding discussions, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Operational Demand Estimate

Electricity. Collectively, the 85 homes operational energy demands are estimated to be 793,836 kilowatt hours per year (kWh/year) of electricity, which would be supplied by SCE. The Proposed Project has been designed to comply with the 2022 Building Energy Efficiency Standards. The County would review and verify that the Proposed Project plans would be in compliance with the most current version of the Building and Energy Efficiency Standards. The Proposed Project would also be required to adhere to CALGreen, which establishes planning and design standards for sustainable developments, and energy efficiency. Adherence to these requirements would result in the Proposed Project being efficient in terms of energy consumption. The development of the Proposed Project is not anticipated to affect achievement of the 60 percent Renewable Portfolio Standard established in the current SB 100. SCE and other electricity retailer's SB 100 goals include that end-user electricity use such as residential and commercial developments use would decrease from current emission estimates.

Natural gas. Collectively, the 85 homes would use approximately 3,022,967 British thermal units (kBtu/year), supplied by Southern California Gas Company. Nearly 45 percent of the natural gas burned in California was used for electricity generation, and much of the remainder consumed in the residential (21 percent), industrial (25 percent), and commercial (9 percent) sectors. California continues to depend upon out-of-state imports for nearly 90 percent of its natural gas supply, underscoring the importance of monitoring and evaluating ongoing market trends and outlook. Natural gas has become an increasingly important source of energy since the state's power plants rely on this fuel. The Project would be compliant with the latest energy efficiency standards, which would include the installation of high efficiency appliances, both electric and natural gas.

Conclusion

As supported by the preceding analyses, Project construction and operations would not result in the inefficient, wasteful, or unnecessary consumption of energy. Impacts are less than significant and no mitigation is required.

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

Less than Significant Impact. Federal and state agencies regulate energy use and consumption through various means and programs. On the federal level, the United States Department of Transportation, the United States Department of Energy, and the United States Environmental Protection Agency are three federal agencies with substantial influence over energy policies and programs. On the state level, the Public Utilities Commission (PUC) and the California Energy Commissions (CEC) are two agencies with authority over different aspects of energy.

The Riverside County Climate Action Plan (CAP, 2019) is designed to reduce GHG emissions associated with developed land use 15 percent below baseline levels by 2020. The CAP summarizes various State and local policies that will contribute to reduced GHG emissions in Riverside County by the year 2020 and beyond. Some of these policies include updated building codes for energy efficiency, the low carbon fuel standard, Pavley (California Assembly Bill) vehicle emissions standards, and the Renewable Portfolio Standards for utility companies. As noted in the CAP Update (2019), policies to reduce GHG emissions often overlap with policies addressing energy conservation, reduced automobile use, water conservation, and many other issues.

The Proposed Project has been designed in compliance with California’s Energy Efficiency Standards and 2022 CALGreen Standards. These measures include but are not limited to the use of water conserving plumbing, the use of LED lighting, and water-efficient irrigation systems. The Project seeks to comply with all applicable State standards for energy efficiency, therefore, does not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County GIS database, Updated Geotechnical and Infiltration Evaluation, Proposed Single-Family Residential Development, Assessor Parcel Number 290-190-005, 23900 Temescal Canyon Road, prepared by GeoTek, Inc, November 2024 (**Appendix D**).

Findings of Fact:

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

Less than Significant. According to the geotechnical report in **Appendix D** and Riverside County GIS database, the southwestern one-half of the Project site is located within an Alquist-Priolo Earthquake Fault Zone established for the active, Holocene-age, Glen Ivy North fault.

The updated geotechnical report in **Appendix D** included a review of the previous study prepared for the parcel, titled Geologic Fault Trenching and Liquefaction Study, prepared by Petra Geotechnical, Inc., in 2000 (Petra Report), which was approved by the County geologist at that time. The Petra Report had conducted trenching to determine if the fault line appeared within the parcel boundaries. The exploratory trenches were excavated from the west property line northeastward, across the width of the Earthquake Fault Zone which extends to near the center of the site. The following conclusions were provided in the Petra Report:

- No fault trace was found to cross the site. The parcel was reported to be underlain by well-defined, continuous, unbroke mid-to early Holocene age alluvial deposits. The strata were traced in the trenches across the full width of the Earthquake Fault Zone established within the western half of the site.
- The active, Holocene-age, Glen Ivy North fault has been well-documented by others to lie at least 100 feet west of the west property line, within the Glen Ivy Marsh. Although it appeared that active faults lie well to the west of the property line, as a conservative measure, Petra recommended that no structure for human occupancy be permitted within 50 feet, measured horizontally, from the west property line.
- The building setback restriction recommended could be reduced or lifted if additional exploration beyond the west property line confirmed the absence of faults to the satisfaction of the Zoning Act. Offsite access for trenching would be required in that case.
- The above recommended setback zone, as well as the locations of the uncompacted exploratory trenches, should be recorded by the Project Civil Engineer.
- Petra stated that the report satisfied the California (Alquist-Priolo) Earthquake Fault Zoning Act. Petra concluded that the probability of surface fault rupture on the site was remote and the site was considered safe, relative to surface fault rupture.
- Petra stated that the near surface site soils generally between depths of 10 to 20 feet below the existing grade are highly susceptible to liquefaction during a design earthquake event at the nearby Elsinore-Glen Ivy fault. Petra further stated that the post-liquefaction total and maximum differential settlement are estimated to be on the order of 2 and 1¼ inches, respectively.

As a result of the testing, the Petra Report prepared in 2000 recommended a 50-foot setback from the western edge of the site, and the updated geotechnical report in **Appendix D** confirmed the recommendation. As such, the Project has been designed with the 50-foot setback. In addition, the Project would be required to comply with the California Building Code, which incorporates seismic safety standards to reduce risks associated with ground shaking and fault rupture. Therefore, the impacts are less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County GIS database, Updated Geotechnical and Infiltration Evaluation, Proposed Single-Family Residential Development, Assessor Parcel Number 290-190-005, 23900 Temescal Canyon Road, prepared by GeoTek, Inc, November 2024 (**Appendix D**).

Findings of Fact:

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

Less than Significant Impact. Liquefaction describes a phenomenon in which cyclic stresses, produced by earthquake-induced ground motion, create excess pore pressures in relatively cohesionless soils. These soils may thereby acquire a high degree of mobility, which can lead to lateral movement, sliding, consolidation and settlement of loose sediments, sand boils and other damaging deformations. This phenomenon occurs only below the water table, but, after liquefaction has developed, the effects can propagate upward into overlying non-saturated soil as excess pore water dissipates.

The factors known to influence liquefaction potential include soil type and grain size, relative density, groundwater level, confining pressures, and both intensity and duration of ground shaking. In general, materials that are susceptible to liquefaction are loose, saturated granular soils having low fines content under low confining pressures.

The Project site is not located within an area mapped by the State of California for liquefaction potential. The County of Riverside has designated the site as having a “very low” to “moderate” potential for liquefaction.

Groundwater was not encountered in any of the GeoTek borings (**Appendix D**) to the maximum depths explored (approximately 51.5 feet below existing grade). The Petra Report (2000) encountered groundwater at depths of 19 to 22 feet in 2000. This water may represent perched water conditions. Historic groundwater is estimated to be greater than 50 feet below the existing ground surface.

Petra estimates total and maximum post-liquefaction settlements on the order of 2 inches total settlement and 1¼ inches differential settlement. Due to the relatively hard/dense nature of the subsurface soils and relatively deep estimated groundwater levels, the geotechnical evaluation in **Appendix D** identified that liquefaction at the Project site is considered low.

As recommended in **Appendix D**, homes will be designed with a post-tensioned (PT) slab foundation system will be used to support the proposed structures. This foundation system would be designed to accommodate the total and differential settlement potentials (static and seismic) provided in this report. Due to the relatively dense/hard nature of the alluvial materials underlying the site, seismic induced (“dry sand”) settlements are estimated to be minimal. Therefore, the impacts are less than significant, and no mitigation is required.

Mitigation: No Mitigation measures are 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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13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County GIS database, Updated Geotechnical and Infiltration Evaluation, Proposed Single-Family Residential Development, Assessor Parcel Number 290-190-005, 23900 Temescal Canyon Road, prepared by GeoTek, Inc, November 2024 (**Appendix D**).

Findings of Fact:

a) Would the Project be subject to strong seismic ground shaking?

Less than Significant Impact. The Project Site is located in Southern California, a seismically active area and susceptible to the effects of seismic activity include rupture of earthquake faults. The Project Site is located adjacent to the Elsinore Fault (**Appendix D**). The Project has been designed with the 50-foot setback from the Elsinore Fault. In addition, the proposed Project would be designed in accordance with the most current California building codes that are designed to reduce structural impacts from earthquakes. 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 (California Building standards Commission) 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 strong seismic ground shaking are less than significant.

Impacts would be less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): On-site Inspection, Riverside County GIS, Updated Geotechnical and Infiltration Evaluation, Proposed Single-Family Residential Development, Assessor Parcel Number 290-190-005, 23900 Temescal Canyon Road, prepared by GeoTek, Inc, November 2024 (**Appendix D**).

Findings of Fact:

No Impact. The proposed Project site is not identified as a potential landslide hazard zone according to the Landslide Hazards Map available with the United States Geological Survey, or the geotechnical evaluation in **Appendix D**. Slopes capable of producing hazardous landslides or ground movement are not present on or adjacent to the Project site. As such, there would be no impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County GIS, Updated Geotechnical and Infiltration Evaluation, Proposed Single-Family Residential Development, Assessor Parcel Number 290-190-005, 23900 Temescal Canyon Road, prepared by GeoTek, Inc, November 2024 (**Appendix D**).

Findings of Fact:

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

Less than Significant Impact. According to exploratory borings conducted as part of the investigation in **Appendix D**, undocumented fill soils were encountered in all boring explorations to depths ranging from about 4 to 7 feet below the existing ground surface. The undocumented fill soils encountered were observed to generally consist of sandy silts and silty sands (ML and SM soil types based on the Unified Soil Classification System). These undocumented fills soils may have been placed on the site following maintenance/clearing of the drainage channel along the southern edge of the site. These fill soils are considered uncompacted and unsuitable for support of structures or additional fill.

Petra (2000) excavated approximately 780 lineal feet of exploratory fault trench in total, to depths of about 9 to 14 feet below existing grades. These fault trenches were not backfilled with properly compacted engineered fill, and therefore the existing trench backfill materials are considered undocumented fill soils and will need to be removed and replaced with properly compacted engineered fill.

The geotechnical evaluation in **Appendix D** also encountered alluvium in all boring explorations below the surficial undocumented fill soils to the maximum depths drilled of approximately 51.5 feet below the existing ground surface. The alluvial soils encountered were observed to generally consist of interbedded clayey silts, silty sands, clay, poorly graded sands and silts (ML, SM, CL and SP soil types based on the Unified Soil Classification System). The coarse-grained soils (SM and SP soil types) were found to be medium dense to very dense, while the fine-grained soils (ML soil type) were found to be stiff to hard.

Most of the Project site has been mapped by the Riverside County General Plan as being in a mapped area “susceptible” to subsidence. The geotechnical analysis in **Appendix D** identified earthwork and foundation slab design that would be utilized during Project design and construction that would serve to reduce the risk from ground subsidence. The impacts would be less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, Updated Geotechnical and Infiltration Evaluation, Proposed Single-Family Residential Development, Assessor Parcel Number 290-190-005, 23900 Temescal Canyon Road, prepared by GeoTek, Inc, November 2024 (**Appendix D**).

Findings of Fact:

a) Would the Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Less than Significant Impact. A seiche is an underwater wave that oscillates through a body of water which may be triggered by earthquakes or landslides. In general, seiches are small (on the order of a few inches) and are present in larger lakes as a result of the depth, temperature, and contours of the body of water. The nearest large body of water capable of producing a seiche is Lake Mathews, which is located approximately 3.3 miles northeast of the Project site. Due to the lack of an on-site body of water or other bodies of water within close proximity to the site that have the potential to result in site inundation, the potential for the Project site to be impacted by seiches is considered low. Accordingly, no impact relating to seiche would occur.

The Project site and immediately surrounding areas exhibit little topographic variation and there are no large hill forms located within or adjacent to the Project site. The nearest lands containing hillsides occur approximately 0.2-mile east of the Project site; however, the Project site is separated from these hillsides by the Temescal Wash, and any potential mudslides associated with these hillsides would not affect the Project site. In addition, no large slopes capable of resulting in mudflow hazards are proposed as part of Project grading activities. Accordingly, the Project would not be subject to hazards associated with mudflow, and there are no components of the Project that would result in increased hazards associated with mudflow in the local area. Impacts relating to mudflow would therefore be less than significant.

There are no active volcanos in the Southern California region. Accordingly, the Project would not be subject to hazards associated with volcanoes, and no impact relating to volcanoes 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
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, USGS Landslide hazard Maps 2025, Project Application Materials, Updated Geotechnical and Infiltration Evaluation, Proposed Single-Family Residential Development, Assessor Parcel Number 290-190-005, 23900 Temescal Canyon Road, prepared by GeoTek, Inc, November 2024 (**Appendix D**).

Findings of Fact:

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

Less than Significant Impact. Under existing conditions, the Project site consists of vacant and unpaved land that is relatively flat. The site slopes gently from west to east, ranging in elevation from approximately 1,095 feet above sea level in the northwestern corner of the property to 1,060 feet above sea level on the eastern portion of the property. Following completion of grading activities, the Project site would be graded in a manner that largely approximates the site’s existing topographic conditions except as necessary to facilitate proper sewage and drainage. Therefore, the Project would not result in any adverse effects associated with changes to the site’s topography or ground relief features, and impacts would be less than significant.

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

No Impact. No cut or fill slopes greater than 2:1 or higher than 10 feet are proposed as part of the Project; therefore, no impact would occur.

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

No Impact. Under existing conditions, there are no septic systems present on the Project site, and no subsurface sewage disposal systems are proposed. Although an existing 8-inch sewer line occurs adjacent to the west portion of the Project site, this sewer line would not be affected by Project development, as the existing sewer line would be protected in place and would serve to accommodate sewer flows generated by the proposed Project. Accordingly, the Project would not result in grading that affects or negates subsurface sewage disposal systems, and no impact 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
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Updated Geotechnical and Infiltration Evaluation, Proposed Single-Family Residential Development, Assessor Parcel Number 290-190-005, 23900 Temescal Canyon Road, prepared by GeoTek, Inc, November 2024 (**Appendix D**).

Findings of Fact:

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

Less Than Significant Impact. Implementation of the Project has the potential to result in soil erosion. The analysis below summarizes the likelihood of the Project to result in substantial soil erosion during temporary construction activities and long-term operation.

Construction-Related Erosion

Proposed grading and construction activities at the Project site would expose underlying soils and disturb surficial soils. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. During construction, the Project would also be required to adhere to standard regulatory requirements designed to reduce erosional impacts, including, but not limited to, requirements imposed by the State Water Resources Control Board Construction General Permit Order 2009-0009-DWQ which requires projects that disturb 1 or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). The Proposed Project is anticipated to disturb more than one acre, and therefore, would be subject to preparation of a SWPPP. The SWPPP would include BMPs to be implemented during and after Project construction to minimize erosion and sedimentation of downstream watercourses.

In addition, proposed construction activities would be required to comply with SCAQMD Rule 403, which would reduce the amount of particulate matter in the air and minimize the potential for wind erosion. Rule 403 requires that certain construction practices be following that limit dust and dirt from leaving the construction site. For example, no dust is allowed to be tracked out of the site by more than 25 feet. Additionally, proposed construction activities would be required to comply with applicable County ordinances (e.g., Ordinance Nos. 457 and 460) to protect and enhance the water quality of the County, which requires the Project Applicant to prepare an erosion control plan to be used during the rainy season. With mandatory compliance with the requirements noted in the Project’s SWPPP, as well as mandatory compliance to applicable regulatory requirements including but not limited to SCAQMD Rule 403 and Riverside County Ordinance Nos. 457 and 460, the potential for water and/or wind erosion

impacts during Project construction would be reduced to less-than-significant levels. Impacts would be less than significant, and no mitigation measures are required.

Operational-Related Erosion

Following construction, wind and water erosion on the Project site would be minimized, as the disturbed areas would be landscaped or covered with impervious surfaces, and drainage would be controlled through a storm drain system. Runoff generated on the Project site would be collected by proposed storm drain inlets on site and directed via storm drains located throughout the project site. The Project's drainage system has been designed such that there would be no increase in the peak flows from the Project site as compared to existing conditions; thus, there would be no increased potential for erosion hazards in areas tributary to the Project site. Accordingly, implementation of the Project would not increase the risk of siltation or erosion in stormwater discharged from the Project site under long-term operational conditions. In addition, and pursuant to Riverside County Ordinance No. 475 (Building Codes & Fees Ordinance), Water Quality Management Plans (WQMPs) would be required for future implementing developments within the Project site, which would identify post-construction measures to ensure on-going protection against erosion. Compliance with the WQMP would be required as a condition of approval for future implementing developments, and long-term maintenance of on-site water quality features also would be required. Based on the foregoing, implementation of the Project would not significantly increase the risk of long-term wind or water erosion on- or off-site, and impacts 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 (2022), creating substantial risks to life or property?

Less than Significant Impact. According to the Project's Geotechnical Investigation Appendix D, the surficial soils are considered to have a "Very Low" ($0 \leq EI \leq 20$) to "Low" ($21 < EI < 50$) Expansion Index (EI) value, when tested in accordance with ASTM D 4829. Based on the laboratory test results, the near surface soils have a soluble sulfate content of less than 0.1 percent (ASTM D 4327). Based on the results of the collapse testing, the native on-site soils tested were determined to have a low potential for hydroconsolidation (settlement upon wetting with or without additional loading). As such, the Project would not be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial risks to life or property, and impacts would be less than significant.

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

No Impact. Sewer service to the Project would be provided by TVWD. As such, no septic tanks or alternative wastewater disposal systems are proposed or required as part of the Project. No impact 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
19. Wind Erosion and Blowsand from project either on or off site				
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County GIS, *County of Riverside Environmental Impact Report No. 521, Public Review Draft*, February 2015 (County EIR 521), Riverside County Safety Element, updated June 2024.

Findings of Fact:

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

Less than Significant Impact. Figure S-8 of the Riverside County General Plan Safety Element adopted August 6, 2019 identified that the Project Site is located within an area of Moderate Wind Erodibility rating. The General Plan Safety Element adopted September 28, 2021 did not evaluate wind erosion and blow sand as an independent risk category, but did evaluate the potential effects of “severe weather” due to climate change. “Severe weather” was defined as localized storms that bring heavy rain, hail, lightning, and strong winds. Severe weather is usually caused by intense storm systems, although types of strong winds can occur without a storm. The Safety Element includes a Vulnerability Assessment that identified “industrial buildings” to have a “moderate vulnerability” to severe weather. 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 (California Building standards Commission) measures, including wind loading, are incorporated. Compliance with the CBC included as a condition of approval and verified by the County’s review process would ensure that impacts related to severe weather including wind erosion and blowsand are less than significant. Accordingly, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials; CalEEM Datasheets (**Appendix A**).

Findings of Fact:

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

Less than Significant Impact. Gases that trap heat in the atmosphere are often referred to as greenhouse gases (GHG). These gases are released into the atmosphere by both natural and anthropogenic (human) activity. Without the natural greenhouse gas effect, the earth’s average temperature would be approximately 61° Fahrenheit (F) cooler than it is currently. The cumulative accumulation of these gases in the earth’s atmosphere is considered to be the cause for the observed increase in the earth’s temperature.

Currently neither the CEQA statutes, OPR guidelines, nor the draft proposed changes to the CEQA Guidelines prescribe thresholds of significance or a particular methodology for performing an impact analysis; as with most environmental topics, significance criteria are left to the judgment and discretion of the Lead Agency.

Riverside County’s Climate Action Plan (CAP) provides guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County. To address the state’s requirement to reduce GHG emissions, the County prepared its CAP with the goal of reducing GHG emissions within the County by 49% below “existing” 2008 levels by the year 2030 and 83% below the 2008 baseline levels by 2050. The County’s GHG reduction targets are consistent with the AB 32, SB 32, and EO S 3 05, and ensure that the County is providing GHG reductions locally that will complement the State and international efforts of stabilizing climate change.

The CAP identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MTCO₂e/yr is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO₂e/yr will be required to quantify and disclose the anticipated GHG emissions then either 1) demonstrates GHG emissions at project buildout year levels of efficiency and includes project design features and/or MMs to reduce GHG emissions or 2) garner 100 points through the Screening Tables.

Based on the CalEEMod version 2022 output as shown in **Table 5: Project GHG Emissions**, the Project will result in approximately 1,499.16 MTCO₂e/yr and would not exceed the County’s screening threshold of 3,000 MTCO₂e/yr. Thus, the Project would not have the potential to result in a cumulatively considerable impact with respect to GHG emissions and Project GHG emissions would have a less than significant impact.

Table 5: Project GHG Emissions

Emissions Source	Emissions (MT/yr)				
	CO ₂	CH ₄	N ₂ O	Refrigerants	Total CO ₂ e
Mobile Sources	1,285	0.05	0.06	2.04	1,306
Area Sources	1.46	0.005	<0.005	-	1.47
Energy Sources	125	0.01	<0.005	-	125
Water Usage	20.9	0.11	<0.005	-	24.6
Waste	6.96	0.70	0.00	-	24.3
Refrigerants				0.20	0.20
Annual Construction-related Emissions Amortized over 30 years					17.39
Total CO ₂ e (all sources)					1,499.16

According to the thresholds of significance, a cumulative global climate change impact would not occur. GHG emissions created from the proposed construction and operations of the Proposed Project would not exceed the Riverside County screening thresholds. Therefore, the construction and operation of the Proposed Project would not create a significant cumulative impact to global climate change, and the impacts would be less than significant.

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.

Relationship to State and Regional GHG Reduction Plans

Projects that demonstrate consistency with an adopted **local Climate Action Plan (CAP)** that has been **qualified under CEQA** are generally considered consistent with broader state and regional greenhouse gas (GHG) reduction strategies. Specifically:

- **State Scoping Plan (AB 32 / AB 52 Framework):** The California Air Resources Board’s *Scoping Plan* implements Assembly Bill (AB) 32 and subsequent updates (including SB 32). If a project complies with a qualified CAP, it is presumed to be consistent with the Scoping Plan because the CAP’s reduction measures are designed to meet or exceed the State’s GHG reduction targets at the local level.
- **Connect SoCal (Southern California Association of Governments, SCAG):** The region’s *Sustainable Communities Strategy (SCS)*—Connect SoCal—integrates land use and transportation planning to reduce regional vehicle miles traveled (VMT) and related GHG emissions. A project consistent with a CAP is likewise assumed to be consistent with Connect SoCal, as CAP measures are coordinated with the SCS to support regional implementation of the Scoping Plan.

Accordingly, a project found consistent with Riverside County’s Climate Action Plan is presumed to be consistent with both the CARB Scoping Plan and SCAG’s Connect SoCal plan, satisfying CEQA Guidelines §15183.5 for tiered GHG analysis, resulting in a less than significant impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Phase I Environmental Site Assessment, Approximately 10 Acres, 23900 Temescal Canyon Road, Temescal Valley, California 92883, prepared by Stantec, September 2024 (**Appendix E**).

Findings of Fact:

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

Less than Significant Impact. A hazardous material is a substance that is toxic, flammable/ignitable, reactive, or corrosive. Extremely hazardous materials are substances that show high or chronic toxicity, carcinogenic, bioaccumulative properties, persistence in the environment, or that are water reactive. Improper use, storage, transport, and disposal of hazardous materials and waste may result in harm to humans, surface and groundwater degradation, air pollution, fire, and explosion.

Construction

Construction of the Proposed Project would involve the use and routine transport of small quantities of construction-related chemicals including but not limited to hydraulic fluids, motor oil, grease, runoff, and other related fluids and lubricants. The construction activities would involve the disposal and recycling of materials, trash, and debris. The County’s General Plan Safety Element addresses potential hazards in the County and identifies goals and policies to reduce risks and damages associated with hazards, including disposal of hazardous materials due to human activities. Compliance with all local, State and federal regulations related to hazardous materials use and transport during construction would reduce potential hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Operations

Once constructed, the proposed dwelling units would use household hazardous materials (e.g., paint, pesticides, cleansers, and solvents) for maintenance activities but any use would be in limited household quantities. The dwelling units would not use, store, or generate hazardous materials or wastes in quantities that would pose a significant hazard to the public or the environment. Routine maintenance chemicals, such as commercially available pesticides and chlorine for pool cleaning would also be utilized. The quantities of these stored on site would be typical of other multi-family operations in the region, and the quantities of the materials to be stored, used, and transported would be minimal and not present a hazardous condition.

With mandatory regulatory compliance with federal, state, and local laws, potential impacts associated with hazardous materials would be less than significant, and no mitigation would be required.

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

Less than Significant Impact. The Phase 1 Environmental Site Assessment (ESA) prepared for the Project site (**Appendix E**) identified that there were no potentially hazardous conditions that existed on

the Project site. The Phase 1 ESA identified that the property has generally been historically vacant with agricultural uses in the vicinity.

Construction

Construction activities would require the temporary use of hazardous substances, such as fuel, lubricants, and other petroleum-based products for the operation of construction equipment as well as oil, solvents, or paints. As a result, the Proposed Project could result in the exposure of persons and/or the environment to an adverse environmental impact due to the accidental release of a hazardous material. However, the transportation, use, and handling of hazardous materials would be temporary and would coincide with the short-term Project construction activities. Further, the construction contractor is required to ensure that these materials would be handled and stored in compliance with all with applicable federal, state, and local requirements. Any handling of hazardous materials would be limited to the quantities and concentrations set forth by the manufacturer and/or applicable regulations, and all hazardous materials would be securely stored in a construction staging area or similar designated location within the Project Site. In addition, the handling, transport, use, and disposal of hazardous materials must comply with all applicable federal, state, and local agencies and regulations, including the Department of Toxic Substances Control; Occupational Health and Safety Administration (OSHA); Caltrans; and the County Health Department - Hazardous Materials Management Services.

Operations

Once constructed, the proposed dwelling units would use household hazardous materials (e.g., paint, pesticides, cleansers, and solvents) for maintenance activities but any use would be in limited household quantities. The dwelling units would not use, store, or generate hazardous materials or wastes in quantities that would pose a significant hazard to the public or the environment. Routine maintenance chemicals, such as commercially available pesticides and chlorine for pool cleaning would also be utilized. The quantities of these stored on site would be typical of other multi-family operations in the region, and the quantities of the materials to be stored, used, and transported would be minimal and not present a hazardous condition.

With mandatory regulatory compliance with federal, state, and local laws, potential impacts associated with hazardous materials would be less than significant, and no mitigation would be required.

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

Less Than Significant Impact. The proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The County Safety Element, Figure 11 "Residential Parcels with Evacuation Constraints (West County)" identifies that the Project site is not identified as an evacuation constrained parcel. Project construction would occur on a vacant parcel. Short-term construction of off-site improvements will occur along local roadways, but the construction will be conducted consistent with all applicable rules for traffic control which outlines procedures for emergency situations. The Project design allows for residential emergency access off the site onto local roads for the residents. Evacuation routes are determined by the local emergency services; none are identified adjacent to the Project Site. The proposed Project would be reviewed by the local emergency services agencies for compliance with all applicable codes. Impacts would be less than significant, and no mitigation measures are required.

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?

No Impact. The Project site is located approximately 1.1-miles northeast of Todd Valley Elementary School, which is the closest existing school to the Project site under existing conditions. Additionally, according to Riverside County GIS, there are no school sites planned by the County's General Plan within 0.25-mile of the Project site. Accordingly, the Project has no potential to emit hazardous

emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of an existing or proposed school, and no impact would occur.

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?

No Impact. The list of hazardous materials sites is commonly known as the “Cortese List.” According to the Department of Toxic Substances Control (DTSC), “While Government Code Section 65962.5 makes reference to the preparation of a “list,” many changes have occurred related to web-based information access since 1992 and this information is now largely available on the Internet sites of the responsible organizations. Those requesting a copy of the Cortese “list” are now referred directly to the appropriate information resources contained on the Internet web sites of the boards or departments that are referenced in the statute.”

The Project’s Phase I ESA (**Appendix E**) included a review of all applicable regulatory databases. The Project site is not identified as being on the “Cortese List” or other databases searched as part of the Phase 1 ESA. As such, 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
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Property Information GIS database

Findings of Fact:

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, located approximately 10.9 miles northwest of the Project site. The Project site is not located within the Airport Influence Area (AIA) of the Corona Municipal Airport or any other public use airport, and the Project site does not occur within the vicinity of any Airport Master Plans. Accordingly, the Project has no potential to result in an inconsistency with an Airport Master Plan or Airport Land Use Compatibility Plan (ALUCP), and no impact would occur.

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

No Impact. As discussed under Threshold a., the Project site is not located within AIA of the Corona Municipal Airport or any other airport facility. Thus, the Project does not require review by the Airport Land Use Commission and no impact 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. As indicated under the analysis of Thresholds a. and b., above, the closest public airport to the Project site is the Corona Municipal Airport, which is located approximately 10.9 miles northwest of the Project site. The AIA and compatibility zones established by the ALUCP for the Corona Municipal Airport do not extend south of State Route 91, and the Project site is located approximately 9 miles from the nearest lands located within the AIA for the Corona Municipal Airport. The Project site also is not located within the AIA or compatibility zones for any other airport facility. As such, because the Project site is not located within the boundaries of any airport land use plans and is not located within 2 miles of any public airport or public use airport, the Project site would not result in a safety hazard for people residing or working in the Project area, and there would be no impact.

d) Would the Project be 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 within the vicinity of a private airstrip or heliport. The nearest private airstrip to the Project site is located within the City of Lake Elsinore, approximately 14.0 miles southeast of the Project site. Due to the distance between this private airstrip and the Project site, the Project would not result in a safety hazard for people residing or working in the Project area, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan GIS database, *Hydrology Report for TR 39146*, prepared by Adkan Engineers, December 2024 (**Appendix F1**); *Project Specific WQMP*, prepared by Adkan Engineers, May 19, 2025 (**Appendix F2**)

Findings of Fact:

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

Less than Significant Impact. Groundwater and surface water at the Project Site is regulated by the Regional Water Quality Control Board-Santa Ana Region (SARWQCB). The Water Quality Control Plan for the Santa Ana River Basin (Basin Plan) contains the Region Board's policies for managing the Region's water quality. The Basin Plan includes the water quality standards (water quality objectives, beneficial uses, and anti-degradation policy) for the Region, regionally important water quality management and improvement initiatives, policies and practices for implementing water quality standards, and implementation plans. The Project Site is within the Santa Ana River Basin.

According to the Preliminary Water Quality Management Plan (PWQMP, **Appendix F2**), receiving waters include Dawson Canyon, Coldwater Wash and Temescal Creek.

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site resides within the Santa Ana Watershed. Based on the Project's Water Quality Management Plan ("WQMP"; **Appendix F2**), receiving waters for the property's drainage include the Temescal Creek Reach 2, Temescal Creek Reach 1b, Temescal Creek Reach 1a, Prado Flood Control Basin, Santa Ana River Reach 2, and Santa Ana River Reach 1. Temescal Creek Reach 2 is listed as impaired by metals. The Prado Flood Control Basin is listed as impaired by pesticides, metals, toxic organics, pathogens, and nutrients. Santa Ana River Reach 2 is listed as impaired by multi pollutants, metals, pathogens, and salinity/total dissolved solids/chlorides/sulfates. Santa Ana River Reach 1 is listed as impaired by pathogens and pH. Temescal Creek Reach 1a and Temescal Creek Reach 1b are not listed as impaired.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Provided below is a discussion of the Project's potential to result in violations of water quality standards or waste discharge requirements during both construction and long-term operation.

Construction

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the RWQCB's Basin Plan. Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property.

The Project SWPPP which would be developed for each phase of construction, modified if necessary to include the subphases. The SWPPP would include construction BMPs to minimize the potential for construction related sources of pollution, per County conditions of approval. Construction BMPs may include but not be limited to:

- 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 water quality standards. As a result, impacts related to the degradation of water quality during construction of the Proposed Project would be less than significant.

Operations

Riverside County and 23 other cities and agencies obtained a joint permit NPDES permit from the SARWQCB (Order No. R8-2010-0033, NPDES Permit No. CAS618033) to control pollutants in runoff. The NPDES requires the preparation of a Water Quality Management Plan (WQMP). The WQMP outlines what method(s) are to be employed to effectively treat in perpetuity the required amount of post-construction stormwater and incidental runoff for the expected pollutants. Methods include infiltration systems, bioretention or biotreatment basins, sand filters and harvest/reuse cisterns. The Project will be required to comply with the MS4 requirements to minimize the release of pollutants into downstream surface and ground waters from redevelopment projects.

The WQMP, which is provided in **Appendix F2** identifies stormwater controls for the post-construction condition and includes Low Impact Development (LID) site design, source control, and treatment control BMPs. The County would review and approve the WQMP as part of the design for the Proposed Project.

The WQMP identifies the site will preserve existing drainage patterns. The site naturally drains in sheet flow towards the northeast corner of the site and then drains to the street at the intersection of Lawson Road and Temescal Canyon Road. The water quality basin has been placed at the northeast corner which aligns with the natural low point of the site.

The surrounding existing vegetation as seen on the WQMP site map (**Appendix F2**) has been identified and protected as open space areas. It is an inherent design concept seen throughout the Master Planned Community in an effort to preserve open space and sensitive plant habitats. The Project site is also in proximity to Dawson Canyon and Coldwater Wash. The natural open space areas tributary to these bodies of water have been preserved. Therefore, the “natural infiltration” characteristics and capacity of these areas is considered “preserved. The Project also minimizes impervious areas by developing street widths to County standards and open landscaping throughout the site. Additionally, the project disperses runoff to pervious areas because the homes drain to sideyard and backyard swales, which drain into the storm drains and basin. Some of the runoff going to the swales will naturally be infiltrated into the ground before it reaches the storm drain.

Therefore, based on the foregoing analysis, implementation of the proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant, and no mitigation is required.

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

Less than Significant Impact. The proposed Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. The proposed Project will not utilize any wells for domestic water, nor does the Project propose to drill any wells to supply water to the Project. All of the Project’s stormwater will infiltrate into the groundwater basin, which would serve to enhance the basin’s supply.

The TVWD 2020 Urban Water Management Plan (TVWD UWMP¹) identifies TVWD provides local groundwater from the Bedford-Coldwater Subbasin as a non-potable supply source. TVWD extracts groundwater from the Bedford-Coldwater Subbasin to meet non-potable demands and augment recycled water supply. TVWD anticipates that demands may increase annually by 5 percent system-wide. However, TVWD is committed to promoting water use efficiency when possible and will continue to implement programs intended to reduce demands and support sustainable use of supplies.

The Project would be served with potable water from the TVWD, which does not come from groundwater. Domestic water supplies from the TVWD are fully reliant on imported potable water from the Western Municipal Water District (WMWD), which purchases State Water Project (SWP) water from Metropolitan Water District (MWD). Non-potable water is supplied via recycled water and local groundwater production; however, the Project would not be served with recycled water.

Thus, all of the water supplied to the proposed Project would be from imported water from TVWD and MWD. As such, the Project would not require any increased groundwater production by the TVWD; therefore, the Project would not substantially decrease groundwater supplies, and impacts would be less than significant.

With respect to groundwater recharge, under existing conditions all runoff generated on site generally drains to the east toward the Temescal Wash, located across I-15 approximately 0.2 mile to the east. With development of the Project site as proposed, runoff generated on the Project site would be

1 Temescal Valley Water District 2020 Urban Water Management Plan, prepared by Water Systems Consulting, December 2021.

collected by proposed storm drain inlets and directed to the stormwater basin for infiltration at the northeast corner of the site.

The impacts would be less than significant, and no mitigation is required.

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. There are no natural drainages on site, therefore, the proposed Project would not substantially alter the existing drainage pattern of the Project site or alter the course of a stream or river. The post-construction drainage pattern has been designed to remain the same as the preconstruction drainage pattern so that on-site runoff would not exceed that of the existing condition. Stormwater runoff within the Project Site is captured via proposed catch basins and conveyed into a stormwater retention basin located along the northeastern boundary, in accordance with the WQMP and Hydrology Study.

All construction and grading activities would comply with County's grading ordinance using BMPs, including the use of storm drain inlet protection, efficient irrigation systems and landscape design, and common area litter control. Upon completion, the Project Site would be developed with a 85-condominium home complex that would include paved surfaces and landscaping which reduces native soil areas that are subject to erosion, and includes an internal drainage system to direct stormwater for collection and treatment. The Project design would prevent substantial erosion from occurring. Therefore, the impacts are less than significant, and no mitigation is required.

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

Less than Significant Impact. As discussed in 23.a, the phase-specific SWPPPs that would be prepared for each phase of construction by the project contractor would include BMPs to be implemented during and after project construction to minimize erosion or siltation on-site and/or off-site. Implementation of a WQMP would provide operational BMPs to ensure that long-term operation of a residential development would not result in erosion or siltation. Impacts would be less than significant, and no mitigation measures are required.

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

Less than Significant Impact. The proposed Project is located in Zone X, defined as "Area of Minimal Flood Hazard, according to FEMA flood zone insurance map panel number 06065C1390G (accessed 05/24/25). However, a portion of the eastern property boundary is identified as within a special flood hazard area as defined by Riverside County's "Map My County" GIS application and TCAP Figure 10 "Temescal Canyon Area Plan Special Flood Hazard Areas" The Project is not within the Prado Dam inundation area as identified on TCAP Figure 10. The Project's WQMP identifies surface runoff controls. Therefore, the Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The impacts are less than significant and no mitigation is required.

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

Less than Significant Impact. The Project would not create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff because the Project stormwater measures have been designed in accordance with the Riverside County Flood Control and Water Conversation District Hydrology Manual (**Appendix F1**). Impacts would be less than significant, and no mitigation is required.

g) Would the Project impede or redirect flood flows?

Less Than Significant. The proposed Project is located in Zone X, defined as “Area of Minimal Flood Hazard, according to FEMA flood zone insurance map panel number 06065C1390G (accessed 05/24/25). However, a portion of the eastern property boundary is identified as within a special flood hazard area as defined by Riverside County’s “Map My County” GIS application and TCAP Figure 10 “Temescal Canyon Area Plan Special Flood Hazard Areas.” The Project is not within the Prado Dam inundation area as identified on TCAP Figure 10. Therefore, the impacts are less than significant, and no mitigation is required.

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

No Impact. As discussed above, the proposed Project site is not located within, or adjacent to a flood hazard zone. The proposed project site is located approximately 23.5 miles inland from the Pacific Ocean and is separated from the ocean by a mountain ridge; thus it is not in a tsunami hazard zone. The project proposes 85 residential units which would not contain significant quantities of pollutants, and due to the varied topography of the site, no impacts would occur.

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

Less than Significant Impact. The Project receives potable water service from TVWD which serves both groundwater and imported water. The TVWD obtains its water from the Metropolitan Water District of Southern California, who imports it from Northern California. The water is then treated at the Henry J. Mills Water Filtration Plant in Riverside, CA. This water is commonly called "State Project Water" and is one of the highest quality sources of water in the State.

The Project Site is within the Bedford Coldwater Groundwater Subbasin (Subbasin), a subbasin of the Elsinore Groundwater Basin, which is managed by Bedford Coldwater Groundwater Sustainability Authority (BCGSA), which consists of City of Corona, Elsinore Valley Municipal Water District, and Temescal Valley Water District. The BCGSA is in the process of developing groundwater sustainability plans (GSPs), which call for the basins to be sustainably managed.

Because the Project, by design, allows for future recharge or other groundwater management activities to sustainably manage surrounding basins, the proposed Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

As described previously, the proposed Project would be required to have approved SWPPPs for each phase of construction, 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 in accordance with its approved WQMP. 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 or sustainable groundwater management plan. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Land Use and Planning – Would the project:				
24. Land Use				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

No Impact. The subject property is currently vacant and undeveloped. The proposed Project will provide pedestrian and vehicular connectivity between the Project Site and existing urban neighborhoods via sidewalks and new roadways. Circulation patterns are consistent with the Circulation Element of the General Plan and will not physically divide any established community. There will be no impact, and no mitigation would be required.

b) 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 With Mitigation Incorporated. Under existing conditions, the Project site is designated by the General Plan and TCAP as Community Development: Commercial Retail, and zoned as C-P-S Scenic Highway Commercial. The Project Applicant proposes to develop the site with 85 residential units which would require the following entitlement approvals:

- GPA250004 to amend the General Plan for APN: 290-190-005 from Community Development: Commercial Retail (CD:CR) to Community Development: High Density Residential (CD:HDR) within the Design Theme Policy Area.
- CZ2500010 to change the zoning classification for APN: 290-190-005 from Scenic Highway Commercial (C-P-S) to General Residential (R-3).

Riverside County General Plan Certainty System

The Riverside County General Plan includes a **Certainty System** intended to provide a consistent and predictable framework for future development by guiding how and when land use changes may occur. A key element of this system is the distinction between **Foundation Components**, which represent broad land use categories (e.g., *Community Development, Rural, Open Space*), and **land use designations**, which provide more specific direction within those components (e.g., *Commercial Retail or High Density Residential within Community Development*).

The County classifies General Plan Amendments (GPAs) into two primary types:

- **Entitlement/Policy Amendments**, which involve changes **within** a single Foundation Component (e.g., from Commercial Retail to High Density Residential within Community Development); and

- **Foundation Amendments**, which propose a change **between** Foundation Components (e.g., from Community Development to Rural or Open Space), and are only considered at eight-year intervals per General Plan policy.

As stated in Riverside County General Plan Chapter 11, Administration Element:

“Amendments involving changes in land use designations or policies that involve land located entirely within a General Plan Foundation Component but that do **not change the boundaries of that component...**” are classified as *Entitlement/Policy Amendments* and may be considered on an ongoing basis (Riverside County General Plan, Chapter 11, Administration Element).

The proposed Project (GPA250004) seeks to amend the General Plan land use designation from **Community Development: Commercial Retail (CD:CR)** to **Community Development: High Density Residential (CD:HDR)**. This change remains within the Community Development Foundation Component and therefore is consistent with the General Plan Certainty System’s guidance for entitlement amendments.

Accordingly, the proposed GPA does **not require a Foundation Amendment**, and the Project is consistent with the County’s long-term planning framework, including the Certainty System.

Policy Consistency Analysis

The Initial Study evaluates the Project’s consistency with all applicable land use plans and environmental policies throughout each relevant issue area (e.g., biological resources, air quality, water quality, wildfire, and land use planning). The following table summarizes the Project’s consistency with key policies adopted for the purpose of avoiding or mitigating an environmental effect.

In some instances, policy consistency is achieved through implementation of mitigation measures identified in the environmental analysis (e.g., for biological resources, noise, and cultural resources). These measures are included as part of the Mitigation Monitoring and Reporting Program (MMRP) and are considered enforceable conditions of approval. Based on this comprehensive evaluation, the Project would not conflict with any policy adopted for environmental protection purposes. Therefore, impacts would be less than significant with implementation of mitigation measures.

Table 6: Project Consistency with Key Policies Adopted to Avoid or Mitigate Environmental Effects

Policy / Plan	Summary of Policy Intent	Project Consistency	Relevant IS/MND Section
General Plan LU 28.2–28.9	Encourage higher density housing near services; ensure infrastructure, open space, and connectivity	Consistent – Project meets density standards and provides connectivity, infrastructure, and open space	Section II – Applicable General Plan and Zoning Regulations; Section V – Land Use and Planning
TCAP 11.1 & 11.2 (Circulation)	Ensure adequate road design and Level of Service standards	Consistent – Off-site improvements and traffic study ensure circulation policies are met	Section II – Applicable General Plan and Zoning Regulations; Section V – Transportation
MSHCP Consistency (Section 6.1.x, 6.3.2)	Avoid impacts to protected species and habitats; comply with survey requirements	Consistent – MSHCP survey completed; mitigation measures incorporated	Section V – Biological Resources; Appendix B – MSHCP Consistency Analysis
TCAP 17.1 (Oak Tree Protection)	Preserve or mitigate loss of oak trees per County guidelines	Consistent – Oak tree mitigation (10:1 replacement) provided per County requirements	Section V – Biological Resources; Table 4 – Oak Tree Inventory
General Plan S 2.1 / TCAP 22.1 (Seismic Hazards)	Avoid building in fault zones and minimize seismic hazard risk	Consistent – Geotechnical study completed; setbacks incorporated from fault lines	Section V – Geology and Soils; Appendix D – Geotechnical Report
General Plan N 2.1–2.3 (Noise Standards)	Ensure new residential uses meet interior/exterior noise compatibility standards	Consistent – Noise study prepared; noise walls and design features reduce impacts	Section V – Noise; Appendix G – Noise Study

Policy / Plan	Summary of Policy Intent	Project Consistency	Relevant IS/MND Section
Climate Action Plan (GHG Screening Thresholds)	Reduce GHG emissions; comply with efficiency standards and thresholds	Consistent – Project is below 3,000 MTCO2e/yr threshold; meets CAP standards	Section V – Greenhouse Gas Emissions; Appendix A – CalEEMod Outputs

Mitigation: The following mitigation measures are required:

- **MM BIO-1:** ESA Fencing
- **MM BIO-2:** Project Limits
- **MM BIO-3:** Vegetation Clearing & Spoils
- **MM BIO-4:** Waste Containment
- **MM BIO-5:** Oak Tree Mitigation
- **MM BIO-6:** Nesting Bird Survey
- **MM BIO-7:** Burrowing Owl Survey
- **MM BIO-8:** Least Bell’s Vireo Survey
- **MM BIO-9:** Crotch’s Bumble Bee Survey
- **MM BIO-10:** Biological Clearance Survey
- **MM CUL-1:** Project Archaeologist
- **MM CUL-2:** Historic Archaeological Resources
- **MM PAL-1:** Paleontological Monitoring
- **MM TCR-1:** Native American Monitor
- **MM TCR-2:** Human Remains
- **MM TCR-3:** Unanticipated Resources
- **MM TCR-4:** Environmental Constraints Exhibit Resource Reburial Area
- **MM TCR-5:** Artifact Disposition
- **MM TCR-6:** Phase IV Monitoring

Monitoring: Prior to the issuance of grading permits, the Applicant.

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Less than Significant Impact. According to mapping information available from the California Geological Survey (CGS), the northern portion of the Project site is classified as Mineral Resources Zone 3 (MRZ-3), which is defined as “areas containing known or inferred mineral occurrences of

undetermined mineral resource significance,” while the southern portion of the Project site is classified as Mineral Resources Zone 2 (MRZ-2), which is defined as “areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists.” The site’s MRZ-2 designation indicates the presence of mineral resources on the southern portions of the Project site.

A mining operation exists approximately 0.5 mile to the south of the Project site. Project earthwork consists of approximately 22,567 cubic yards (cy) of cut, 15,316 cubic yards of fill and 7,251 cy of export. As construction would either re-use the existing soil for fill, or import from local sources, soil would be exported off-site for reuse in the area. Therefore, the Project would not 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, and impacts would be less than significant.

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?

Less than Significant Impact. There are no other plans, including specific plans, that apply to the Project site and that identify the site as locally important mineral resource recovery site. Thus, the project would not result in the loss of availability of a locally-important mineral resource recovery site, and impacts would be less than significant.

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

No Impact. Based on a review of aerial photography, there is no evidence of any existing or abandoned quarries on the Project site or in the immediate Project vicinity. An active mining operation is located approximately 0.5 mile to the south of the project site. No evidence shows that hazards, abandoned mines, or quarries exist or have existed on the project site. Thus, the Project would not potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” County of Riverside Airport Facilities Map; Corona General Plan 2020-2040

Findings of Fact:

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

No Impact. The nearest airport to the Project site is the Corona Municipal Airport, located approximately 10.9 miles northwest of the Project site. Thus, the Project site is not located within 2 miles of a public airport or within an airport land use plan. According to Map N-5 of the Corona General Plan 2020-2040, the Project site is located approximately 9.5 miles southeast of the 55 dBA (decibels A-weighted) CNEL noise contour for the Corona Municipal Airport. As shown on page N-5 of the General Plan Noise Element, noise levels of 55 dBA CNEL are considered “Normally Acceptable” for industrial uses. Accordingly, the Project would not expose people residing or working in the Project area to excessive noise levels associated with airport operations, and there would be no impacts.

- b) **For a project 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. As previously indicated in MND Subsection V.G., Hazards and Hazardous Materials, the Project site is not within the vicinity of a private airstrip or heliport. The nearest private airstrip or heliport to the Project site is located within the City of Lake Elsinore, located approximately 14.0 miles southeast of the Project site. Due to the distance between the closest private airstrip or heliport and the Project site, the Project has no potential to expose people residing or working in the project area to excessive noise levels associated with private airports, and there would be no impacts.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; Technical Noise Memorandum for the Residential Development in the Southwest Corner of Lawson Road and Temescal Canyon Road, Riverside County, California, prepared by Ecorp Consulting, October 2025 (**Appendix G**); Project Application Materials

Findings of Fact:

- a) **Would the Project cause 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.

Existing Ambient Noise Measurements

Noise monitoring was performed using a Larson Davis LxT SE and a Soft dB Piccolo II sound level meter (SLM), which meet American National Standards Institute (ANSI) requirements for Type 1 and Type 2 instrumentation, respectively. The SLMs were set to ‘slow’ response and dBA weighting. The

SLMs were calibrated before and after the monitoring period using a Larson Davis CAL200 Class I calibrator. All SLMs were placed at least 5 feet above ground level, 5 feet away from reflective surfaces, and fitted with a windscreen. Meteorological conditions during the survey were favorable for noise monitoring with temperatures of 63 degrees Fahrenheit, clear skies, and average wind speeds of less than 2 miles per hour.

To establish existing conditions, ECORP Consulting, Inc (ECORP) staff conducted an ambient noise monitoring survey Wednesday, January 29 through Thursday, January 30, 2025. The noise survey (**Table 7**) consisted of one short-term (15-minute) measurement and one long-term (24-hour) measurement. Short-term noise measurement location (ST-1) was next to the nearest residential receptor along Lawson Road and long-term noise measurement location (LT-1) was placed next to the Project Site, along Temescal Canyon Road. The long-term measurement was used to establish the existing CNEL. The primary source of noise in the vicinity of the Project Area is mobile noise generated by traffic on Temescal Canyon Road and Lawson Road. Measurement locations are illustrated in **Figure 10**.

Table 7: Existing Ambient Noise Measurements

Location Number	Location	CNEL	L _{eq} dBA	L _{min} dBA	L _{max} dBA	Measurement Time Period	
Short-Term Measurement (15-minute)							
ST-1	Next to 24020 Lawson Road (Residence)	1/29/2025	N/A	67.3	42.1	83.5	3:29 p.m. – 3:44 p.m.
Long-Term Measurement (24-hour)							
LT-1	Next to Project Site along Temescal Canyon Road.	(1/29/2025 – 1/30/2025)	80.5	75.1	38.0	102.5	3:00 p.m. - 3:00 p.m.

Notes: dBA = A-weighted decibels; N/A = Not Applicable

Noise-sensitive land uses generally include receptors where noise exposure could result in adverse risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as historic sites, hotels, schools, health care centers, libraries, churches, senior homes, recreational areas, and cemeteries are also commonly considered sensitive to increases in exterior noise levels. The nearest noise-sensitive land use to the Project Site is a single-family residential receptor located directly north of the Project Site boundary across Lawson Road. Additional residential receptors are located further east, northwest, and southwest of the Project Site.

To determine potential noise impact standards, the Noise Impact Analysis in **Appendix G** utilized the criteria standards provided in **Table 8: Noise Significance Criteria Summary**.

Table 8: Noise Significance Criteria Summary

Analysis	Receiving Land Use	Condition(s)	Significance Criteria	
			Daytime	Nighttime
Operational	Noise-Sensitive	Exterior Noise Level Standards ¹	55 dBA L _{eq}	45 dBA L _{eq}
		If ambient is < 60 dBA Leq ²	≥ 5 dBA L _{eq} Project increase	
		If ambient is 60 - 65 dBA Leq ²	≥ 3 dBA L _{eq} Project increase	
		If ambient is > 65 dBA Leq ²	≥ 1.5 dBA L _{eq} Project increase	
Construction		Noise Level Threshold ³	80 dBA L _{eq}	
		Vibration Level Threshold ⁴	0.01 in/sec RMS	

¹ County of Riverside General Plan Municipal Code, Section 9.52.040.

² Federal Interagency Committee on Noise, 1992.

³ Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual.

⁴ County of Riverside General Plan Noise Element, Policy N 16.3.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

Figure 10: Noise Measurement Locations



Project Related Construction Noise

As previously described, Section 9.52.020 of the County Code states that construction activities within one quarter mile of an inhabited dwelling must occur between 6:00 a.m. and 6:00 p.m. from June through September, and between 7:00 a.m. and 6:00 p.m. from October through May. Construction within these hours is exempt from the County's noise ordinance. To remain compliant with the County's regulations, construction activities would be required to operate within the allowable hours of construction.

Construction noise levels were modeled using the top three loudest pieces of equipment per construction phase, and by measuring the distance from the acoustical center of the Project Site to the nearest noise sensitive receptor. This is in accordance with FTA guidance, which evaluates construction noise at sensitive receptors based on the distance from the acoustical center of the Project Site. This is because construction equipment is mobile and operates at various locations throughout the Project Site. The nearest residential receptor is approximately 550 feet north from the Project's acoustical center, across Lawson Road. Average short-term construction noise levels at the nearest receptor for each phase of construction are presented in **Table 9**.

Table 9: Average Construction Noise Levels at Nearest Receptors (dBA L_{eq})

Construction Phase	Ambient Noise Level	Exterior Construction Noise Level Nearest Land Use	Existing Ambient Noise + Exterior Construction Noise Levels	FTA Construction Noise Standard	Exceeds Standards?
Residential Land Use					
Site Preparation	67.3*	64.0	69.0	80	No
Grading		63.7	68.9	80	No
Building Construction		63.1	68.7	80	No
Paving		65.0	69.3	80	No
Painting		52.9	67.5	80	No

Notes:

dBA = A-weighted decibels.

*Ambient noise level in the residential land use area was estimated using the recorded L_{eq} at Short-Term Measurement Location 1 as identified in Table 3-1. This location is the most representative of the noise environment at the residential area located north of the Project Site.

Source: Construction noise levels were calculated by ECORP Consulting, Inc. using the FHWA Roadway Noise Construction Model (FHWA 2006). Refer to Appendix B for Model Data Outputs.

As shown in **Table 9**, the Project's contribution of construction noise combined with the ambient noise environment would not exceed the FTA's daytime construction noise standard of 80 dBA L_{eq} at the nearest residence during any phase of construction.

The next closest noise-sensitive residential receptor is located approximately 950 feet east of the proposed Project across Temescal Canyon Road. Thus, further receptors would be exposed to even lower temporary construction noise levels than shown in **Table 9** above.

Offsite Construction Worker Trips

Project construction would result in a temporary increase in traffic from worker and vendor trips on adjacent roadways. CalEEMod was also used to estimate the number of construction-related trips during construction activities. Based on CalEEMod outputs, the maximum number of construction trips traveling to and from the Project Site would be up to 41 daily trips (31 construction worker trips and 10 vendor trips) during a single construction phase.

The Project Site would be accessible via Lawson Road and Temescal Canyon Road. The Canyon Traffic Report prepared by TJW Engineering (2025), provided data for two study roadway segments: Temescal Canyon Road, north of Lawson Road, and Temescal Canyon Road between Lawson Road and Squaw Mountain Road. According to the Canyon Traffic Report, the existing ADT along these study

roadway segments are 19,870 and 19,511, respectively. The Caltrans Technical Noise Supplement to the Traffic Noise Analysis Protocol (2013) states that a doubling of traffic volumes on a roadway would result in a 3 dBA increase. The Project would not result in a doubling of existing traffic volumes along access roadways. The Project's contribution of up to 41 temporary daily construction trips would result in less than 0.1 dBA CNEL increase, which would be negligible. Additionally, construction-related trips are temporary and would cease upon completion of construction.

Operations – Stationary Noise

The Project is proposing construction of 85 single-family homes. The main noise source generated from the proposed single-family homes would be mechanical equipment, such as heating, ventilation, and air conditioning (HVAC) units. According to previous field noise measurements conducted by ECORP, mechanical HVAC equipment generates noise levels of less than 45 dBA at a distance of 20 feet. The nearest sensitive receptor to the Project Site is an existing single-family home located approximately 120 feet to the north, across Lawson Road. At this distance, HVAC-related noise would attenuate to approximately 31.4 dBA, assuming standard point source attenuation (a reduction of 6 dBA per doubling of distance).

Pursuant to Section 4 of Riverside County Ordinance No. 847 (as amended through 847.1), no person shall create or allow the creation of any sound that causes exterior sound levels to exceed the maximum decibel limits established. For Low Density Residential (LDR) land use designations, the exterior sound level standards are 55 dBA between 7:00 a.m. and 10:00 p.m. and 45 dBA between 10:00 p.m. and 7:00 a.m. As such, the HVAC noise from the proposed units would not exceed the applicable County exterior noise standards.

Traffic Noise

The Project is anticipated to generate 802 daily trips with varying distribution along Temescal Canyon Road and Lawson Road. However, this analysis conservatively assumes that all project-generated trips occur along each of the study roadway segments. According to the Canyon Traffic Report prepared by TJW Engineering (**Appendix G**), two roadway segments were analyzed: Temescal Canyon Road north of Lawson Road, and Temescal Canyon Road between Lawson Road and Squaw Mountain Road. Existing average daily traffic (ADT) along these segments was assumed at 19,870 and 19,511, respectively.

To estimate traffic noise increases attributable to the project, the Federal Highway Administration's FHWA-RD-77-108 Traffic Noise Model was used. Traffic inputs such as day/evening/night distribution, vehicle mix, and speeds were based on assumptions from the Riverside County General Plan, Noise Appendix I. Modeling results show that the increase in traffic from the Project would result in a 0.2 dBA CNEL increase along the study roadway segments.

This increase is well below the commonly accepted perceptibility threshold of 3 dBA and below the more stringent 1.5 dBA CNEL significance threshold established by the Federal Aviation Administration (FAA) for environments already exceeding 65 dBA CNEL. The FAA recognizes that even small increases in high-noise environments may have a disproportionate impact and therefore applies a 1.5 dBA threshold in areas where ambient noise is already elevated. In this case, the modeled increase of 0.2 dBA is not considered substantial under either the FHWA or FAA criteria. All modeling inputs and results are provided in **Appendix G**.

Thus, the Project would not result in a substantial increase over existing conditions along these roadway segments.

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

Less than Significant Impact. The Caltrans Transportation and Construction Vibration Guidance Manual (Guidance Manual) is used to evaluate potential construction vibration impacts related to both potential building damage and human annoyance. Based on the Caltrans criteria shown in Table 19 of the Guidance Manual, construction vibration impacts would be significant if vibration levels exceed 1.0 inches per second (in/sec) PPV (transient sources) and 0.5 in./sec. PPV (continuous/frequent intermittent sources) for new residential structures.

Certain types of construction equipment can generate high levels of ground borne vibration. Construction of the Proposed Project would potentially utilize bulldozers, loaded trucks, and jackhammers during construction phases. Vibration impacts are assessed based on the distance from the location of vibration-intensive construction activities, conservatively assumed to be at edge of a project site, to the edge of nearby off-site structures.

Table 10 presents the combined noise levels for the loudest construction equipment, assuming they operate at the same time, at 25 feet.

Table 10: Vibration Source Levels for Construction Equipment

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

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

Because the distance of the nearest existing residence exceeds 25 feet, a vibratory roller would be below any risk of damage (0.5 in/sec PPV is the threshold of old residential structures). The impact is less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Paleontological Resources:				
28. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity;” Riverside County GIS; Updated Geotechnical and Infiltration Evaluation, Proposed Single-Family Residential Development, Assessor Parcel Number 290-190-005, 23900 Temescal Canyon Road, prepared by GeoTek, Inc, November 2024 (**Appendix D**).

Findings of Fact:

Less than Significant with Mitigation Incorporated. According to the Riverside County GIS, the Project site is located in an area with low potential for paleontological resources. The Geotechnical report prepared for this Project (Appendix D) states the site is underlain by Quaternary-age alluvial deposit, which have the potential to yield significant fossil resources. As a precautionary measure, Mitigation Measure MM PAL-1 requires that if potential paleontological resources are discovered during ground-disturbing activities, work shall stop and a qualified paleontologist shall assess the find.

Mitigation:

MM PAL-1

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and

computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside “SABER Policy”, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. 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.

Monitoring: Monitoring is required 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

No Impact. As identified previously, the Proposed Project is located on a property that is undeveloped, in an area surrounded by vacant land. As such, under existing conditions there are no existing residents or housing on the Project site. Thus, the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and no impact would occur.

b) 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 Project proposes to change the land use from commercial, which does not induce growth by proposing new homes, to residential and construct 85 single family condominiums, of which 30 units are 1,905-SF up to four-bedroom, 27 units are 2,075-SF four-bedroom, and 28 are 2,150 SF with up to four-bedrooms. The average persons per household (pph) estimate

provided in Appendix E to the County's General Plan for the TCAP area is 3.60 persons per household. Assuming a household size of 3.6 persons, the estimated population of the Project would be 306 persons. Additionally, road improvements around the Project frontage are planned to ensure safe traffic ingress and egress.

As with any residential development, the construction of new homes is considered a desirable for new homeowners from outside the area, thereby having the potential to directly induce growth. However, the proposed Project would not result in substantial population growth to the area. The expected population increase of 306 persons as compared to the population anticipated based on the site's existing General Plan and TCAP land use designations represents only 0.001% of the expected 155,100 person increase anticipated in the unincorporated portions of Riverside County between 2016 and 2045. As such, the 306 persons is insignificant compared to the overall growth expected in the County, and is consistent with the TCAP estimates. Impacts would be less than significant, and no mitigation would be required.

c) 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 entail development of a 10-acre Project site with 85 single-family condominium homes. As such, the Project would accommodate new housing opportunities within the Temescal Canyon area of the County. The Project does not include any land uses, such as commercial retail or light industrial land uses, that would generate new employees or an increased demand for additional housing. The Project does not include units affordable to households earning 80 percent or less of the County's median income. However, the Project site is not designated or identified in the General Plan Housing Element as a site intended to accommodate lower-income housing needs, and its development would not preclude or interfere with implementation of the County's programs to meet its Regional Housing Needs Allocation (RHNA) obligations.

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				
30. Fire Services				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

- a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 protection services?**

Less than Significant Impact. Fire protection services to the Project area are provided by the Riverside County Fire Department (RCFD). The Riverside County Fire Department prepared the Fire Protection and Emergency Medical Master Plan to set goals and priorities for its future. The plan defines current and future needs and recommends goals and strategies to meet those needs.

Pursuant to the Riverside County Fire Department's Fire Protection and Emergency Medical Master Plan, the Project would be classified as "Category II – Urban," which requires a fire station be within 3 miles of the Project and a full first alarm assignment team operation on the scene within 15 minutes of dispatch. The closest RCFD Fire Station is RCFD Station 64, located at 25310 Campbell Ranch Road, Corona, CA 92883 (approximately 2.1 miles southeast of the Project site). Pursuant to the existing mutual aid agreement between RCFD and CFD, the Project site also could be served by CFD Fire Station 7, located at 3777 Bedford Canyon Road, Corona, CA 92883 (approximately 4.1 miles northwest of the Project site). Thus, the Project site is located within 3 miles of the nearest fire station, and full first alarm assignment team operations would be able to arrive on site within the required 15 minutes. Based on the Project site's proximity to existing fire stations, the Project would be adequately served by fire protection services and no new or expanded unplanned facilities would be required to serve the Project.

The proposed Project would incrementally affect fire protection services by placing an additional demand on existing RCFD and CFD resources should its resources not be augmented. To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety and fire suppression support activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. The Project accommodates adequate access for emergency vehicles, 30-foot fire access lanes around the proposed building, and fire hydrants would be installed in accordance with RCFD requirements.

Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the County in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. (Riverside County, 2015b)

Accordingly, and based on the foregoing analysis, the proposed Project would not result in substantial physical impacts related to fire protection services, and impacts would be less than significant, and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Sheriff Services				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan

Findings of Fact:

Less than Significant Impact. Police protection services to the proposed Project would be provided by the Riverside County Sheriff's office, with the nearest sheriff station being the Norco Substation, located at 2870 Clark Avenue in the City of Norco, or approximately 9.5 miles northwest of the Project site. In addition, the Riverside County Sheriff's Department at the Lake Elsinore Station is located approximately 11 miles to the southeast of the project site. The Project Applicant would develop the site with 85 residential structures and would introduce residents and employees, which would result in an incremental increase in demand for sheriff protection services; however, the Project is not anticipated to require or result in the construction of new or physically altered sheriff facilities. The scale of the Project would not in and of itself result in the need for new or expanded sheriff facilities. Furthermore, the Project Applicant would be required to comply with Riverside County Ordinance No. 659, which requires a DIF payment to the County for impacts to public services and facilities, including sheriff facilities and services. Payment of the DIF would ensure that funds are available for either the purchase of new equipment and/or the hiring of additional sheriff personnel to maintain the County's desired level of service for sheriff protection. Based on the foregoing discussion, the Project would receive adequate sheriff protection services and would not result in the need for new or physically altered sheriff facilities. Therefore, implementation of the Project would not result in a substantial adverse effect to sheriff protection services or due to the construction or expansion of sheriff facilities, and impacts would be less than significant, and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Schools				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): School District correspondence, GIS database

Findings of Fact:

Less than Significant Impact. Based on the unincorporated nature of the Project site as it relates to the City of Corona and Riverside County, the area surrounding the project site is located within the Corona-Norco Unified School District. The nearest schools to the project site include Temescal Canyon Elementary School, located approximately 1.3 miles to the north of the project site, and Todd Elementary located approximately 1.25 miles to the south of the project site. The nearest middle school is El Cerrito Middle School, located approximately 4.85 miles to the north, and the nearest high school is Santiago High School, Located approximately 5.4 miles to the northwest.

The proposed Project includes 85 residential homes and would be anticipated to generate school-aged children who would attend schools within the Corona-Norco Unified School

The Project Applicant would be required to pay CNUSD impact fees for new residential construction prior to the issuance of building permits, and, pursuant to the Leroy F. Greene School Facilities Act of 1998 (Gov. Code §§ 65995, payment of the statutory school facilities fees constitutes full and complete mitigation for project-related impact fee payment would offset potentially significant impacts to school services. (See *Chawanakee Unified School Dist. v. County of Madera* (2011) 196 Cal.App.4th 1016.) Direct, indirect, or cumulative impacts on schools would be less than significant, and no mitigation **beyond payment of the statutory fees is required or permitted under state law.**

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				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan

Findings of Fact:

Less than Significant Impact. Based on the unincorporated nature of the proposed Project site, the provisional application for the development of the property would be contingent upon the payment of in-lieu fees associated with the development of future libraries and other county services. These in-lieu fees would offset any potential impacts that additional residents may have on existing library resources throughout the community. The proposed Project would include 85 residential homes that would house approximately 306 residents, which would not be expected to have a significant impact on existing library operations. Libraries in the surrounding community include El Cerrito Branch Library located at 7581 Rudell Road, in Corona, approximately 5.0 miles north of the project site, and the Lake Elsinore Branch Library located approximately 9.0 miles southeast at 17600 Collier Avenue, in Lake Elsinore. The impact would be less than significant, and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Health Services				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan

Findings of Fact:

Less than Significant Impact. The nearest medical facility to the Project site is Parkview Community Hospital Medical Center, located approximately 11.1 miles northeast of the Project site at 3865 Jackson Street in the city of Riverside. Due to the residential nature of the Project, development of the Project would not result in a substantial increase in demand for health services and would not directly result in the need for new or physically altered health service facilities that could result in substantial adverse impacts to the environment. Furthermore, the Project Applicant would be required to adhere to the requirements of Riverside County Ordinance No. 659, which requires a DIF payment to the County for impacts to public services and facilities, including health service facilities. Therefore, implementation of the Project would not result in substantial adverse effects to public health service facilities and resources and impacts would be less than significant, and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Recreation – Would the project:				
35. Parks and Recreation				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Less than Significant Impact. The Project consists of a proposal to develop the project site with 85 residential structures, and no construction or expansion of recreational facilities is proposed or required as part of the Project. Accordingly, the Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, and no significant impact would occur.

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

Less than Significant Impact. The Project would entail the development of the Project site with 85 residential structures and associated site improvements. The Project does not include a type of residential use or other land use that may generate a population that would substantially increase the use of existing neighborhood and regional parks or other recreational facilities. The Project would generate approximately 85 residential units with an approximate total dwelling capacity of 306 persons, and it is anticipated that Project-generated jobs would be filled by residents living in the local area, or through development already planned by the Riverside County General Plan and the general plans of nearby jurisdictions. Accordingly, implementation of the Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, and impacts would be less than significant.

- 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 the boundaries of any CSAs or recreation and park districts with a Community Parks and Recreation Plan. As such, there would be no impacts.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System, Specific Plan No. 521 (If applicable)

Findings of Fact:

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

No Impact. No components of the proposed Project would preclude implementation of the planned Historic Trail and Design Guidelines Trail along Temescal Canyon Road or Lawson Road. The construction or expansion of existing trails is not proposed as part of the Project. Therefore, because the Project would not include the construction or expansion of a trail system, no impact 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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials, SEC Lawson Road & Temescal Canyon Road Trip Generation and VMT Screening, prepared by TJW Engineering, Inc. November 1, 2024 (**Appendix H1**); SEC Lawson Rd & Temescal Canyon Traffic Impact Analysis, County of Riverside, prepared by TJW Engineering, Inc, January 7, 2026 (**Appendix H2**).

Findings of Fact:

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

Less than Significant Impact. The TCAP programs and policies are supplemental to, and coordinated with, the policies of the Riverside County General Plan Circulation Element. As such, the circulation system of TCAP is tied to the countywide system and its long-range direction.

The Project Site is located on the southwest corner of Lawson Road and Temescal Canyon Road. The Project site is within the TCAP. Applicable circulation policies contained in the Plan include the following:

- *TCAP 11.1 - Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the functional classifications and standards specified in the Circulation Element.*
- *TCAP 11.2 - Maintain Riverside County's roadway Level of Service standards as described in the Circulation Element.*

Addressed.

All homes within the planned complex would be accessed by a series of four interior roadways with the main access to the neighborhood from Lawson Road, and Temescal Canyon Road as a gated emergency access, not designed for general ingress/egress.

The Project would make various improvements to Lawson Road (an east-west local road) and Temescal Canyon Road (a north-south collector).

The Project and the proposed improvements were reviewed and approved for conformance with Riverside County Ordinance No. 461, "Road Improved Standards and Specifications" the General Plan Circulation Element and with the TCAP by the Riverside County Transportation Department.

The County of Riverside contains bicycle, pedestrian, and multi-purpose trails that traverse urban, rural, and natural areas. These multi-use trails serve both as a means of connecting the unique communities and activity centers throughout the County of Riverside and as an effective alternate mode of transportation. The TCAP does not identify any bicycle or pedestrian trails in the Project footprint. The TCAP does identify that a community trail is planned for Lawson Road, and the Historic Trail is along Temescal Canyon Road. Project improvements include sidewalk curb and gutter and ADA ramps, where none exists now. Therefore, the Project would not impede the use of Lawson Road or Temescal Road for trail usage.

Riverside County is served by the Riverside Transit Agency, which provides a bus service throughout the Riverside County region. Riverside Transit Agency Route 206 is the nearest bus stop to the Project site, located on Temescal Canyon Road, approximately half a mile away from the proposed Project. The Project would not impede the use of this facility or interfere with bus service.

The County of Riverside has established level of service "D" or better as acceptable LOS for all intersections along the designated street and highway system in the County's 's General Plan Circulation Element. Trip generation is a measure or forecast of the number of trips that begin or end at the Project Site. The traffic generated is a function of the extent and type of development proposed for the site. These trips will result in some traffic increases on the streets where they occur. Based on the trip generation estimate in *Appendix H1*, the proposed Project is expected to generate a net total of 802 daily trips which includes 60 AM peak hour trips and 80 PM peak hour trips, as shown in Table 4 of **Appendix H2**. In the existing condition, the traffic analysis in **Appendix H2** identifies that Lawson Road operates at a level of service "F" in the AM and "D" in the PM. According to the Traffic Study in **Appendix H2**, Temescal Canyon road operates at an acceptable LOS..

The Riverside County Transportation Department will impose standard Conditions of Approval on the Project independent of this CEQA analysis — including, as applicable, the installation of, or fair-share contribution toward, a traffic signal at the intersection of Lawson Road and Temescal Canyon Road — to ensure consistency with TCAP 11.2 and the County General Plan Circulation Element. These Conditions of Approval are imposed pursuant to the General Plan and Ordinance No. 461; they are not CEQA mitigation measures, and no CEQA mitigation is required because LOS does not constitute a significant environmental impact under CEQA Guidelines § 15064.3(a).

Therefore, overall, the Project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, resulting in a less than significant impact.

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

Less than Significant Impact. Senate Bill 743, adopted in 2013, added §21099 to the Public Resources Code, which states that automobile delay, as described by level of service (LOS) or similar measures of vehicular capacity or traffic congestion, shall not be considered a significant impact on the environment. Essentially, a project's environmental impacts can no longer focus on vehicle delay at street intersections or on roadway segments but must use the miles a vehicle must travel between a dwelling and commerce, recreation and/or work. The intent of this shift in methodology is to encourage different land use and transportation decisions to reduce greenhouse gas emission, support in-fill development and improve public health through active transportation. §15064.3, subdivision (b)(1) of the CEQA Guidelines requires a determination as to whether the project will result in a substantial

increase in vehicle miles traveled (VMT). Riverside County adopted the Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled (December 2020) to be compliant with CEQA Guidelines §15064.3, subdivision (b) and provide screening criteria and methodology for vehicle miles traveled (VMT) analysis

The Vehicle Miles Traveled Screening Evaluation prepared for the Project (**Appendix H1**) identified that the Project falls within the VMT screening criteria for “Small Project.” The small projects screening criteria indicates that single family housing projects less than 110 dwelling units are presumed to have a less than significant impact on VMT. As the proposed Project is for the construction of 85 dwelling units, the Project is presumed to have a less than significant impact on VMT. Therefore, the project is exempt from performing a VMT analysis because it is considered a “Small Project.” Therefore, this Project will screen out from a VMT analysis, and is therefore consistent with CEQA Guidelines §15064.3, subdivision (b). Impacts would be less than significant, and no mitigation is required.

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. The Project Applicant proposes to develop the project site with 85 residential units and make road improvements to Lawson Road and Temescal Canyon Road. These improvements do not increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) because the improvements are designed to County standards. Therefore, while the Project would make various street improvements, there are no geometric changes to the roadways that would create a geometric hazard or sharp curve or dangerous intersection. There would be less than significant impacts, and no mitigation is required.

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

Less than Significant Impact. Project-related traffic would utilize roadways maintained by Riverside County and would nominally increase the area of roadways requiring maintenance by Riverside County. Maintenance of the existing County roadways would not result in any significant impacts to the environment. The Project would contribute traffic to off-site public roadways; however, public roads require periodic maintenance as part of their inherent operational activities, and such maintenance would not result in substantial impacts to the environment. Public roadway maintenance would be funded through the Project developer’s payment of Development Impact Fees (DIF) and future Project occupants’ payment of property and sales taxes. Maintenance of roadways would not result in any new impacts to the environment beyond that which is already disclosed and mitigated by this analysis, and impacts would therefore be less than significant.

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

Less than Significant Impact. The proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction, as it is anticipated that surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site because construction-related traffic would not exceed traffic volumes anticipated upon buildout of the Project. In the unanticipated circumstance of a utility connection activity interrupting traffic flow, a construction traffic control plan would be a required condition of approval. All equipment and materials needed for construction would be staged within the Project Site. Construction vehicles accessing the site would be transported to the site under all state, federal and local transport regulations along the area’s roadways. Impacts would be less than significant, and no mitigation is required. Accordingly, impacts to the circulation network during Project construction would be less than significant, and no mitigation would be required.

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

Less than Significant Impact. Primary access exists off Lawson Drive, and a gated secondary access for emergency only exists on Temescal Canyon Road. The interior private roads of the Project Site have been designed to allow for emergency service access. And while some parking may occur along the edges of the interior roadways, the roads are designed in a manner that would allow for emergency access. Prior to construction, the Project would be subject to review by the County's Fire and Sheriff Departments, as well as grading plan review, to assure that adequate emergency access is provided to and from the Project Site and for surrounding residents. Impacts would be less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Bike Trails				
a) Include the construction or expansion of a bike system or bike lanes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan

Findings of Fact:

Impacts will be less than significant.

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

Less than Significant Impact. No bike lanes or bike system that exists or planned as part of the TCAP for Lawson Road and Temescal Canyon Road. The proposed Project does not include the construction or expansion of a bike system or bike lanes. Development of the Project however does not preclude the future construction of bike system or bike lanes. Therefore, the impact would be less than significant, and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. 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:				
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

- a) **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, cultural landscape that is geographically defines 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 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) **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, cultural landscape that is geographically defines 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 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 for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)**

Less than Significant Impact with Mitigation Incorporated. The discussion for questions a) and b) of this section are combined below in the County’s SB18 and AB52 Tribal Consultation Summary:

SB18

Senate Bill 18 (SB18) also called the Traditional Tribal Cultural Places bill was signed into law September of 2004 and took effect March 1, 2005. SB 18 refers to PRC §5097.9 and 5097.995 which defines cultural places as: Native American sanctified cemetery place of worship, religious or ceremonial site, or sacred shrine (PRC §5097.9). Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historic Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (PRC §5097.993). SB 18 established responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native American Tribes that have been identified by the NAHC and if that tribe requests consultation after local government outreach as stipulated in Government Code (GC) §65352.3. The purpose of this consultation process is to protect the identity of the cultural place and to develop appropriate and dignified treatment of the cultural place in any subsequent project. The consultation is required whenever a general plan, specific plan, or open space

designation is proposed for adoption or to be amended. In addition to the requirements stipulated above, SB 18 amended GC §65560 to “allow the protection of cultural places in open space element of the general plan” and amended Civil Code §815.3 to add “California Native American tribes to the list of entities that can acquire and hold conservation easements for the purpose of protecting their cultural places.”

As part of the application process, California Native American Tribes must be given the opportunity to consult with the County for the purpose of preserving, mitigating impacts to, and identifying cultural places located on project land.

On March 12, 2025, in compliance with Senate Bill 18 (SB18), Riverside County requested a Sacred Lands File search and a consultation list from the Native American Heritage Commission (“NAHC”) of tribes whose historical extent includes the project area. Based on the March 27, 2025, list provided by NAHC, project notices were sent on March 12, 2025, to 25 Native American Tribal representatives from 13 different bands. The Sacred Lands File Search was positive with direction to contact the Pechanga Band of Indians for further information. There was no response from the Cahuilla Band of Indians, Gabrieleno Band of Mission Indians - Kizh Nation, Juaneno Band of Mission Indians Acjachemen Nation – Belardes, Juaneno Band of Mission Indians Acjachemen Nation 84A, La Jolla Band of Luiseno Indians, Pala Band of Mission Indians, Pauma Band of Luiseno Indians, Rincon Band of Luiseno Indians, or the Santa Rosa Band of Cahuilla Indians

AB52

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

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on March 12, 2025. There was no response from the Rincon Band of Luiseño Indians, Pala Band of Mission Indians, Gabrieleno Band of Mission Indians - Kizh Nation, Cabazon Band of Mission Indians, Santa Rosa Band of Cahuilla Indians, Colorado River Indian Tribes (CRIT), Cahuilla Band of Indians, or the Ramona Band of Cahuilla.

Consultation Summary

Agua Caliente Band of Cahuilla Indians. The Agua Caliente Band of Cahuilla Indians responded in an email dated March 13, 2025. The letter stated, “A records check of the Tribal Historic Preservation Office’s cultural registry revealed that this project is not located within the Tribe’s Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts”

Augustine Band Of Cahuilla Indians. The Augustine Band Of Cahuilla Indians responded in an emailed letter dated March 27, 2025. The letter stated, “At this time, we are not aware of any specific

cultural resources within the project area that would be affected by the proposed development. Therefore, we do not believe that formal consultation is necessary at this stage”.

Ft. Yuma Quechan Indian Tribe. The Ft. Yuma Quechan Indian Tribe responded in an email dated March 13, 2025. The email deferred to local tribes.

Torres Martinez Desert Cahuilla. The Torres Martinez Desert Cahuilla Indians responded in an email dated March 19, 2025. The email stated that, “This project area is located outside of our Tribes Prehistoric Settlement pattern therefore we would like to defer to the closet Tribe within that area- San Manual Band of Mission Indians and Soboba Band of Luiseno Indians”.

Morongo Band of Mission Indians. The Morongo Band of Mission Indians responded in an emailed letter dated May 17, 2025, requesting to consult. The letter stated that the project “is within the ancestral use lands of the people of the Morongo Band of Mission Indians. Projects within this area are potentially sensitive for cultural resources regardless of the presence or absence of remaining surface artifacts and features”.

On July 22, 2025, project documents were provided to the tribe. A response was received from Morongo on July 22, 2025, stating that “Upon taking a closer look at the location of this project, I realized that it is just outside of MBMI's Ancestral Territory. MBMI will be deferring to the other Consulting Tribes for this Project”. Consultation was concluded on that day.

Pechanga Band of Indians. The Pechanga Band of Indians responded in an emailed letter dated April 22, 2025, requesting to consult. The letter stated, “the Undertaking is a part of ‘Atáaxum (Luiseño) territory, and therefore the Tribe’s aboriginal territory as evidenced by the existence of cultural features associated with religious practice and an extensive artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. The Tribe hereby informs the County that the Project site is located within a Traditional Cultural Property (TCP). We will provide additional information regarding tribal affiliation and the TCP in our consultation as well as provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project”.

Project documents were provided to Pechanga on May 16, 2025, July 11, 2025, and October 03, 2025. On May 19, 2025, a meeting was held in which this project was discussed. Pechanga provided specific information regarding a Tribal Cultural Landscape that the project is situated within. According to the tribe, this landscape is centered around Paxávxa, meaning “springtime-place.” This was the very large village which is known now as Glen Ivy Hot Springs. This village was unique in that had both a hot and cold spring. People lived in the village for thousands of years through to the 1880s. ‘U’úumay and Hólwuna are the names of the respective cold and hot springs associated with Paxávxa. Both springs are situated along the trail heading west over the hills to the coast. While this TCP does not have a direct tie to Wuyóot’s death, there is evidence that the ‘Atáaxam lived in this valley and Lee Lake area for thousands of years. Large villages are often found near the location of events that occurred during the Creation and other important historic events. At this time, no specific impacts have been identified. Consultation was concluded on December 08, 2025.

Soboba Band of Luiseño Indians. The Soboba Band of Luiseño Indians responded in an emailed letter dated April 10, 2025, requesting consultation. The letter stated, “although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. The project area is considered sensitive by the people of Soboba, as there are existing sites in the surrounding areas. An in-house database search identified multiple areas of potential impact. Based on the sensitive nature of the substantial information that will be disclosed by the tribe, specifics will be discussed in a confidential setting, during consultation”.

Project documents were provided to Soboba on July 11, 2025, and October 03, 2025. On May 14, 2025, this project was discussed. Soboba provided information regarding the sensitivity of the area. Soboba also recommends that because of the possibility of previously unidentified Tribal Cultural Resources being unearthed during the grading process, that a tribal monitor be present during any ground disturbing activities associated with the project. Consultation was concluded on October 09, 2025, by the tribe.

With the inclusion of the following mitigation measures, impacts to Tribal Cultural resources would be less than significant.

Mitigation:

MM TCR-1 Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for the appropriate number of Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. Activities will be documented in Tribal Monitoring Notes which will be required to be submitted to the County Archaeologist prior to grading final inspection. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

- c) **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, cultural landscape that is geographically defines 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 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 for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)**

Less than Significant Impact with Mitigation Incorporated.

On March 12, 2025, in compliance with Senate Bill 18 (SB18), Riverside County requested a Sacred Lands File search and a consultation list from the Native American Heritage Commission (NAHC) of tribes whose historical extent includes the project area. Based on the March 27, 2025, list provided by NAHC, project notices were sent on March 12, 2025, to 25 Native American Tribal representatives from 13 different bands. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on March 12, 2025. The Pechanga Band of Indians and the Soboba Band of Luiseño Indians requested consultation as a result of the SB18 and AB52 notices.

Although no specific Tribal Cultural Resources were identified by any of the tribes, the Project will be required to adhere to Health and Safety Code §7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code §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. In addition, CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. With the inclusion of **Mitigation Measures TCR-2 through TCR-6**, impacts to tribal cultural resources would be less than significant.

Mitigation:

In summary, no Tribal Cultural Resources were identified, there are none present, and therefore there will be no impacts in this regard.

MM TCR 2 Human Remains. Pursuant to California Health and Safety Code §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 §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 §5097.98.

MM TCR-3 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* and/or Tribal Cultural Resources** are discovered, the following procedures shall be followed.

All ground disturbance activities within 100 feet of the discovered cultural resource/Tribal Cultural Resources shall be halted and the Project archaeologist shall contact 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, avoidance, 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.

- * 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 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.

MM TCR-4 Environmental Constraints Exhibit Resource Reburial Area. Prior to scheduling this project for a public hearing/action: The developer/ applicant shall provide an Environmental Constraints Exhibit to the Riverside County Planning Department. This exhibit 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 selected in collaboration with the consulting tribes and 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.

MM TCR-5 Artifact Disposition. 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. 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.

MM TCR 6 Phase IV Monitoring Report. 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 with procedures stipulated in the Cultural Resources Monitoring Plan. The report will also include the Tribal Monitoring notes as a confidential appendix. Once approved by the County Archaeologist, the Project Archaeologist shall provide a copy to the consulting tribes and the South Coastal Information Center (SCIC).

Monitoring: Yes.

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, SoCal Edison Service Coverage Area Map, Will Serve letter (Appendix I), Kimley-Horn, 12/4/2023 Memo to TVWD. Average Day Demand (ADD) – unit rates

Findings of Fact:

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

Less than Significant Impact. Domestic water service for the Project area is provided by the TVWD. Water service to the Project would be accommodated via a new water line that would be installed in Lawson Road and connect to an existing TVWD water line at the intersection of Temescal Canyon Road and Lawson Road. As proposed, runoff generated on the Project site and the existing building sites would be collected by proposed storm drain inlets and directed to drainage basins on the eastern portion of the proposed Project site, and the drainage systems are designed in accordance with County standards. Because the proposed Project’s connection to TVWD’s existing facilities will occur within existing roadways and rights of way and stormwater will be contained on site, the Project does not 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. Impacts would be less than significant.

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

Less than Significant Impact. The Project site is located within the service area of the TVWD. TVWD has prepared an Urban Water Management Plan (UWMP), dated December 2021, which provides an updated and detailed account of current and projected TVWD water supplies and demands under a variety of climactic conditions. The UWMP demonstrates that TVWD would be able to meet its long-term commitments to supply potable water to existing and planned development. The supply and demand projections in the UWMP are based on buildout of the Riverside County General Plan and the general plans of cities within TVWD’s service area.

As noted previously, the Project site’s zoning is designated by the General Plan and TCAP for “C-P-S” scenic highway commercial land uses, and the Land Use is designated as Commercial Retail. The proposed Project requires a zoning amendment from C-P-S to R-4 for general residential development, and a General Plan Amendment from (CD:CR) to Community Development: High Density Residential (CD:HDR) within the Design Theme Policy Area.

Table 11: Average Day Demand (ADD) Unit Rates and Peaking Criteria

Land Use	Planning Factor	Notes
Commercial / Industrial / School / Open Space	2,500 gpd per acre	Per TVWD Water System Facility Requirements (Aug 2008, §III.A)
Residential	650 gpd per dwelling unit	Per TVWD Water System Facility Requirements (Aug 2008, §III.A)

Condition	Multiplier on ADD	Definition
Peaking factors (used for distribution checks)		
Maximum Day Demand (MDD)	1.75 × ADD	Apply to ADD to estimate peak day
Peak Hour Demand (PHD)	3.4 × ADD	Apply to ADD to estimate peak hour

Table 12: Project Water Demand

Site	10 acres in Temescal Valley (Riverside County)		
Proposed	85 single-family detached dwellings (R-3)		
Provider	Temescal Valley Water District (TVWD)		
Conversion factor	1 AF = 325,851 gallons		

Item	Calculation	Result (gpd)	Result (AFY)
Average Day Demand (ADD)			
Existing zoning (Commercial, 10 ac)	2,500 gpd/ac × 10 ac	25,000	28.00
Proposed (Residential, 85 DU)	650 gpd/DU × 85 DU	55,250	61.89
Net change (Proposed – Existing)	–	+30,250	+33.88

Condition	Existing C/I/S (10 ac)	Proposed 85 DU	Net Increase
Peaking flows (useful for distribution checks)			
ADD (gpm)	17.4	38.4	+21.0
MDD (gpm)	30.4	67.1	+36.8
PHD (gpm)	59.0	130.5	+71.4

Note: gpm values derived from TVWD multipliers (MDD = 1.75×ADD; PHD = 3.4×ADD) and conversion gpd → gpm via ÷1,440.

Table 13: Water Supply–Demand Comparisons

Year (Normal) – Potable	Supply (AFY)	Demand (AFY)	Surplus (AFY)
2025	5,671	5,155	516
2030	6,411	5,828	583

Project Data
 Net increase from zoning change - 33.88 AFY
 Share of 2025 potable surplus - 6.6%
 Share of 2030 potable surplus - 5.8%
 Share of 2025 total potable demand - 0.66%
 Share of 2030 total potable demand - 0.58%

Conclusion

Using TVWD’s planning criteria (650 gpd/DU for residential; 2,500 gpd/acre for commercial; MDD = 1.75×; PHD = 3.4×), converting 10 acres from C/I/S to 85 single-family detached dwellings increases Average Day Demand by ≈30,250 gpd (≈33.9 AFY). TVWD’s 2020 UWMP shows normal-year potable surpluses of 516 AFY (2025) and 583 AFY (2030), so the project’s net increase is ~6% of the near-term surplus and <1% of total potable demand, indicating the change is consistent with the UWMP from a supply-demand standpoint. Therefore, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

- a) **Would the Project require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?**
- b) **Would the Project result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Less than Significant Impact. As previously described, sewer service to the Project would be accommodated by a proposed new sewer lateral that would connect with the existing TVWD sewer line in the northern portion of the project site which would rote towards the existing sewer line in Temescal Canyon Road. Construction of sewer improvements is inherent to the Project's construction phase, and impacts associated with the Project's construction activities have been evaluated throughout this MND. There are no impacts specific to the Project's proposed sewer line construction that have not already been addressed as part of this MND. Accordingly, impacts would be less than significant.

Wastewater generated by the proposed Project would be treated at the Temescal Valley Water Reclamation Facility (TVWRF). According to information available from the TVWD, the TVWRF has a current capacity of 1.57 million gallons per day (gpd) and receives typical daily flows of 1 million gpd, resulting in an excess capacity of approximately 0.57 million gpd. The ultimate planned capacity at the TVWRF is 2.25 million gpd. According to Riverside County EIR No. 521, residential uses generate approximately 230 gpd/unit of wastewater. Thus, at buildout the Project would generate approximately 19,550 gpd of wastewater requiring treatment (85 units × 230 gpd/unit = 19,550 gpd). The Project's daily generation of wastewater represents 0.008% of the existing available daily capacity at the TVWRF. Accordingly, adequate capacity exists at the TVWRF to serve the Project's projected demand in addition to the TVWD's existing commitments, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence, Service Provider

Findings of Fact:

- a) **Would the Project generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Less than Significant Impact. Implementation of the Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. Per the Riverside Countywide Integrated Waste Management Plan (CIWMP), which applies to the Project, up to 50 percent of its solid waste would need to be diverted from area landfills. In conformance with the CIWMP, the Project Applicant is required to work with future contract refuse haulers to implement recycling and waste reduction programs for solid wastes. Due to distance from the Project site, solid waste generated by the Project most likely would be disposed at the El Sobrante Landfill, although Project-related solid waste also could be disposed of at the Lamb Canyon Landfill and/or Badlands Landfill. Existing capacities at each of these landfills are discussed below.

The El Sobrante Landfill is permitted to receive 16,054 tons per day (tpd), and as of April 2018 had a remaining capacity of 143,977.170 cubic yards (cy). The Lamb Canyon Landfill is permitted to receive 5,000 tpd, and as of January 2015 the landfill had a remaining capacity of 19,242,950 cy. The Badlands Landfill is permitted to receive 5,000 tpd and as of December 2020 had a remaining capacity of 7,800,000 cy. (CalRecycle, n.d.)

The Proposed Project would generate construction waste during building construction, and general solid waste during operations. As noted above, the Proposed Project's waste generation would be handled by the local waste hauler and sufficient capacity would exist at the local County landfills. Therefore, the Project will not 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. Impacts would be less than significant, and no mitigation is required.

According to EIR No. 521, which was prepared for the County's 2015 General Plan Update, residential uses generate approximately 0.41 tons of solid waste per year for each dwelling unit. Based on the number of proposed dwelling units, the Project would generate approximately 34.85 tons per year (tpy) of solid waste (85 Dwelling Units × 0.41 tons/year = 34.85 tpy), or approximately 0.095 tons per day (tpd).

Due to the proximity of the El Sobrante Landfill to the Project site, it is expected that solid waste generated by the Project would be disposed of at this facility. As noted above, the El Sobrante Landfill has a permitted daily disposal capacity of 16,054 tpd. The Project's 0.095 tpd of solid waste would represent 0.000005% of the permitted daily disposal capacity at the El Sobrante Landfill. Additionally,

the Project's solid waste generation would represent 0.00002% of the daily disposal capacity of 5,000 tpd at the Lamb Canyon Landfill, while the Project's solid waste generation would represent 0.00002% of the 5,000 tpd daily disposal capacity at the Badlands Landfill. Because the Project would generate a relatively small amount of solid waste per day, as compared to the permitted daily capacities for the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill, it is anticipated that these regional landfill facilities would have sufficient daily capacity to accept solid waste generated by the Project. As such, because regional solid waste facilities would have adequate capacity to handle solid waste generated by the Project's operational phases, impacts would be less than significant.

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

Less than Significant Impact. The proposed Project would be regulated by the Riverside Countywide Integrated Waste Management Plan. The CIWMP outlines goals, policies, and programs Riverside County and its cities would implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. Additionally, AB 341 made a legislative declaration that it is the policy goal of the state that not less than 75 percent of solid waste generated be source reduced, recycled, or composted by the year 2020, although the California Department of Resources Recycling and Recovery may not establish or enforce a diversion rate greater than the 50 percent diversion rate as set forth by the CIWMP (per Public Resources Code §41780.01[b]). (RCWRMD, 1996)

The proposed Project would be regulated by the RCDWR and would be required to comply with the CIWMP's requirement to divert up to 50 percent of its solid waste from area landfills. In conformance with the CIWMP, the Project Applicant is required to work with future contract refuse haulers to implement recycling and waste reduction programs for solid wastes. Implementation of a waste disposal strategy for the proposed Project would assist Riverside County in achieving the mandated goals of the Integrated Waste Management Act by developing feasible waste programs that encourage source reduction, recycling, and composting. The RCDWR is specifically charged with the responsibility of implementing programs that ensure that unincorporated Riverside County achieves 50% diversion of solid waste from landfill disposal as well as monitoring and reporting unincorporated Riverside County's compliance with CIWMB and AB 939. With mandatory compliance to AB 939, AB 341, and RCDWR's programs and policies, the Project would result in a less-than-significant impact due to compliance with federal, State, and local management and reduction statutes and regulations related to solid wastes, including the CIWMP.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Service Providers

Findings of Fact:

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

- a) Electricity
- b) Natural Gas?
- c) Communication Systems?
- d) Street Lighting?
- e) Maintenance of Public Facilities, including roads?
- f) Other Governmental Services?

Less than Significant Impact. Southern California Edison (SCE) provides electrical service to the Project area. Connections to existing electrical networks are available in the area and any physical impacts are inherent to the Project's construction phase and have been evaluated throughout this MND. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. There are no anticipated capacity restrictions which could limit the ability of SCE to provide service to the proposed Project. Therefore, implementation of the Project would not require or result in the construction of new electrical facilities or the expansion of existing facilities, the construction of which would result in significant environmental effects, and impacts would be less than significant.

Southern California Gas Company (SoCal Gas) provides natural gas service to the Project area. Connections to existing gas networks are available in the area and physical impacts are inherent to the Project's construction phase and have been evaluated throughout this MND. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. There are no anticipated capacity restrictions which could limit the ability of SoCal Gas to provide service to the proposed Project. Therefore, implementation of the Project would not require or result in the construction of new gas facilities or the expansion of existing facilities, the construction of which would result in significant environmental effects, and impacts would be less than significant.

Various providers offer communication systems to the Project area. Connections to existing communications networks are available in the area and any physical impacts are inherent to the Project's construction phase and have been evaluated throughout this MND. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance.

There are no anticipated capacity restrictions which could limit the ability of Verizon to provide service to the proposed Project. Therefore, implementation of the Project would not require or result in the construction of new communication facilities or the expansion of existing facilities, the construction of which would result in significant environmental effects, and impacts would be less than significant.

The proposed Project would require the development of two main points of ingress and egress from the project site, located on the northwest corner of the property at Lawson Road and on the southeast corner of the Project site on Temescal Canyon Road. Each of these points of entry would require the installation and maintenance of street lights to ensure public safety and provide ample lighting for existing roadways. The proposed Project would include these improvements, and no impacts would occur.

No known other governmental services or facilities would be required as a result of the proposed Project. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

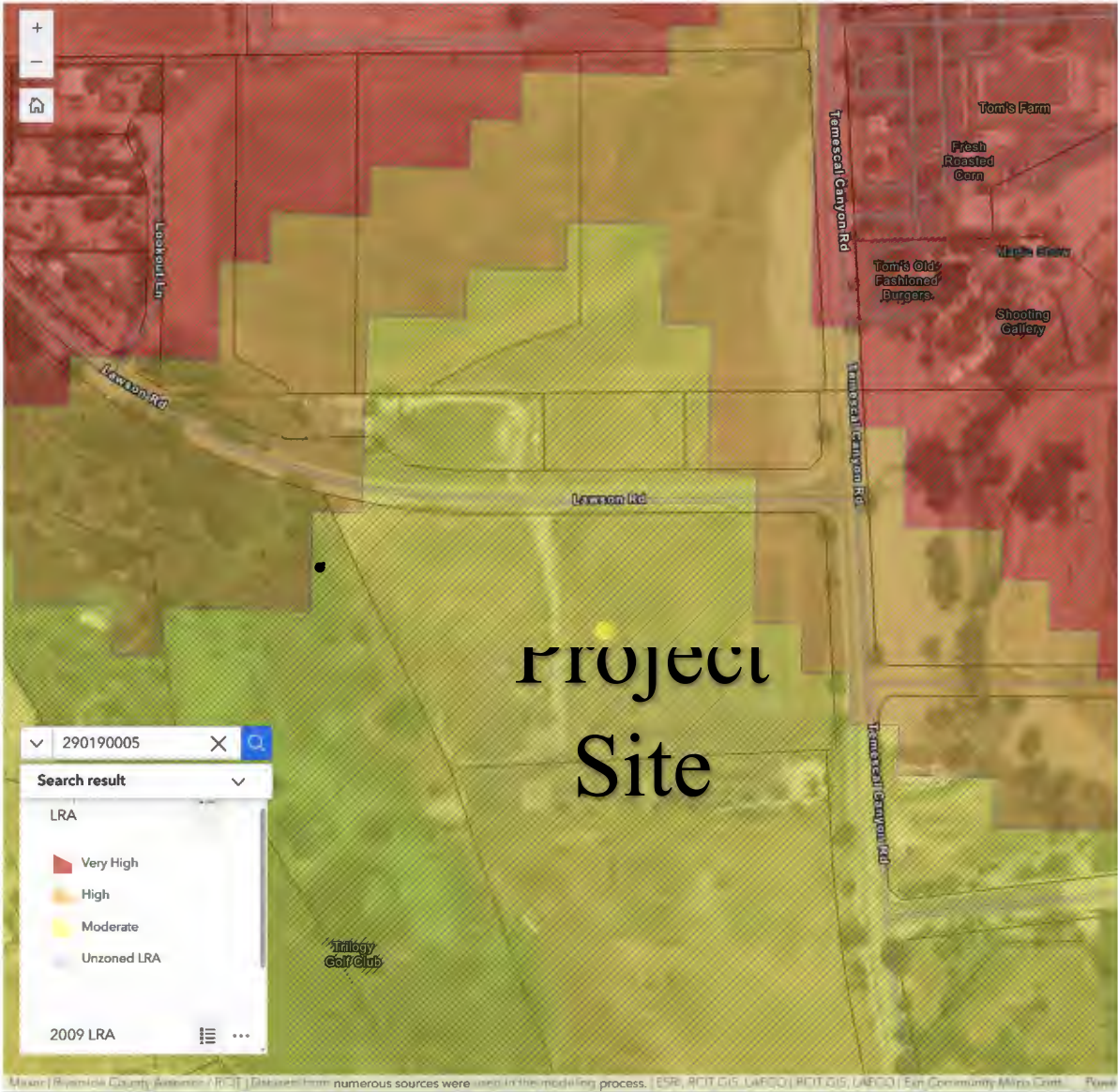
- a) **If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?**

Less than Significant Impact. According to Riverside County GIS, the Project site is located within a State Responsibility Area (SRA), and a majority of the Project site is classified as comprising a “Moderate Fire Hazard Severity” area pursuant to Riverside County Ordinance No. 787 (see **Figure 11**). Under existing conditions, the Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the proposed Project will maintain adequate emergency access for emergency vehicles via Temescal Canyon Road and Lawson Road as required by Riverside County regulations and requirements. Therefore, the Project is not located on lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, nor would the Project substantially impair an adopted emergency response plan or emergency evacuation plan. Therefore, impacts would be less than significant, and no mitigation would be required.

- b) **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, 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. As previously indicated, the Project site is located within an SRA, and a majority of the Project site is classified as comprising a “Moderate Fire Hazard Severity” which is not classified as a very high fire hazard severity zone. Additionally, the Project site is flat and there are no slopes in the vicinity. Therefore, the Project is not located on lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, and the Project would not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors. The impact is less than significant, and no mitigation would be required.

Figure 11: Fire Hazard Zone Map



- c) **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 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. As previously indicated, the Project site is located within an SRA, and a majority of the Project site is classified as comprising a “Moderate Fire Hazard Severity.” Areas surrounding the Project site to the north and of the Project site are classified as a “Very High Fire Hazard Severity” area under Riverside County Ordinance No. 787, although land to the west and south of the site are considered “Moderate Fire Hazard Severity” zones. The Project does not require the installation of a fuel break. The Project would be conditioned by the County to provide a minimum of fire safety and fire suppression support activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. Construction of the proposed fire safety and fire suppression utilities are inherent to the Project’s construction phase, and there are no impacts to the environment that would specifically result from the construction of such facilities. Areas between the proposed building and the existing open space would consist of paved areas, with limited areas of irrigated landscaping on site. A retaining wall measuring approximately 6 feet in height is proposed along the boundary of the Project site, which would further buffer future development on site from fire hazards associated with the open space areas to the east. No additional infrastructure would be required to address fire hazards for the proposed Project. Therefore, the Project site is not located on lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, and the Project does not 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. Impacts would be less than significant, and no mitigation would be required.

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

Less than Significant Impact. As previously indicated, the Project site is located within an SRA, and a majority of the Project site is classified as comprising a “Moderate Fire Hazard Severity.” Areas surrounding the Project site to the north and east of the Project site are classified as a “Very High Fire Hazard Severity” while areas to the south and west are considered “Moderate Fire Hazard Severity” areas under Riverside County Ordinance No. 787. The Project would be conditioned by the County to provide a minimum of fire safety and fire suppression support activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. Areas between the proposed building and the existing open space would consist of paved areas, with limited areas of irrigated landscaping on site. A retaining wall measuring approximately 6 feet in height is proposed along the boundary of the Project site, which would further buffer future development on site from fire hazards associated with the open space areas to the east. These proposed measures would ensure that the building is designed in a manner that would preclude potential risks to people or structures associated with wildland fire hazards. Because the Project would be adequately protected from wildland fire hazards, the Project also would not result in any wildfire related risks associated with downslope or downstream flooding or landslides, as a result of runoff, post fire slope instability, or drainage changes. Impacts would be less than significant. (RCIT, n.d.; Google Earth, n.d.)

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

Less than Significant Impact. As previously indicated, the Project site is located within an SRA, and a majority of the Project site is classified as comprising a “Very High Fire Hazard Severity.” Areas surrounding the Project site to the north, east, west, and south of the Project site also are classified as a “Very High Fire Hazard Severity” area under Riverside County Ordinance No. 787. The Project would be conditioned by the County to provide a minimum of fire safety and fire suppression support activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. Areas between the proposed building and the existing open space would consist of paved areas, with limited areas of irrigated landscaping on site. A retaining wall 6 feet in height is proposed along the eastern boundary of the Project site, which would further buffer future development on site from fire hazards associated with the open space areas to the east. These proposed measures would ensure that the building is designed in a manner that would preclude potential risks to people or structures associated with wildland fire hazards. Thus, the Project would not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less than Significant with Mitigation Incorporated. The proposed Project’s impacts to biological, cultural resources, land use and planning, paleontological, and tribal resources were analyzed in this Initial Study and all direct, indirect, and cumulative impacts were determined to have no impact, a less than significant impact, or rendered a less than significant impact with implementation of mitigation. Therefore, impacts to biological, cultural resources, land use and planning, paleontological, and tribal resources would be less than significant with mitigation incorporated, and no additional mitigation is required.

Implementation of the Project would not substantially degrade the quality of the environment or adversely affect biological, cultural, or tribal cultural resources because identified mitigation measures would avoid and minimize potential impacts. Biological mitigation measures (MM BIO-1 through BIO-4) require installation of ESA fencing, restriction of construction activities to approved disturbance areas, minimization of vegetation removal, and implementation of BMPs to prevent indirect impacts, thereby

protecting adjacent habitats and wildlife. Cultural, tribal cultural, and paleontological mitigation measures require monitoring during ground-disturbing activities and the proper identification, evaluation, recovery, and curation of any resources encountered, ensuring that significant archaeological, tribal, historical, or fossil resources are preserved in accordance with applicable regulations and consultation requirements. In addition, the Project site does not support sensitive habitats or wildlife corridors. Accordingly, with implementation of these measures, impacts would be less than significant and the Project would not substantially degrade environmental quality or reduce biological or cultural resources.

	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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less than Significant Impact with Mitigation Incorporated. Cumulative effects that would result from the implementation of the Project have been evaluated throughout this initial study which concludes that such impacts would not occur, would be less than significant, or would be reduced to below a level of significance with the incorporation of mitigation measures identified herein and included in the Project's conditions of approval. Specifically, the environmental analysis conducted in this Initial Study determined that the proposed Project would be consistent with the County's General Plan land use and zoning projections once the General Plan and Zone Change applications are approved; that the Project is in compliance with federal, State, and County applicable regulations. Therefore, the Project would not create impacts, which, when considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because Project impacts were either determined to have no impact or to be less than significant, or less than significant with mitigation incorporated.

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less than Significant Impact. The environmental analysis conducted throughout this Initial Study determined that the proposed Project would have a less than significant effects on human beings, either directly or indirectly, and no mitigation measures are required.

Based on the Initial Study and supporting technical reports, the Project would not cause substantial adverse effects on human beings, either directly or indirectly. The analysis concludes that construction and operation of the 85-unit residential project would result in less-than-significant impacts related to

air quality, noise, vibration, hazards, wildfire, geology, hydrology, traffic, and public services, and that sensitive receptors would not be exposed to substantial pollutant concentrations or excessive noise or vibration. In addition, resource-area impacts that could indirectly affect people—specifically biological, archaeological, tribal cultural, and paleontological resources—would be reduced to less than significant through identified mitigation measures and monitoring requirements. Accordingly, the Project would not have environmental effects that cause substantial adverse effects on human beings, either directly or indirectly.

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 per California Code of Regulations, §15063(c)(3)(D). There was no earlier analyses, therefore, this is not applicable.

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

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