

Initial Study

Plot Plan (PPT 240010) New Industrial Building Unincorporated Thousand Palms, Riverside County, California

Prepared for the Project Sponsor:

Zamora Industries, LLC
4776 Valley Forge Drive
Jurupa Valley, CA 92509

On behalf of the CEQA Lead Agency:

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

Prepared by:

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

Prepared:

February 2026

APPENDICES
(provided electronically)

- Appendix A** Air Quality and Greenhouse Gas Emissions Technical Memorandum, December 23, 2024, Prepared by LSA
- Appendix B** Biological Resources Assessment and MSHCP Consistency Analysis, July 2025, Prepared by LSA
- Appendix C** Historical/Archaeological Resources Survey Report Prepared by CRM Tech on August 11, 2025
- Appendix D** Preliminary Geotechnical Engineering Report Prepared by NTS Geotechnical on February 16, 2024
- Appendix E** Geotechnical Report Update Prepared by IFE on January 20, 2023
- Appendix F** Noise and Vibration Impact Analysis Prepared by LSA dated December 2024
- Appendix G** Energy Report completed by MD Acoustics in July 2025
- Appendix H** Preliminary Hydrology Study for Rio Del Sol Rangel Steel Building Prepared by DRP Enterprises. dated August 2024
- Appendix I** Rio Del Sol Industrial Project Trip Generation and VMT Analysis Prepared by LSA on November 22, 2024

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Project Case Type (s) and Number(s): Plot Plan (PPT 240010), CZ2400009, GPA24009

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501

Contact Person: Todd Carpenter, Planner

Telephone Number: 951-955-3024

Applicant's Name: Zamora Industries, LLC

Applicant's Address: 4776 Valley Forge Drive, Jurupa Valley, CA 92509

I. PROJECT INFORMATION

Project Description:

Overview

The project proposes to construct a 24,904-square-foot industrial building and 3,130-square-foot office building to establish a steel fabrication facility and an infiltration basin within the three APNs mentioned above. The Project also proposes to apply for a zone change and general plan amendment. A new ingress access road is proposed along the eastern side of Rio Del Sol Road including an access gate to the proposed project. The new ingress access road will also connect to a new unpaved road leading to the infiltration basin. The parking lot is projected to include 7 parking spaces and 2 Americans with Disabilities Act (ADA) spaces to the west of the office building. The main building is proposed to have three planters along the northern perimeter and two planters along the southern perimeter.

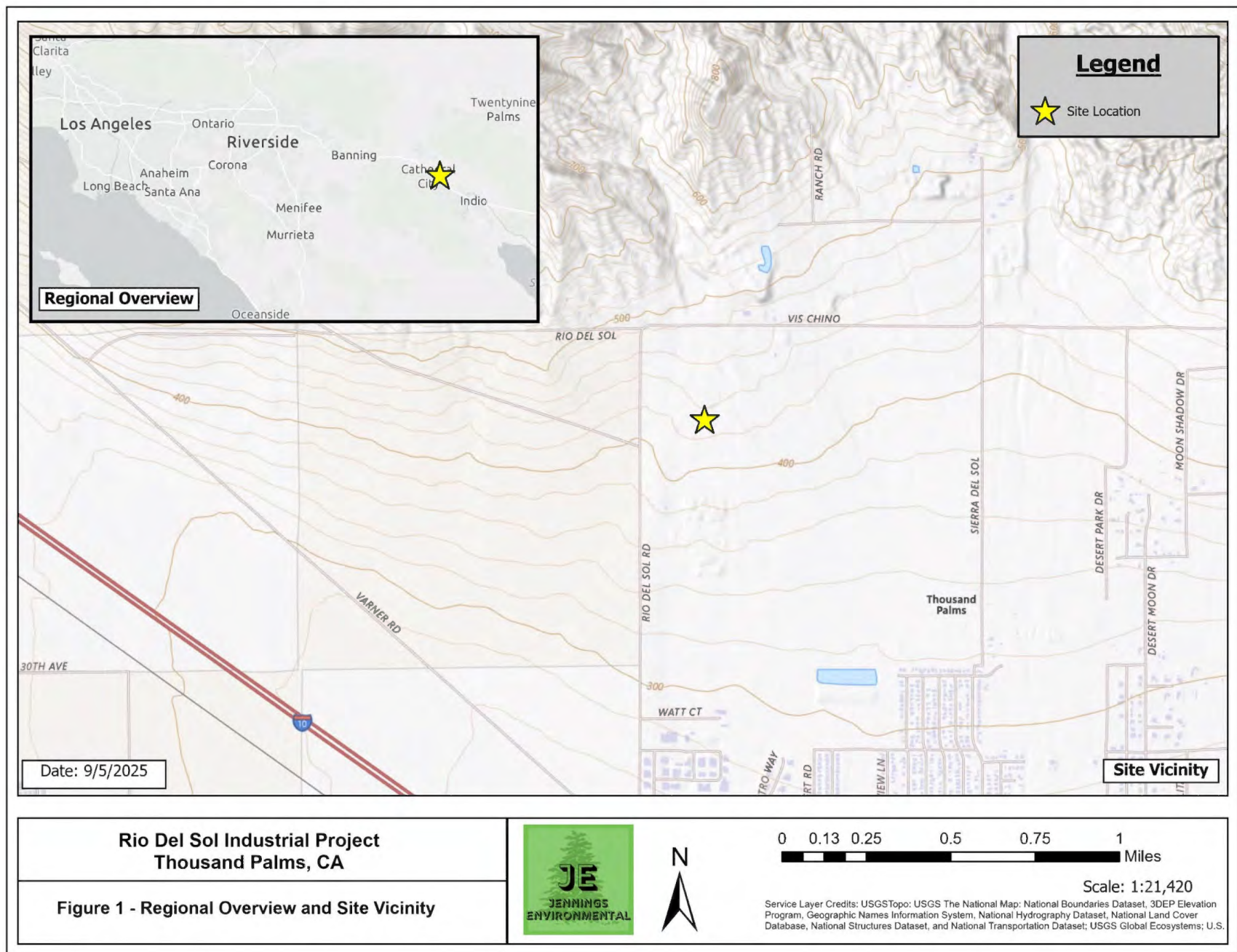
Nighttime lighting will be installed and face downward and towards the Project site, away from adjacent parcels. The expected hours of operation are Monday through Friday from 7:00 am to 4:00 pm. Additionally, the site will be fenced off and a gate installed to prevent unauthorized access to the Project both during construction and operation. Reference **Figure 1 – Regional Location Map** and **Figure 2 – Vicinity Map**.

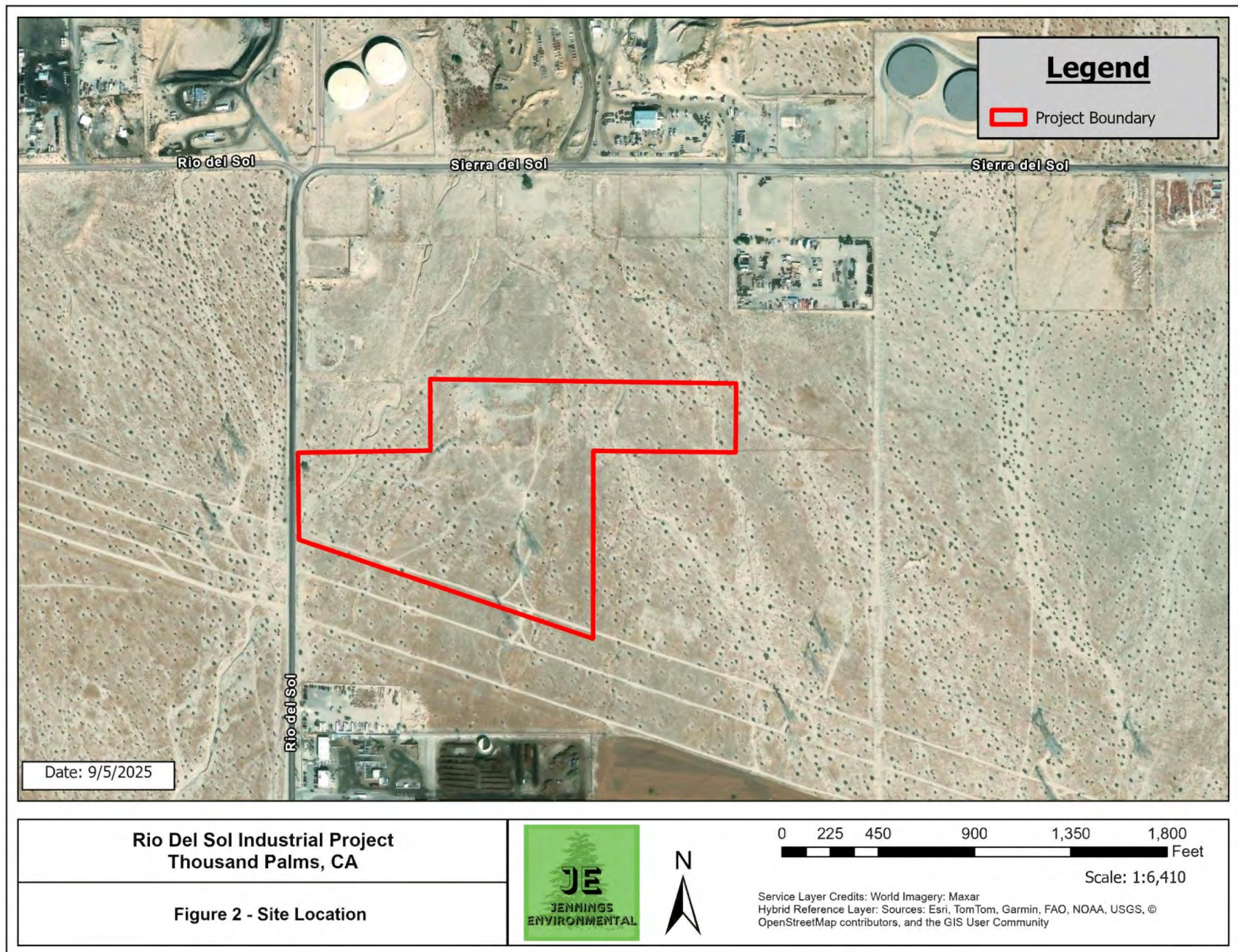
Building Architecture and Materials

The Project architectural design is intended to blend harmoniously with the existing architecture of the surrounding area while providing a more current, pleasing aesthetic. Reference **Figure 3 – Elevations**.

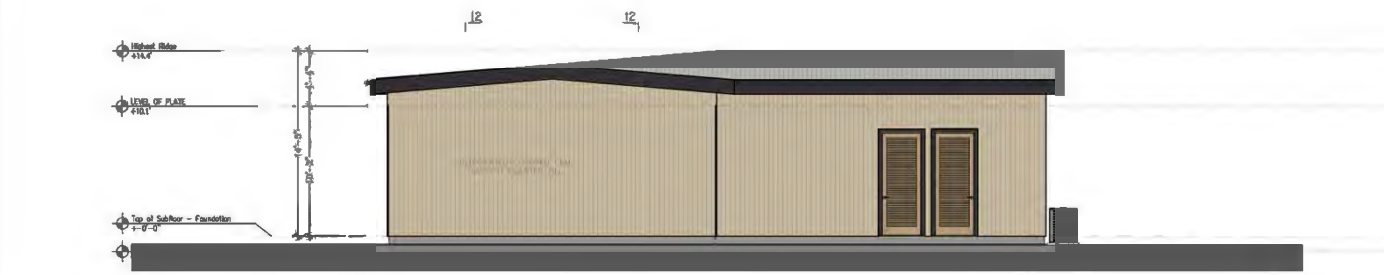
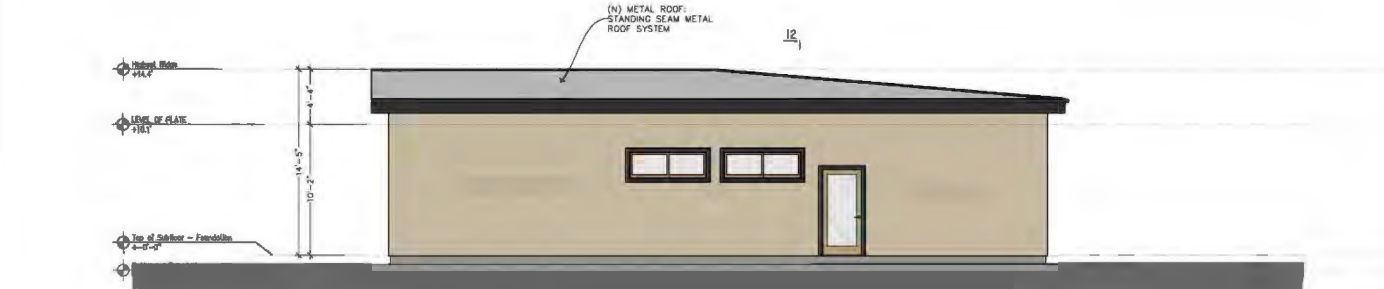
Landscaping and Lighting

Project landscaping includes drought tolerant plant species. Landscaping is provided along the Project entrance and parking area. Approximately 19,895 sq. ft., or 22.2% of the Project is irrigated landscaped and will be in compliance with the County of Riverside Ordinance No. 859. Reference **Figure 4 – Landscape Plan**. Additionally, the Project will be illuminated by downward facing light fixtures and will be in compliance with County of Riverside Ordinance No. 655. Reference **Figure 5 – Lighting Plan**.





WINDOW SCHEDULE									
NUMBER	AREA	QTY	CL	OR	SIZE	R/O	DESCRIPTION	HEADER	SHGC/LEAFCTOR
001	500A	1	L		500A L EX	58"x83"	EXT. HINGED GLASS PANEL	5.12X5.12X24"	0.25 0.3
002	500B	1	L		500B R EX	58"x30"	EXT. HINGED GLASS PANEL	5.12X5.12X24"	0.25 0.3
003	500C	1	L		500C L EX	58"x30"	EXT. HINGED GLASS PANEL	5.12X5.12X24"	0.25 0.3
004	500A	1	L		500A L EX	58"x83"	EXT. HINGED GLASS PANEL	5.12X5.12X24"	0.25 0.3
005	500A	1	L		500A L IN	58"x83"x2"	HINGED GLASS PANEL	5.12X5.12X24"	0.25 0.3
006	500B	1	L		500B R IN	58"x30"x2"	HINGED GLASS PANEL	5.12X5.12X24"	0.25 0.3
007	500C	1	L		500C L IN	58"x30"x2"	HINGED GLASS PANEL	5.12X5.12X24"	0.25 0.3
TEMPERED GLASS COMMENTS									
YES									



ASH GRAY*
SR 47 SR 55

CHARCOAL GRAY*
SR 17 SR 27

SADDLE TAN*
SR 48 SR 53

LIGHT STONE*
SR 30 SR 52

THOUSAND PALMS,
CA 92276

COUNTY RIVERSIDE
DEVELOPMENT
DEPARTMENT
SERVICES

NEW RANGE STEEL

ELEVATIONS

IF NOTED OTHERWISE, SEE SCHEDULE PAGE 001, FOR "NOT NOTED" SPECIFICATIONS

THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF COUNTY RIVERSIDE DEVELOPMENT DEPARTMENT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE COUNTY RIVERSIDE DEVELOPMENT DEPARTMENT.

NO.	REVISION	DATE	BY	CHKD	DATE
1	ISSUED	08/01/2011	DRP	DRP	08/01/2011
2	ISSUED	08/01/2011	DRP	DRP	08/01/2011
3	ISSUED	08/01/2011	DRP	DRP	08/01/2011
4	ISSUED	08/01/2011	DRP	DRP	08/01/2011
5	ISSUED	08/01/2011	DRP	DRP	08/01/2011
6	ISSUED	08/01/2011	DRP	DRP	08/01/2011
7	ISSUED	08/01/2011	DRP	DRP	08/01/2011
8	ISSUED	08/01/2011	DRP	DRP	08/01/2011
9	ISSUED	08/01/2011	DRP	DRP	08/01/2011
10	ISSUED	08/01/2011	DRP	DRP	08/01/2011



NEW OFFICE
TBD RIO DEL SOL, THOUSAND
PALMS, CA 92276
APH 648-120-001, APH
648110-015, APH 648110-016

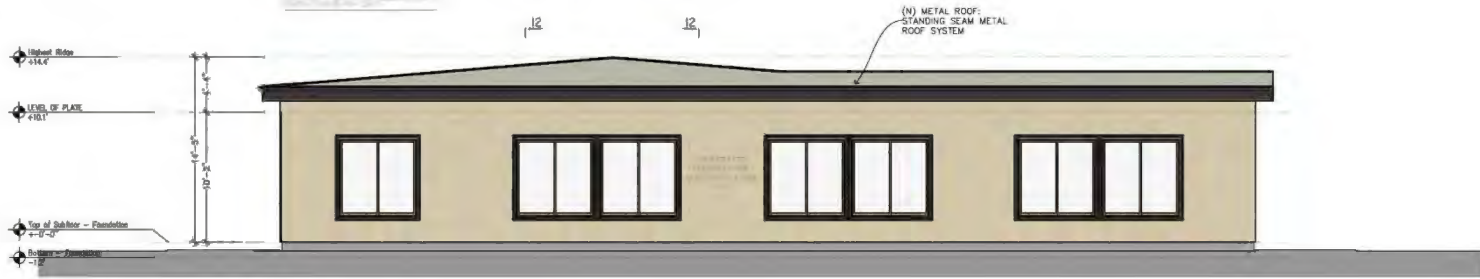
NEW OFFICE
TBD RIO DEL SOL, THOUSAND
PALMS, CA 92276

SCALE
Scale 1/4"=1'-0"

AA-3.0



02- SIDE ELEVATION
SCALE - 1/4" = 1'-0"



01- SIDE ELEVATION
SCALE - 1/4" = 1'-0"

ASH GRAY®
SR 47 SR 55

CHARCOAL GRAY®
SR 27 SR 27

SADDLE TAN®
SR 48 SR 51

LIGHT STONE®
SR 50 SR 51

THOUSAND PALMS,
CA 92276

COUNTY RIVERSIDE
DEVELOPMENT
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SERVICES

NEW RANGE STEEL

ELEVATIONS

IF THESE DIMENSIONS ARE SMALLER THAN 1/4" X 1/4" THEY SHALL BE SMALLER.

THESE DIMENSIONS ARE SPECIFICATIONS FOR THE VERTICALITY OF THE BUILDING. THE HORIZONTALITY OF THE BUILDING SHALL BE AS SHOWN ON THE ARCHITECT'S DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.

No.	Description	Rev.	Checked	Date
1	DRP	01	DRP	01/10/2024
2	DRP	02	DRP	01/10/2024
3	DRP	03	DRP	01/10/2024
4	DRP	04	DRP	01/10/2024
5	DRP	05	DRP	01/10/2024
6	DRP	06	DRP	01/10/2024
7	DRP	07	DRP	01/10/2024
8	DRP	08	DRP	01/10/2024
9	DRP	09	DRP	01/10/2024
10	DRP	10	DRP	01/10/2024



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SCALE
Scale 1/4"=1'-0"

AA-2.1

THOUSAND PALMS,
CA 92275

COUNTY RIVERSIDE
DEVELOPMENT
DEPARTMENT
SERVICES

NEW RANGE STEEL

SECTIONS

A. These drawings shall comply with the California Building Code, 2019 Edition, and all applicable amendments. The drawings shall also comply with the California Building Code, 2019 Edition, and all applicable amendments. The drawings shall also comply with the California Building Code, 2019 Edition, and all applicable amendments. The drawings shall also comply with the California Building Code, 2019 Edition, and all applicable amendments.

No.	Description	Rev.	Change	Date
1.	ISSUED FOR PERMIT	01		05/11/2021
2.	FOR CONSTRUCTION	02		05/11/2021
3.	FOR CONSTRUCTION	03		05/11/2021
4.	FOR CONSTRUCTION	04		05/11/2021
5.	FOR CONSTRUCTION	05		05/11/2021
6.	FOR CONSTRUCTION	06		05/11/2021
7.	FOR CONSTRUCTION	07		05/11/2021
8.	FOR CONSTRUCTION	08		05/11/2021
9.	FOR CONSTRUCTION	09		05/11/2021
10.	FOR CONSTRUCTION	10		05/11/2021



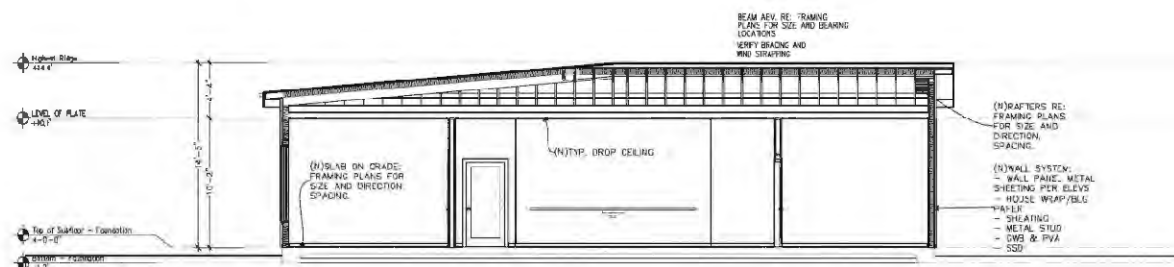
NEW OFFICE
TBD RIO DEL SOL, THOUSAND
PALMS, CA 92276
APH 645-120-031, APN
64B110-015, APN 64B110-016

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TBD RIO DEL SOL, THOUSAND
PALMS, CA 92276

SCALE

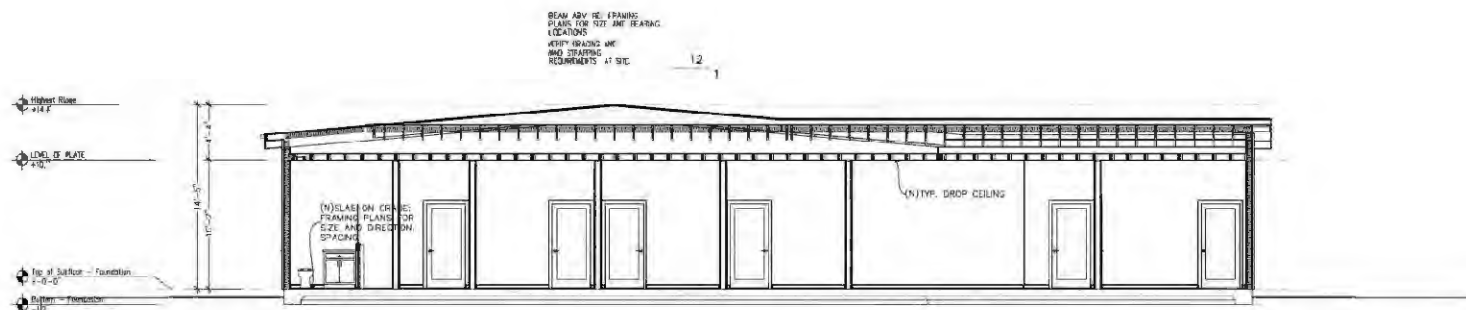
1/4" = 1'-0"

AA-3.0



02- SECTION BB

SCALE = 1/4" = 1'-0"



01- SECTION AA

SCALE = 1/4" = 1'-0"

PROJECT TEAM:

APPLICANT / OWNER / DEVELOPER
ALFREDO RANGEL - ZAMORA LLC
4776 VALLEY FORGE DRIVE
JURUPA VALLEY, CA 92509
951-459-0070
ALR@RANGELSTEEL.COM

CIVIL ENGINEER
DWP ENTERPRISES, LLC
DANIEL PATRICK
MAILING ADDRESS:
PO BOX 4438
PALM SPRINGS, CA 92263
JOHN C. SHEDD
RICE DESIGN
1800-553-1026
DPA@RANGELSTEEL.COM

UTILITY PURVEYORS
WATER - CUYD - 760-398-2851
SEWER - CUYD - 951-700-1111
GAS - SD - 800-656-4558
CABLE PHONE - VERIZON
LANDSCAPE - 811

LANDSCAPE AREA CALCULATIONS

RIVERSIDE CO. ORDINANCE 348 LAND USE ORDINANCE
NET DEVELOPED AREA

TOTAL LOT SPACE - ALL 3 LOTS
GROSS ACRES - 30.72 ACRES
NET ACRES - 30.62 ACRES

1 LOT FOR OWNERSHIP - 25.406 ACRES - 1,106,665 SF
1 LOT TO CUYD - 5.228 ACRES - 227,731 SF

MAIN INDUSTRIAL BUILDING - 24,904 SF
MAIN OFFICE BUILDING - 3,130 SF

PARKING AREAS DG/GRAVEL
SIDEWALK AREAS
ACCESS DRIVEWAY
RETENTION LOT AREA
TOTAL NET AREA: 80,671 SF

REQUIRED M-SC ZONING LANDSCAPE AREAS MIN 10%:
8,967 SF

PROVIDED IRRIGATED LANDSCAPE: 18,895 SF (21.2%)

PARKING LOT AREA LANDSCAPE

UNINCORPORATED AREAS WITHIN RIVERSIDE COUNTY
Ordinance No. 348, Section 17.185.070

Number of Parking Spaces Minimum Interior Landscaping %
5-24 5.0%

PARKING STALL AMOUNT PROVIDED 9

RAW PARKING LOT: 9,367 SF
REQUIRED: 487.85 SF
PROVIDED: 818 SF

9,367 / 516 =
REQUIRED: 5.5 %
PROVIDED: 5.53 %

PARKING STALL SHADE CALCULATIONS

REFER TO SHEET L-3.3 FOR CALCULATION MODEL MAPS
Ordinance No. 348, Section 17.185.070

TOTAL PARKING STALL AREA: 1,865 SF
(EXCLUDES DRIVE AISLES AND COVERED PARKING SPACES)

NUMBER OF PARKING SPACES % TO BE SHADED AT 15 YEARS
5-24 SPACES 30% MINIMUM

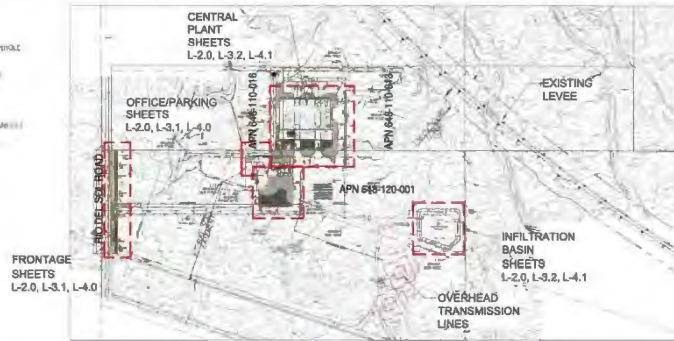
REQUIRED: 565.5 SF
PARKING STALLS SHADED BY TREES PROVIDED: 1,238 SF
66.7 % OF STALLS

LANDSCAPE IMPROVEMENTS-PPT240010

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES
ZONING: M-SC MANUFACTURING SERVICE COMMERCIAL
TBD RIO DEL SOL, THOUSAND PALMS, CA 92276
APN 648-120-001, APN 648-110-013, APN 648-110-016

CIVIL ENGINEERS' LEGEND

TRAIL: ROADWAY
DEDICATION R/W
CENTER LINE
PROPOSED SEWER WITH MANHOLE
PROPOSED WATER LINE
PROPOSED FIRE WATER LINE
PROPOSED STORM DRAIN
WATER LINE
TRAIL: SEWER LINE WITH MANHOLE
PROPOSED RETAINING WALL
LANDSCAPE AREA
AC PAVING
CONCRETE SURFACES
GRAVEL DRIVE
TOP OF FIBS
HIGH POINT
PAVED GRADE
TOP OF IN
INCHES SURFACE
INCHES FLOOR
PAVED YARD
RIGHT OF WAY
PROPERTY LINE
TOP OF WALL
TOP OF FLOORING
TOP OF A PART
EXISTING
WALL HIGH
GRADE BEHIND
CATCH BASIN
CURB AND GUTTER



SCALE: 1"=200'-1"=4" NORTH

LANDSCAPE SHEET INDEX

LANDSCAPE SUBMITTAL SET SHEET INDEX	
# SHEET	NAME
1 L-1.0	LANDSCAPE COVER SHEET
2 L-2.0	MATERIALS PLAN
3 L-3.0	PLANTING NOTES & LEGENDS
4 L-3.1	PLANTING PLAN
5 L-3.2	PLANTING PLAN
6 L-3.3	PARKING TREE SHADE CALCULATIONS
7 L-4.0	IRRIGATION PLAN
8 L-4.1	IRRIGATION PLAN
9 L-4.2	IRRIGATION CALCULATIONS

NOTE: MWLO PERFORMANCE COMPLIANCE (OVER 2,500 SF)

TOTAL IRRIGATED LANDSCAPE AREA	18,895 SF	56.6 %
LOW WATER USE PLANTING AREA	16,710 SF	88.5 %
MODERATE USE AREAS	1,880 SF	10.0 %
HIGH WATER USE TURF AREA	0.0 SF	0.0 %
TOTAL	18,895 SF	100.0 %

MWLO CERTIFICATE OF COMPLETION

THE FOLLOWING LANDSCAPE DOCUMENTATION IS TO BE SUBMITTED TO THE BUILDING INSPECTOR AT TIME OF FINAL INSPECTION:

CERTIFICATE OF COMPLETION:	COMPLETED BY LANDSCAPE CONTRACTOR AT COMPLETION OF LANDSCAPE
CERTIFICATE OF INSTALLATION:	TO BE PROVIDED BY LANDSCAPE CONTRACTOR OR PROPERTY OWNER AT TIME OF COMPLETION TO THE CITY OF RIVERSIDE
SCHEDULE OF LANDSCAPE MAINTENANCE:	TO BE PROVIDED BY LANDSCAPE CONTRACTOR AS PART OF CERTIFICATE OF COMPLETION (C.O.C.)
SOIL MANAGEMENT REPORT:	LANDSCAPE CONTRACTOR TO PROVIDE TEST, INCORPORATE RECOMMENDATIONS DURING POST ALLOCATION AND PROVIDE AS PART OF CERTIFICATE OF COMPLETION (C.O.C.)
LANDSCAPE AUDIT REPORTS:	PREPARED BY A CERTIFIED THIRD PARTY LANDSCAPE IRRIGATION AUDITOR POST INSTALLATION AS PART OF CERTIFICATE OF COMPLETION (C.O.C.)

These plans have been reviewed by the Riverside Valley Water District in accordance with Ordinance No. 348, Section 17.185.070 as they comply with the minimum standards for landscape design in accordance with the local governing agency (City of Riverside).

Approved of this plan by the CVWD staff after the landscaping approved in accordance with District and CVWD signed copy. These plans, notes and general conditions of any kind may only be printed or modified in CVWD and CVWD documents in Right-of-Way without first obtaining an unconditional permit from CVWD.

CVWD Plan # _____ Development District Department _____

PROJECT DISCLOSURE:
"Prior to project construction, I agree to submit a complete Landscape Construction Document Package that complies with the requirements of applicable ordinances, including but not necessarily limited to Ordinance No. 859.2; Ordinance 348, Ordinance 461; project Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, plans may be subject to change."



LANDSCAPE GRAPHIC LEGEND KEY	
PROPERTY LINE	POLE 18"
EXISTING BUILDING	DOWNSPOUT
CEILING LINE	ELECTRICAL OUTLET
GRADE BREAK	PLANTING AREA
CONCRETE JOINT	SEWER MANHOLE
CONCRETE EXPANSION JOINT	SEWER CLEANOUT
NEW FENCE	IRRIGATION SYMBOLS
PROPOSED U.S. WATER LINE	6" FULL IRRIGATION LINES ON L-1
PROPOSED U.S. ELECTRICAL	IRRIGATION VALVE/DRIP
PROPOSED U.S. CONCRETE	VALVE BOX
6" U.S. UNDERGROUND	GATE VALVE
SEWAGE TRENCH LINE	WATER METER
ELECTRIC METER	POINT OF CONNECTION
AIR CONDITIONING UNIT	IRRIGATION CONTROLLER
	WATER SHEDD
	BACKFLOW PREVENTER

NOTE: I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONTRIBUTION LANDSCAPING ORDINANCE AND APPLIED THEM TO THE SPECIFIC USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

APPROVED BY: _____ DATE: 12.16.2025
LOW WATER LANDSCAPES



APPLICABLE CODES:
THIS PROJECT TO COMPLY WITH:
2021 CALIFORNIA BUILDING CODE VOL. 7 & 8
2021 CALIFORNIA ELECTRICAL CODE
2021 CALIFORNIA MECHANICAL CODE
2021 CALIFORNIA PLUMBING CODE
2021 CALIFORNIA FIRE CODE
2021 CALIFORNIA IRRIGATION CODE
2021 CALIFORNIA GREEN CODE

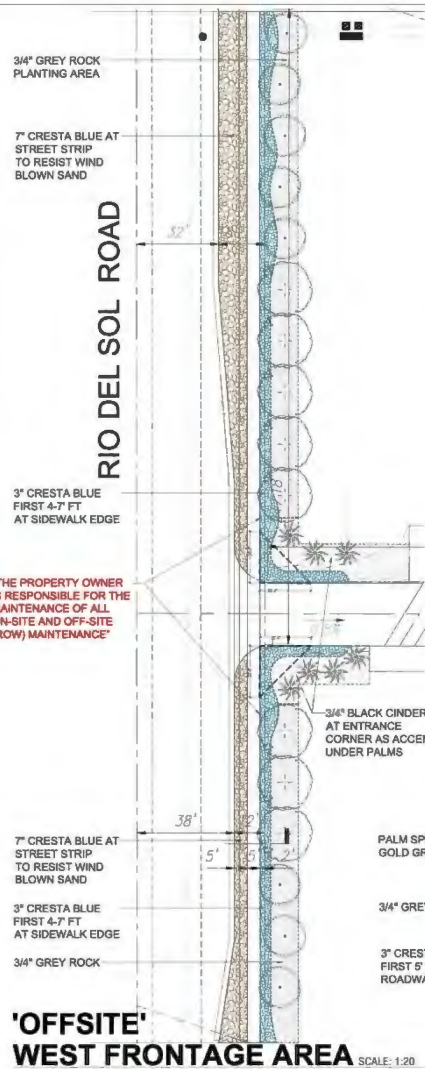
REFERENCES	
1. CIVIL ENGINEERING	2. LANDSCAPE ARCHITECTURE
3. PLUMBING	4. ELECTRICAL
5. MECHANICAL	6. FIRE
7. IRRIGATION	8. GREEN



LANDSCAPE COVER SHEET
LANDSCAPE IMPROVEMENT PLANS

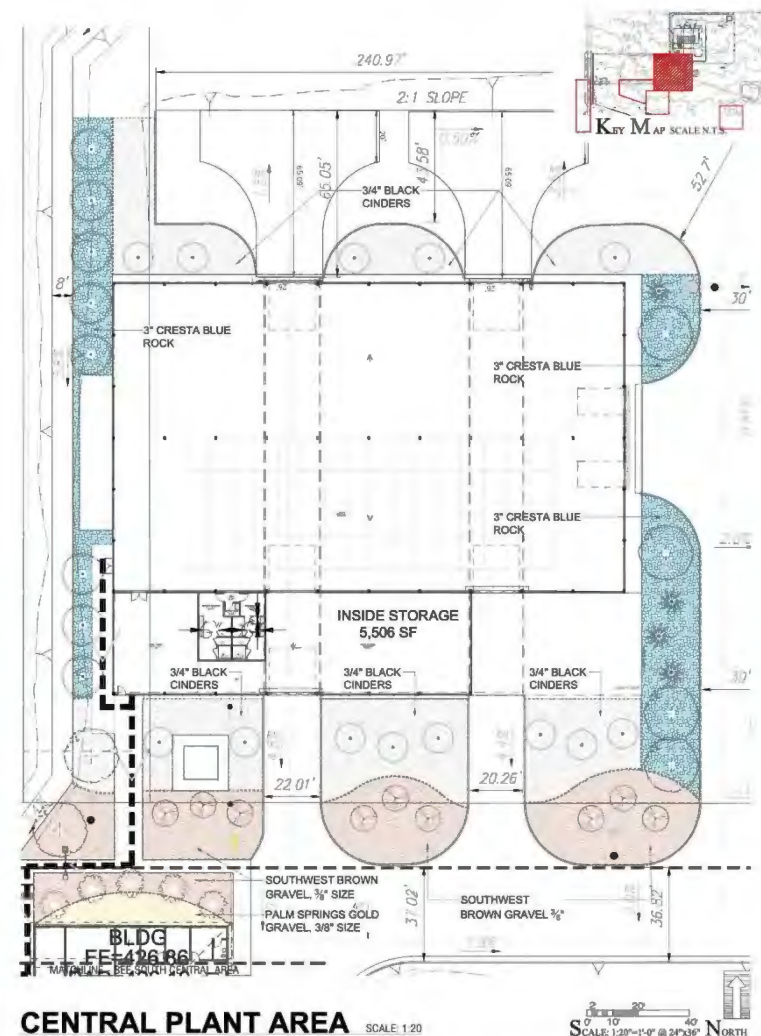
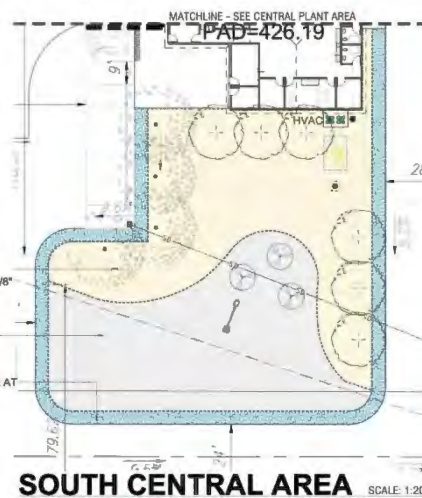
TBD RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APN 648-120-001, APN 648-110-013, -016

PPT240010
LWL#24-002
L-1.0
1 of 8



CRESTA BLUE 3/8" MINUS	CRESTA BLUE 7" BULK	GRAY ROCK 3/4" MINUS
9,670 SF	2,630 SF	9,200 SF
BLACK CINDERS 3/4" GRAVEL	PALM SPRINGS GOLD 3/8" GRAVEL	SOUTHWEST BROWN 3/8" GRAVEL
9,600 SF	7,850 SF	6,220 SF

MATERIALS LEGEND



HARDSCAPE MATERIALS PLAN
LANDSCAPE IMPROVEMENT PLANS
 TBD RIO DEL SOL - RANGEL STEEL
 THOUSAND PALMS, CA 92276
 APN 648-120-001, APN 648-110-013, -016

PPT340010
 LWL624.002
L-2.0
 2 of 9

2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND POSITIVE DRAINAGE DRAINAGE IN ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED DRAINAGE INFRASTRUCTURE TO THE SATISFACTION OF THE TOWN ENGINEER. CONTRACTOR LANDSCAPE ARCHITECT SHALL CHIEF ENGINEER FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
3. SEE I-94 A GRADE DRAINAGE FOR ROAD SURFACE ELEVATIONS, ROADWAY SECTIONS (CUTS/BASES), DRAINAGES AND TYPE OF CURB ELEVATIONS.
4. CONTRACTORS NOT TO EXERCISE CONTROL OVER ALL REBUILDINGS AND EXISTING INFRASTRUCTURE IN TRENCHES AND AREAS PREVIOUSLY COMPLETED. CONTRACTOR TO MAINTAIN ALL EXISTING INFRASTRUCTURE.
5. THE LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND UNSUBSTANTIAL MATERIAL GENERATED BY THE TRENCHING OPERATIONS.
6. ALL ON-GRASS AREAS IMPROVED BY PLANTING SHALL BE NOTIFIED BY THE TOWN ENGINEER CONTRACTOR THAT THEY ARE WITHIN A TRENCH OF A FIVE FOOT OR MORE DEPTH. THE LANDSCAPE CONTRACTOR SHALL REPAIR COMPLETED GRADED DRAINAGE DRAINAGE. IT IS A REQUIREMENT OF THE TOWN ENGINEER THAT THE CONTRACTOR SHALL PROVIDE A LANDSCAPE PLAN THAT IS DETERMINED BY AN AGRICULTURAL TALENT. SUBMITTALS ANALYSIS FOR PLANTING RESULTS TO A MINIMUM OF ONE FOOT DEPTH OF AGRICULTURAL. THE CONTRACTOR SHALL PROVIDE A TRENCH DRAINAGE AND NOT CONCENTRATED IN PLANTED AREAS.

THE SCOPE OF THE PLANT WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:

- A. ORDERING & DELIVERY OF THE PLANT MATERIALS TO BE USED
- B. SOIL PREPARATION AND CONDITIONING
- C. THE GRASSING OF ALL LANDSCAPE AREAS INCLUDING DRIVEWAYS, WALKS AND METALLIC SURFACES OF IMPAVED AREAS, AS WELL AS THE PLANTING OF THE PLANTS AND THE RESEQUENCING OF THE LANDSCAPE TO THE SITE'S DESIRED APPEARANCE IF REQUIRED
- D. CONSTRUCTION OF ACCESSORY DRIVEWAYS AND OR OTHERS ON THE DRIVEWAY
- E. CONSTRUCTION BY LANDSCAPE CONTRACTOR
- F. INSTALLATION OF PLANT MATERIALS
- G. IRRIGATION AND MAINTENANCE PERIOD
- H. REPLACEMENT OF ALL DISEASED OR DEFECTIVE PLANT MATERIALS

1. FIRM, PERMANENT, WORKMANLY
2. WORKMANSHIP

1. PLANT MATERIALS ARE CHROMATIC AND ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO GROWTH (ARTICLES NOT TO BE ADJUSTED AS, A DISCREPANCY BETWEEN THEIR PLANT AND ACTUAL IN-ART CONDITIONS OCCURS. THE CONTRACTOR IS TO NOTIFY THE OWNER IMMEDIATELY BEFORE PROCEEDING WITH WORK FOR A DESIGN

2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH STATE AND LOCAL CITY OF SAN JOSE CODES, INCLUDING MINIMUM PERFORMANCE REQUIREMENTS.

- ALL PLANTS AND TREES OUTSIDE THE SITE SHALL BE MAINTAINED AND PROTECTED FROM EXCESSIVE VIB, SHA, TRUST, PHYSICAL DAMAGE AND THEFT BY AN INSTALLER, ALL CONCRETE, ASPHALT, ASIDE COARSE MATERIALS AND OTHER DEBRIS ARE TO BE COMPLETELY REMOVED BEFORE PLANTING AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE DRAINAGE AT 2% MINIMUM.
- IN PLANTING AREAS EXCEPT TREES, DRAINAGE SHOULD BE ONE (1) INCH DEEPER THAN PLANTING PLANT.
- "A MINIMUM INCULCATION OF ORGANIC MATTER SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT PAVEMENT, CEMENT OR HOTTING CONDUCTIONS, OR OTHER SETTING APPLICATIONS WHERE SUCH IS CONTRAINDICATED."
- APPLY A CONFORM FERTILIZER TABLETS OR EQUIVALENT NOT BOUND PRODUCTS TO ALL NEW TREES. 15 BALLS IS 5 BALLS PER TREE, BUT NOT APPLY TO BUCKLE PLANTS.
- LIMITED CONSTRUCTION BY A GOLD RUST COMPANY AT A RATE OF A MINIMUM OF FOUR CLIMB TREES PER 1,000 SQUARE FEET OF PERMANENT AREA SHALL BE ACCORDING TO A DEPTH OF SIX INCHES INTO THE SOIL AT PLANTING AREAS.

- 3 After metal grinding, the project applicant shall
Perform a preliminary site inspection.
- 3 Determine the appropriate level of soil sampling and
Sampling method needed to obtain representative soil
(sample(s)).
- 4 Conduct a soil probe test to determine if the soil in the
Landuse area has sufficient depth to support the intended
Pavement and
Obtain appropriate soil sample(s).
- 6 The project applicant shall submit soil sample(s) to a laboratory for
Analysis and recommendation. The soil analysis may include:
7 Soil texture,
8 Bulk density (as determined by laboratory test or soil texture
/Plasticity state tables);
9 Ph;
10 Total soluble salts;
11 Sodium and
12 Sulfate content.

The project applicant shall prepare documentation describing the following:

1. Soil type;
2. Identification of limiting soil characteristics;
3. Identification of planned soil management actions to Remediate limiting soil characteristics; and
4. Submit the soil analysis report and documentation verifying implementation of soil analysis report recommendations to The county board in the next meeting of section 2.2.

MAINTENANCE RESPONSIBILITIES:
"THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL ON-SITE AND OFF-SITE (ROW) MAINTENANCE"

NOTE:
I HAVE COMPLIED WITH THE CRITERIA OF
THE WATER CONSERVATION LANDSCAPING
ORDINANCE AND APPLIED THEM TO THE
EFFICIENT USE OF WATER IN THE
LANDSCAPE DESIGN PLAN.

AARON W. REDONCK 12.18.2025
CA L.A. 86477



PLANTING SCHEDULE - General Seed Property - Thousand Pounds - CPWD TYPE 65										SPR. CULIVAT
PLANTS	QUANTITY	PLANTING DATE	SPOT/LOCAL NAME	COMMON NAME	BURROWS	SEEDS/LB	SEEDS/100	COMMENTS		
SEEDS										
AKA 100A	59	15 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	1074 1/2	1074 1/2	WINDMILL & CORMORANT		
AKA 100A	11	15 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	20 1/2 1/2	20 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	14	15 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	5	15 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	MODERATE	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	24	15 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	20 1/2 1/2	20 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	8	15 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	MODERATE	20 1/2 1/2	20 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	11	15 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	MODERATE	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
GRASSES / GRASSES / GRASSES										
AKA 100A	26	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	12	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	46	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	20	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	10	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	16	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	48	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	11	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	9	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	MODERATE	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	48	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	10	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	23	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	9	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
GRASSES / GRASSES / GRASSES										
AKA 100A	146	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	47	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	61	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	28	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	71	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
AKA 100A	21	5 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		
GRASSES / GRASSES / GRASSES										
AKA 100A	104	1 GAL	ALGUNA TROPICALIA	ALGUNA TROPICALIA	LOW	10 1/2 1/2	10 1/2 1/2	WINDMILL & CORMORANT		



NOTE: MWEO PERFORMANCE COMPLIANCE (OVER 2,500 SF)		
TOTAL IRRIGATED LANDSCAPE AREA	19,620 SF	100.0
LOW WATER USE PLANTING AREA	16,216 SF	81.5
MIDWATER USE AREAS	9,600 SF	18.4
HIGH WATER USE TURF AREA	0.0 SF	0.0
TOTAL		100.0

PLANTING NOTES & LEGENDS
LANDSCAPE IMPROVEMENT PLANS
TED RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APN 648-120-001, APN 648-110-013, -016

PPT240010
LWL#24.202
L-3.0
3 of 9



PARKING LOT SHADE CALCULATIONS **METHOD A-TRADITIONAL MODEL**

PARKING LOT SHADE DATA TABLE: RIO DEL SOL METALS FACTORY									
SEC. 13.540.000									
Shade Credit Over Parking Space (% of space shaded, S.F.)									
30'-35' DIA. A = 100% = 962	75% = 711	50% = 461	25% = 240						
22-30' DIA. B = 100% = 707	75% = 530	50% = 354	25% = 177						
20-22' DIA. C = 100% = 491	75% = 368	50% = 245	25% = 123						
15-20' DIA. D = 100% = 314	75% = 235	50% = 157	25% = 79						
15-YR Old Tree Shade Cover Value (S.F.)	Shade Credit Over Parking Space (% of space shaded, S.F.)	100%	75%	50%	25%	SYMBOL	QUANT. NEAR PAVING	COMMON NAME	Species Total S.F.
314	A	962	721	461	240				
707	B	707	530	354	177				
707	B	707	530	354	177	TIPU-TIP	4	TIPU TREE	3 x 354 1 x 177 1,239
491	C	491	368	245	123				
314	D	314	235	157	79				
REQUIRED: MINIMUM 30% SHADE AT 15 YEARS=									585.5
PROVIDED: Tree Shade SF									1,239
% SHADE COVERAGE PROVIDED									86.7%

NOTE: I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION LANDSCAPING ORDINANCE AND APPLIED THEM TO THE SPECIFIC USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Arden W. Reddock
ARDEN W. REDDOCK 06.23.2025
CALIFORNIA
LOW WATER LANDSCAPES

NOTE: MWELO PERFORMANCE COMPLIANCE (OVER 2,500 SF)

TOTAL IRRIGATED LANDSCAPE AREA:	15,800 SF	100.0 %
LOW WATER USE PLANTING AREA:	15,819 SF	81.5 %
IRRIGATED USE AREAS:	9,480 SF	100.0 %
LOW WATER USE PLANTING AREA:	8,038 SF	84.7 %

PLANTING SCHEDULE - General Steel Property - Thousand Palms - CIVIC ZONE 15									
PLANTING	QUANTITY	PLANT	PLANT NAME	COMMON NAME	PLANT SIZE	PLANT TYPE	PLANT TYPE	PLANT TYPE	PLANT TYPE
ACA 100A	10	10' DIA.	ACACIA STIMULIFERA	WHEATGRASS AGALIA	10' DIA.	10' DIA.	10' DIA.	10' DIA.	10' DIA.
ACA 100B	10	10' DIA.	ACACIA STIMULIFERA	WHEATGRASS AGALIA	10' DIA.	10' DIA.	10' DIA.	10' DIA.	10' DIA.
ACA 100C	10	10' DIA.	ACACIA STIMULIFERA	WHEATGRASS AGALIA	10' DIA.	10' DIA.	10' DIA.	10' DIA.	10' DIA.
ACA 100D	10	10' DIA.	ACACIA STIMULIFERA	WHEATGRASS AGALIA	10' DIA.	10' DIA.	10' DIA.	10' DIA.	10' DIA.
ACA 100E	10	10' DIA.	ACACIA STIMULIFERA	WHEATGRASS AGALIA	10' DIA.	10' DIA.	10' DIA.	10' DIA.	10' DIA.
ACA 100F	10	10' DIA.	ACACIA STIMULIFERA	WHEATGRASS AGALIA	10' DIA.	10' DIA.	10' DIA.	10' DIA.	10' DIA.
ACA 100G	10	10' DIA.	ACACIA STIMULIFERA	WHEATGRASS AGALIA	10' DIA.	10' DIA.	10' DIA.	10' DIA.	10' DIA.
ACA 100H	10	10' DIA.	ACACIA STIMULIFERA	WHEATGRASS AGALIA	10' DIA.	10' DIA.	10' DIA.	10' DIA.	10' DIA.
ACA 100I	10	10' DIA.	ACACIA STIMULIFERA	WHEATGRASS AGALIA	10' DIA.	10' DIA.	10' DIA.	10' DIA.	10' DIA.
ACA 100J	10	10' DIA.	ACACIA STIMULIFERA	WHEATGRASS AGALIA	10' DIA.	10' DIA.	10' DIA.	10' DIA.	10' DIA.

PARKING LOT SHADE CALCULATIONS **UNINCORPORATED AREAS WITHIN RIVERSIDE COUNTY**

Ordinance No. 348, Section 17.188.070
Parking lots with 5 or more spaces require interior landscaping (in addition to perimeter requirements) as a percentage of the total interior parking area, scaled by lot size:

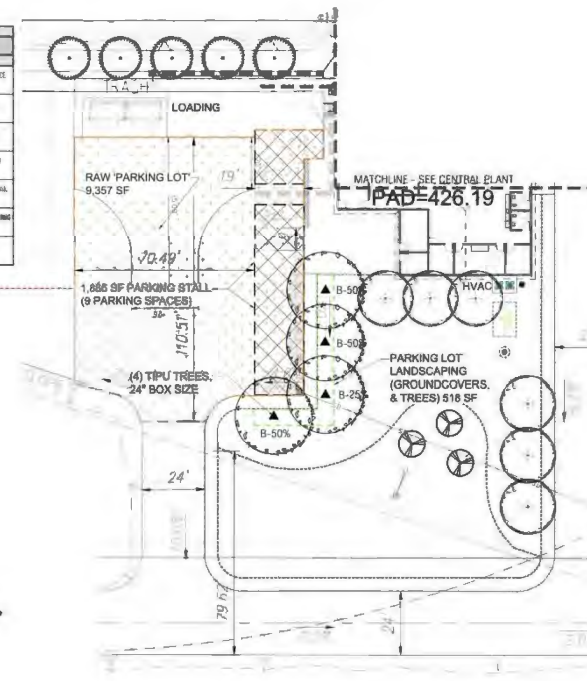
Number of Parking Spaces: 5-24
Minimum Interior Landscaping Percentage: 5.0%
RAW PARKING LOT: 9,357 SF
REQUIRED: 467.85 SF
PROVIDED: 518 SF

PARKING LOT LANDSCAPING LEGEND	
	RAW AGGREGATE PARKING AREA
	TREE SHADING LEGEND:
	PARKING AREA SHADED BY TREES
	RAW PARKING STALL SPACE AREA

PARKING SPACE SHADING SUMMARY:

TOTAL PARKING STALL AREA: 1,885 SF
(EXCLUDES DRIVE AISLES AND COVERED PARKING SPACES)

NUMBER OF PARKING SPACES: 5-24 SPACES
PERCENTAGE TO BE SHADED AT 15 YEARS: 30% MINIMUM
REQUIRED: 565.5 SF
PROVIDED: 1,239 SF
85.7% OF STALLS



OFFICE & PARKING SCALE: 1/20



These plans have been reviewed by the City of Thousand Palms Water District in accordance with the City of Thousand Palms Water District Ordinance 15.001.001. The City of Thousand Palms Water District is not responsible for the design or construction of the project. The City of Thousand Palms Water District is not responsible for the design or construction of the project.

Approved by the City of Thousand Palms Water District: _____
City Engineer

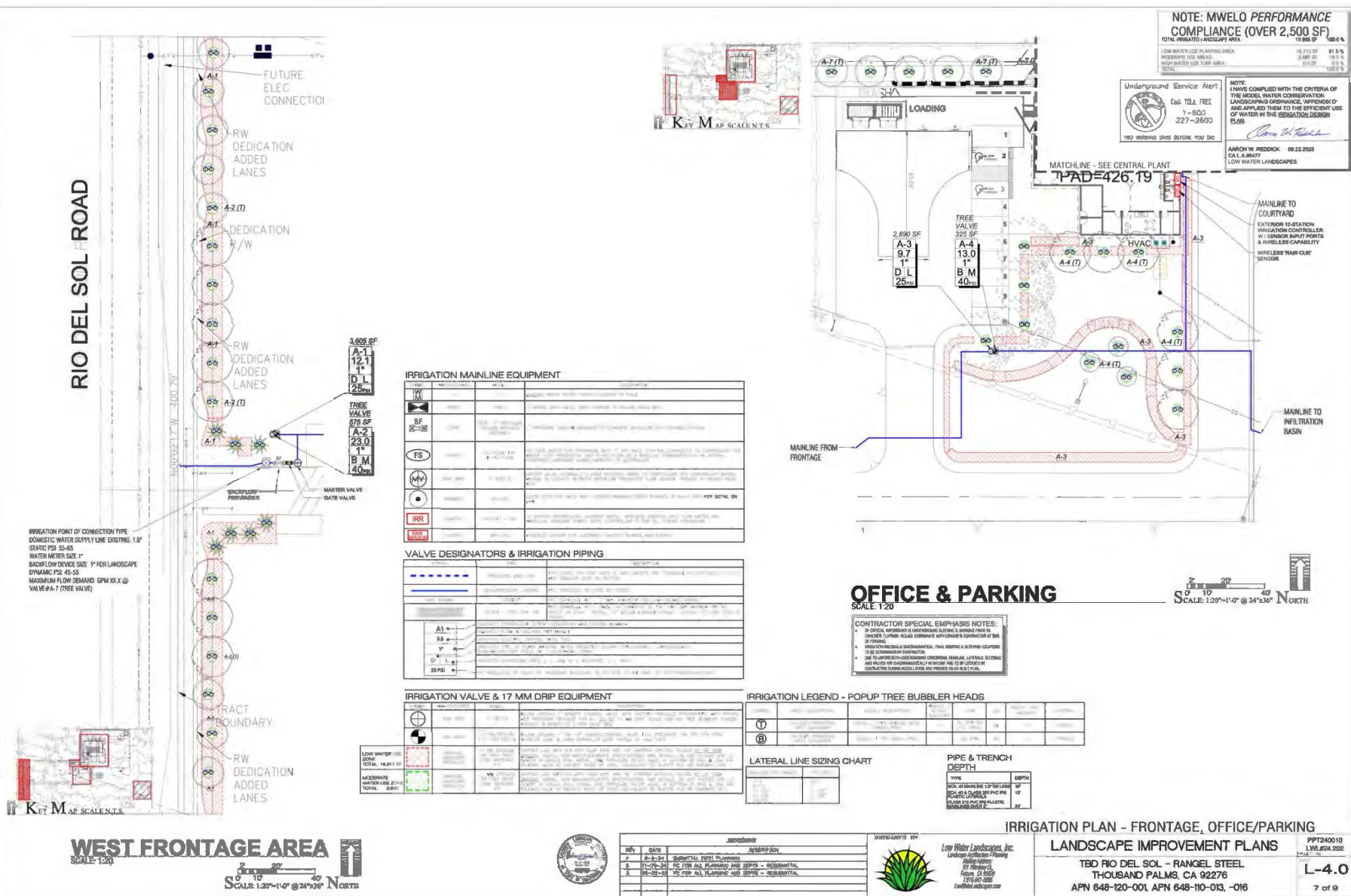
Approved by the City of Thousand Palms Water District: _____
City Engineer

Approved by the City of Thousand Palms Water District: _____
City Engineer

PARKING TREE SHADE CALCULATIONS **LANDSCAPE IMPROVEMENT PLANS**

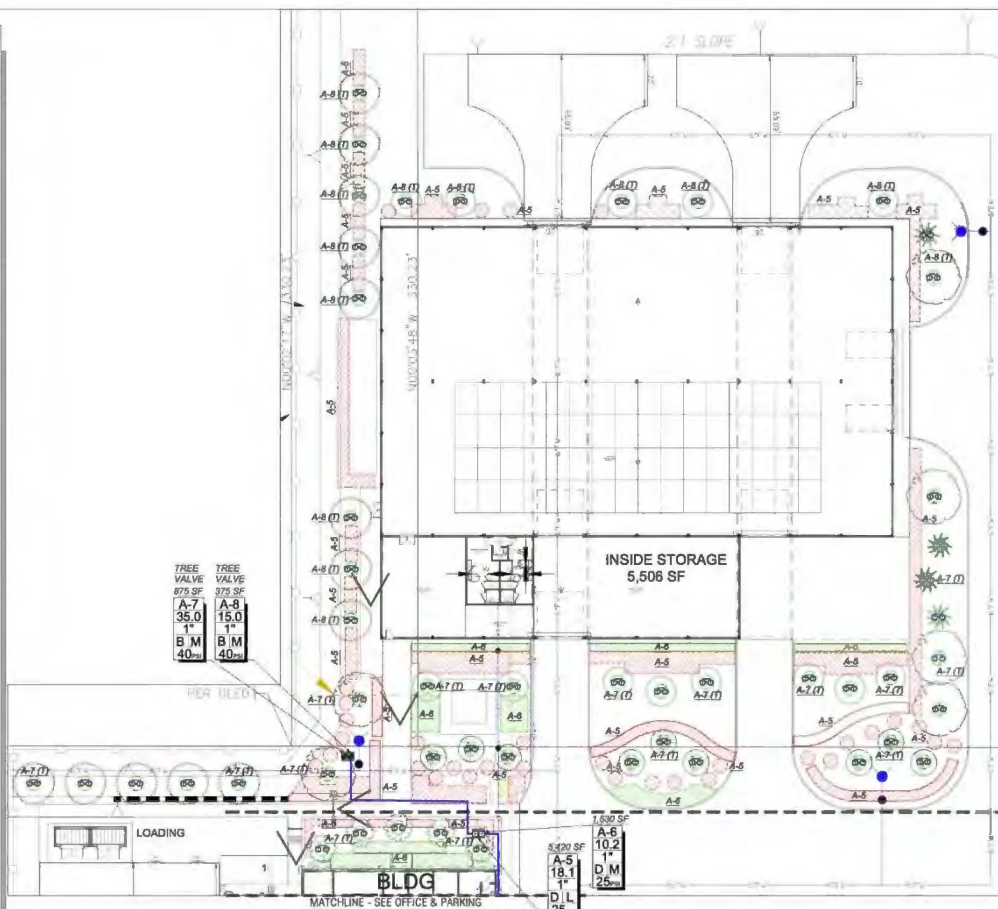
TBD RIO DEL SOL - RANDEL STEEL
THOUSAND PALMS, CA 92276
APN 648-120-001 APN 648-110-013, -016

PPT240010
LWL24.002
L-3.3
6 of 6



GENERAL IRRIGATION NOTES:

1. SINCE A PORTION OF THIS PROJECT FALLS WITHIN PUBLIC RIGHT OF WAY, THE LANDSCAPE CONTRACTOR SHOULD REFER TO AND ADHERE TO THE ADDITIONAL CONSTRUCTION INSPECTION PROCEDURES AS PART OF THE CITY OF INVERGLENDA PUBLIC WORKS LANDSCAPE SPECIFICATIONS AND GUIDELINES, SECTION IV-1 GENERAL, IV-2 INSPECTION REQUIREMENTS, IV-3 RELEASE OF LANDSCAPE AUTHORIZATION BOND/SECURITY.
2. UNLESS CONTRACTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL EXCEPT WITHIN THE TPO OF PROTECTED TREES, WHICH SHALL RECEIVE 4" - 8" OF HARDWOOD CHIP MULCH.
3. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
4. IRRIGATION ROUTING IS DIAGRAMMATICAL, FINAL ROUTING & SLEEPING LOCATIONS TO BE DETERMINED BY CONTRACTOR, AVOID ANY CONFLICTS BETWEEN THE DRIP SYSTEM, BUBBLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
5. DUE TO UNFORSEEN UNDERGROUND CONDITIONS, MAINLINE, LATERALS, SLEEPING, AND VALVES ARE DIAGRAMMATICAL IN NATURE AND TO BE LOCATED BY CONTRACTOR DURING INSTALLATION AND PROVIDE AN AS-BUILT PLAN AS NEEDED.
6. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE OF 30 DYNAMIC PSI AT THE VALVES AND THE MAXIMUM FLOW OF 35.0 GPM AT VALVE A-7 AS SHOWN ON THE IRRIGATION DRAWINGS AT THE METER OR POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
7. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
8. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL VALVES BY THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
9. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIVE GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
10. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN THE DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS.
11. CONTRACTOR SHALL PROGRAM IRRIGATION CONTROLLER TO OPERATE AS FOLLOWS POST-CONSTRUCTION: VALVES SHALL ONLY BE TURNED ON BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M.
12. DRIP ZONES CONSIST OF BUILT IN EMITTER LINES, HOWEVER EACH ZONE SHALL HAVE (1) AIR-RELEASE VALVE AT THE HIGHEST POINT OF THE SYSTEM & ONE AUTOMATIC FLUSH VALVE AT THE LOWEST POINT OF THE ZONE (SEE LEGEND).
13. DO NOT INSTALL FILTER BASKETS OR PRESSURE REDUCERS FOR 1/2" AND 3/4" SIZES AS COMPONENTS ARE DESIGNED FOR 40 PSI OPTIMAL.
14. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
15. IN ADDITION TO THE CONTROL WIRE NECESSARY FOR THE REMOTE CONTROL VALVES SHOWN ON THE DRAWING, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF EIGHTEEN (18) FEET OF A COMPLETE SET OF SPARE CONTROL WIRES, LOOPED WITHIN EACH VALVE BOX.
16. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIARIZED WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.



CENTRAL PLANT AREA

SCALE: 1:20



REV.	DATE	DESCRIPTION
1	06-10-18	Submittal, Final Plan
2	11-24-21	Per VWP, W&P, and R&P - No Change
3	09-10-25	Per VWP, W&P, and R&P - No Change



PREPARED BY
Low Water Landscapes, Inc.
Landscape Architect/Planner
10000 Wilshire Blvd.
Suite 200
Beverly Hills, CA 90210
(310) 441-0000
www.lowwaterlandscapes.com

- CONTRACTOR SPECIAL EMPHASIS NOTES:**
- IF OTHER CONTRACTORS ARE UNDERTAKING A SIMILAR PROJECT, THE CONTRACTOR SHALL PLACE CONCRETE AND/OR ASPHALT CONSTRUCTION AT THE 10' CORNER.
 - IRRIGATION ROUTING IS DIAGMATICAL, FINAL ROUTING & SLEEPING LOCATIONS TO BE DETERMINED BY CONTRACTOR.
 - DUE TO UNFORSEEN UNDERGROUND CONDITIONS, MAINLINE, LATERALS, SLEEPING, AND VALVES ARE DIAGMATICAL IN NATURE AND TO BE LOCATED BY CONTRACTOR DURING INSTALLATION AND PROVIDE AN AS-BUILT PLAN AS NEEDED.



NOTE: MWELD PERFORMANCE COMPLIANCE (OVER 2,500 SF)

TOTAL PERMEABLE LANDSCAPE AREA	PERCENT OF TOTAL
LOW WATER USE PLANTING AREA	12,215 SF 81.5%
PERMEABLE USE AREA	3,000 SF 14.5%
HIGH WATER USE PLANTING AREA	300 SF 1.0%
TOTAL	15,515 SF

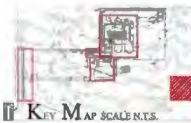
NOTE:
I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER CONSERVATION LANDSCAPING ORDINANCE, SUPERSEDED BY AND APPLIED THEM TO THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

AARON M. RESNICK 09/23/2025
CALL 811 FIRST
LOW WATER LANDSCAPES



INFILTRATION BASIN S.O. 10' @ 24°30' NORTH

SCALE: 1:20



IRRIGATION PLAN - CENTRAL PLANT & INFILTRATION BASIN

LANDSCAPE IMPROVEMENT PLANS
TBD RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APN 648-120-001, APN 648-110-013, -016

PROJECT NO. 001
LWL-004-002
L-4.1
8 of 8

DETAILS

[illegible]

Site	Response to Stress	Input Site	Output Site	Site
1	Input	Input	Output	

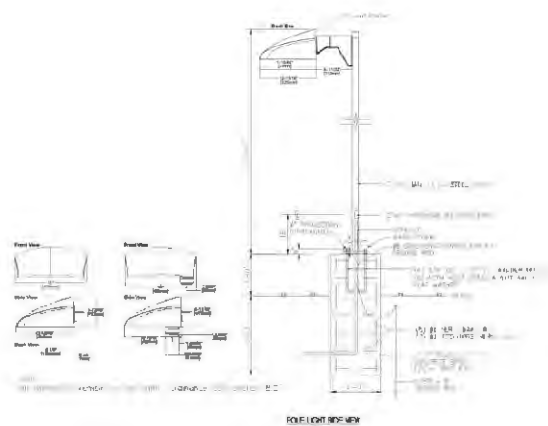


ALFREDO RANGEL
RANGEL STEEL
TBO RIO DEL SOL
AFN - 648-111-013
(323) 783-1673
ALFREDO@RANGELSTEEL.COM

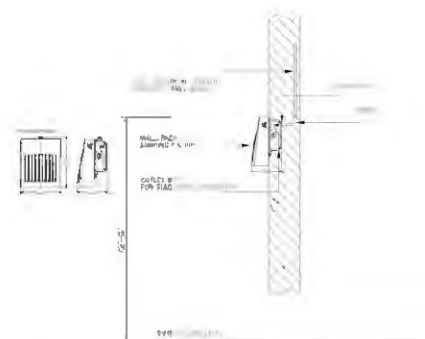
TEBO RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APH 548-150-303; APH 548-150-613, -614

NTC

ES.4



TYPICAL POLE LIGHT DETAIL

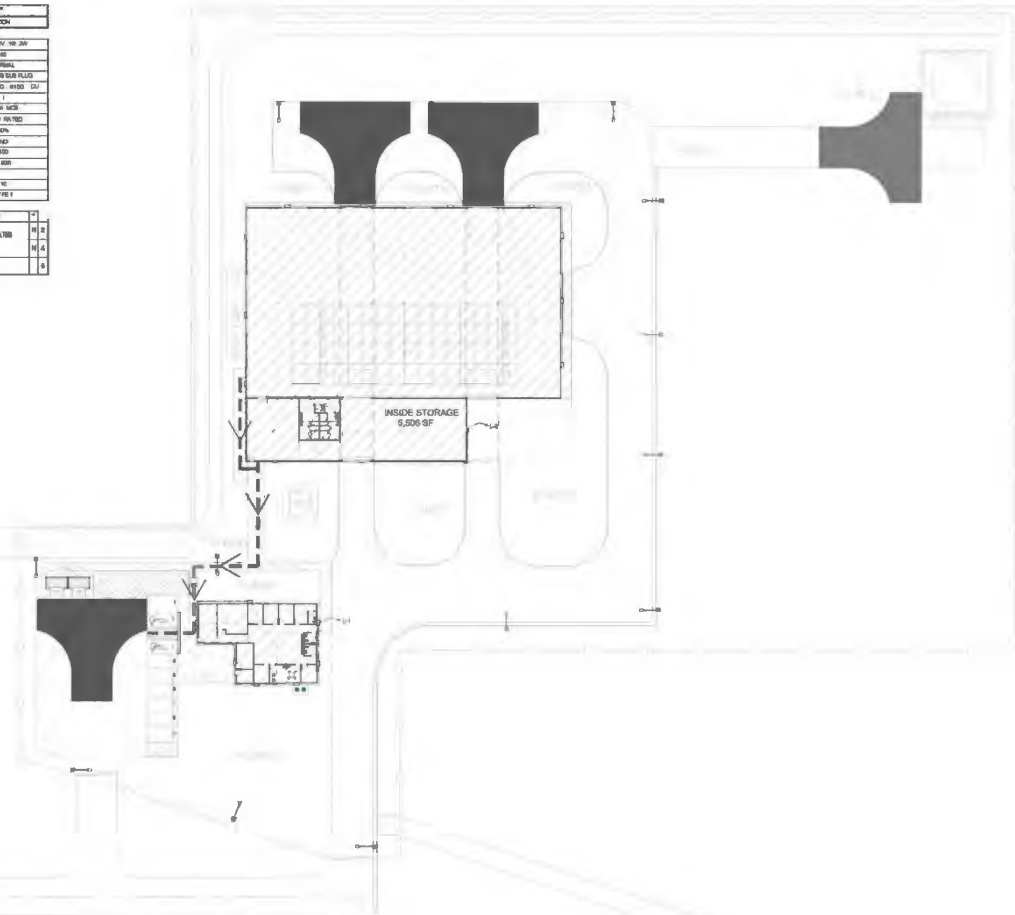


SURFACE MOUNTED LUMINAIRE INSTALLATION DETAILS



20000 VOLT CABLE CALCULATION													
WIRE	BT	Total Connected Load (VA)	CABLE SIZE	Wire Breaker Size	Wiring Ampacity (A) (See NEC Table 310.15)	CONDUCTOR TYPE	CONDUCTOR SIZE (AWG)	CABLE LENGTH (Feet)	Wiring Ampacity (A) (See NEC Table 310.15)	Wiring Ampacity (A) (See NEC Table 310.15)	Wiring Ampacity (A) (See NEC Table 310.15)	Wiring Ampacity (A) (See NEC Table 310.15)	Wiring Ampacity (A) (See NEC Table 310.15)
WIRING	1	100	100	100	100	1	100	100	100	100	100	100	100
WIRING	2	100	100	100	100	1	100	100	100	100	100	100	100
WIRING	3	100	100	100	100	1	100	100	100	100	100	100	100

LOAD SUMMARY					CONDUCTOR SIZES					TERMINAL BLOCKS				
					PANELBOARD DISCRESION									
LOAD SUMMARY					CL	SP	A	B	OVERALL					
1 Lighting					0.40	1.20	0.11	0.35	0.82	200MCM				
2 Receptacles					1.00	1.00	1.00	1.00	1.00	75MCM				
3 Heating (Electric)					0.00	0.00	0.00	0.00	0.00	NONE				
4 Cooling					1.00	1.00	1.00	1.00	1.00	75MCM				
5 Motors					1.00	1.00	1.00	1.00	1.00	75MCM				
6 Pumps					1.00	1.00	1.00	1.00	1.00	75MCM				
7 Other Conductors					0.00	0.00	0.00	0.00	0.00	NONE				
8 Wiring					0.00	0.00	0.00	0.00	0.00	NONE				
9 Misc. conductors					0.00	0.00	0.00	0.00	0.00	NONE				
10 Water					0.00	0.00	0.00	0.00	0.00	NONE				
11 Total					3.40	4.20	3.11	3.35	3.82	200MCM				
12					0.00	0.00	0.00	0.00	0.00	NONE				
13					0.00	0.00	0.00	0.00	0.00	NONE				
14					0.00	0.00	0.00	0.00	0.00	NONE				
15					0.00	0.00	0.00	0.00	0.00	NONE				
16					0.00	0.00	0.00	0.00	0.00	NONE				
17					0.00	0.00	0.00	0.00	0.00	NONE				
18					0.00	0.00	0.00	0.00	0.00	NONE				
19					0.00	0.00	0.00	0.00	0.00	NONE				
20					0.00	0.00	0.00	0.00	0.00	NONE				
21					0.00	0.00	0.00	0.00	0.00	NONE				
22					0.00	0.00	0.00	0.00	0.00	NONE				
23					0.00	0.00	0.00	0.00	0.00	NONE				
24					0.00	0.00	0.00	0.00	0.00	NONE				
25					0.00	0.00	0.00	0.00	0.00	NONE				
26					0.00	0.00	0.00	0.00	0.00	NONE				
27					0.00	0.00	0.00	0.00	0.00	NONE				
28					0.00	0.00	0.00	0.00	0.00	NONE				
29					0.00	0.00	0.00	0.00	0.00	NONE				
30					0.00	0.00	0.00	0.00	0.00	NONE				
31					0.00	0.00	0.00	0.00	0.00	NONE				
32					0.00	0.00	0.00	0.00	0.00	NONE				
33					0.00	0.00	0.00	0.00	0.00	NONE				
34					0.00	0.00	0.00	0.00	0.00	NONE				
35					0.00	0.00	0.00	0.00	0.00	NONE				
36					0.00	0.00	0.00	0.00	0.00	NONE				
37					0.00	0.00	0.00	0.00	0.00	NONE				
38					0.00	0.00	0.00	0.00	0.00	NONE				
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40					0.00	0.00	0.00	0.00	0.00	NONE				
41					0.00	0.00	0.00	0.00	0.00	NONE				
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43					0.00	0.00	0.00	0.00	0.00	NONE				
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55					0.00	0.00	0.00	0.00	0.00	NONE				
56					0.00	0.00	0.00	0.00	0.00	NONE				
57					0.00	0.00	0.00	0.00	0.00	NONE				
58					0.00	0.00	0.00	0.00	0.00	NONE				
59					0.00	0.00	0.00	0.00	0.00	NONE				
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62					0.00	0.00	0.00	0.00	0.00	NONE				
63					0.00	0.00	0.00	0.00	0.00	NONE				
64					0.00	0.00	0.00	0.00	0.00	NONE				
65					0.00	0.00	0.00	0.00	0.00	NONE				
66					0.00	0.00	0.00	0.00	0.00	NONE				
67					0.00	0.00	0.00	0.00	0.00	NONE				
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69					0.00	0.00	0.00	0.00	0.00	NONE				
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158					0.00	0.00	0.00	0.00	0.00	NONE				
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165					0.00	0.00	0.00	0.00	0.00	NONE				
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167					0.00	0.00	0.00	0.00	0.00	NONE				
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171					0.00	0.00	0.00	0.00	0.00	NONE				
172					0.00	0.00	0.00	0.00	0.00	NONE				
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174					0.00	0.00	0.00	0.00	0.00	NONE				
175					0.00	0.00	0.00	0.00	0.00	NONE				
176					0.00	0.00	0.00	0.00	0.00	NONE				
177					0.00	0.00	0.00	0.00	0.00	NONE				
178					0.00	0.00	0.00	0.00	0.00	NONE				
179					0.00	0.00	0.00	0.0						



RIVERSIDE COUNTY
LAND USE

NEW INDUSTRIAL
BUILDING

STEEL FABRICATION
ZONE M-SC

**SITE LIGHTING
PLAN**

IF THIS DRAWING AND SPECIFICATIONS ARE TO BE USED FOR ANY OTHER PROJECT, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DRP
Enterprises

ALFREDO RANGEL
RANGEL EYEL
TBD RIO DEL SOL
APN - 845-110-013
(323) 788-1870
ALFREDO@RANGELSTEEL.COM

SCALE

1/8"=1'-0"

ES.1

Circulation

The proposed Project will be accessed off Rio Del Sol Road. There is one ingress/egress provided into the site from Rio Del Sol Road in the southern portion of the site. This entry provides access to the on-site parking spaces, as well as to the trucking lanes. Pedestrian access is provided per Americans with Disabilities Act (ADA) requirements.

Drainage / Hydrology / Water Quality

The Project is a proposed Industrial Facility. One retention basin will be utilized for water quality treatment. In general, onsite drainage flows traverse the site from the northeast end of the Project site to the southwest. The onsite storm drain systems have been designed to convey the peak 100-year flow rate for the Project site. According to the Project engineer, the existing system can handle the increased drainage from the Project site and no offsite improvements are required. The County development review process will require confirmation of this condition prior to the issuance of a building permit.

Grading

The Project will require approximately 17,469 cubic yards (CY) of import. It is anticipated that the imported soil will come from a site within a 5-mile radius that has all environmental clearances.

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

B. Total Project Area:

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 25.406	Lots: 2	Sq. Ft. of Bldg. Area: 28,034	Est. No. of Employees: 8
Other:			

C. Assessor's Parcel No(s): 648-110-013, 648-110-016, and 648-120-001

D. Street References: The site is located approximately 1,300 feet south of the intersection of Rio Del Sol and Sierra Del Sol, in the unincorporated area of Thousand Palms, in the County of Riverside, State of California.

E. Section, Township & Range Description or reference/attach a Legal Description: Western edge of Section 7, Township 4 South, Range 6 East

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

The subject property is located approximately 1,300 feet south of the intersection of Rio Del Sol and Sierra Del Sol, in the unincorporated area of Thousand Palms, in the County of Riverside, State of California. The Project area is comprised of approximately 25.406 acres of undeveloped land.

The Project area is situated within the Thousand Palms Area, a rural residential community north of the City of Palm Desert and east of the City of Desert Hot Springs.

The Project area is bounded on the by vacant parcels on all sides, with industrial developments further north and south. The terrain in the Project area is relatively level, with a slight incline to the south to north, and the elevations range around 392 – 406 feet above mean sea level (AMSL).

The driveway for the proposed Project will cross under existing powerlines and will require an easement from Southern California Edison. The applicant will obtain this permit prior to any ground disturbance on-site.

Soils on the property consist of gravelly loamy sands to loamy sands with some silt. Vegetation within the Project site consists of Creosote bush scrub (*Larrea tridentata* Shrubland Alliance).

G. Other Public Agency Involvement and Required Permits:

- Riverside County Planning Department – General Plan Amendment No. 240009, Change of Zone No. 240009, and Plot Plan No. 240010 approvals
- Riverside County Building & Safety Department – Grading and Building Permits
- Riverside County Transportation Department – Encroachment and roadway improvement review, as applicable
- Riverside County Flood Control and Water Conservation District – Drainage and hydrology review
- Coachella Valley Water District – Water and sewer service review and approvals, as applicable
- Regional Water Quality Control Board (RWQCB) – Compliance with applicable National Pollutant Discharge Elimination System (NPDES) requirements and stormwater regulations, including preparation and implementation of Best Management Practices (BMPs), as applicable
- State Water Resources Control Board – Compliance with the statewide Municipal Separate Storm Sewer System (MS4) Permit requirements. The MS4 Permit is a statewide regulatory program implemented through local jurisdictions and regional agencies and is not reviewed or approved on a project-by-project basis under CEQA. Compliance with applicable MS4 and NPDES requirements will occur through the County's development review and permitting process.
- Southern California Edison – Easement and/or encroachment permit for access improvements beneath existing transmission lines

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use:

The Project site's existing General Plan Land Use designation is Light Industrial (LI) within parcels 648-120-001 and 648-110-016. The land use designation in parcel 648-110-013 is Rural Residential (RR). The Project does propose a change to the land use designation of Parcel 648-110-013 RR to LI. Once the land use designation is changed and the new track map is recorded, the Project would be consistent with the Land Use Element.

2. Circulation:

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

3. Multipurpose Open Space:

The proposed Project is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) but does not fall within the boundaries of a conservation area. The proposed Project is consistent with all other applicable Multipurpose Open Space element policies.

4. Safety:

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

5. Noise:

The proposed Project will not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the General Plan and noise ordinance. The proposed Project is consistent with all other applicable Noise element policies.

6. Housing:

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

7. Air Quality:

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

8. Healthy Communities:

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

9. Environmental Justice Summary:

The Project is not within an Environmental Justice community.

B. General Plan Area Plan(s): The Western Coachella Valley Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial and Rural Residential

E. Overlay(s), if any: None

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

G. Adjacent and Surrounding:

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

2. Foundation Component(s): Community Development

3. Land Use Designation(s):

- North: Light Industrial
- East: Rural Residential
- South: Light Industrial
- West: Industrial

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

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

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Manufacturing-Service Commercial (M-SC) and Controlled Development (W-2-5)

J. Proposed Zoning, if any: Controlled Development (W-2-5) to Manufacturing-Service Commercial (M-SC).

K. Adjacent and Surrounding Zoning:

- North: Manufacturing-Service Commercial (M-SC)
- East: Manufacturing-Service Commercial (M-SC), Residential Agriculture (RA), Controlled Development (W-2-5)
- South: Manufacturing-Service Commercial (M-SC)
- West: Manufacturing-Service Commercial (M-SC)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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

Signature

Date

For: John Hildebrand
Planning Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways", *Map My County*; Project Plans; and Google Earth.

Findings of Fact:

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

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

No Impact

The Project site is located in the Western Coachella Valley Area Plan (WCVAP) within Riverside County. According to the WCVAP, there are five (5) roadways in the planning area that have been designated as either State Scenic Highways or State/County Eligible Scenic Highways:

- State Designated
 - o State Route 62
 - o State Hwy 74
- State Eligible
 - o State Hwy 111
- County Eligible
 - o Dillon Road
 - o Interstate 10
 - o Whitewater Canyon Road

The Project site is located approximately 13.5 miles from State Route 62, approximately 8.5 miles from State Route 74, approximately 10.5 miles from State Highway 111, approximately 5 miles from Dillon Road, approximately 1.5 miles from Interstate 10, and approximately 15.5 miles from Whitewater Canyon Road, at their closest points. Given the distance the Project site is located from any designated or proposed designated Scenic Roadway, no impacts are expected to occur.

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

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

Less Than Significant Impact

The Project site is located within an unincorporated portion of Thousand Palms, Riverside County, California. Mountain views are generally considered a scenic vista for much of Thousand Palms. The San Bernardino Mountains are located approximately 20 miles west of the Project site and the San Jacinto Mountains are located approximately 13.5 miles southwest of the Project site. However, due to the distance from the subject property, the visual impact of mountain vistas as seen from the Project site is diminished. Additionally, the land surrounding the Project site is undeveloped. There are no proposed structures over one story in height. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less Than Significant Impact

The Project site is located in a non-urbanized area. As discussed above, the immediate area is dominated by vacant rural-residential lands, and two industrial mining operations. There are no unique landforms on the Project site or in the immediate vicinity. The proposed Project has been designed pursuant to and in compliance with the existing Light Industrial (LI) zoning designation and would be consistent in terms of size, scale, and massing of other future commercial properties in the vicinity. Landscaping will be completed and will be consistent with the colors and native vegetation of the surrounding area. Therefore, the implementation of the Project would not conflict with

applicable zoning and other regulations governing scenic quality. Any impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

☐☐☒☐

Source(s): Map My County; Riverside County General Plan (General Plan), The Pass Area Plan (Figure 6); GIS database; and Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

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

Less Than Significant Impact

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

- **WCVAP 16.2** Adhere to the lighting requirements of the Riverside County Ordinance Regulating Light Pollution for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

☐☐☒☐

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

Source(s): On-site Inspection, Project Application Description, Lighting Plan (Figure 6)

Findings of Fact:

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

Less Than Significant Impact

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

The proposed Project would result in new sources of light and glare from the addition of commercial use, as well as vehicular lighting from cars traveling on adjacent roadways in conjunction with the implementation of the proposed Project. Once operational, the Project would be required to comply with Ordinance No. 655 and Ordinance No. 915, which restrict lighting hours, types, and techniques of lighting. Outdoor lighting sources include office lights, streetlights, wall-mounted lights, and parking lot lighting. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing, and rotating outdoor luminaires, with a few exceptions. Figure 6 provides an overview of the proposed lighting layout and fixtures.

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

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

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are rural residences approximately 0.5 mile northwest of the Project site. As discussed above, construction impacts would be temporary, of short duration, and will cease when Project construction is completed. Once a certificate of occupancy has been issued, conformance with Ordinance No. 655, and Ordinance No. 915, will ensure that any impacts from the implementation of the Project would be less than significant. Therefore, there are no potential Project-specific impacts that could expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

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

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials, Ordinance No. 625 (An Ordinance of the County of Riverside Providing a Nuisance Defense for Certain Agricultural Activities, Operations, and Facilities and Providing Public Notification Thereof); and Farmland Mapping and Monitoring Program, California Resources Agency, Department of Conservation.

Findings of Fact:

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

No Impact

According to *Map My County*, the Project site is designated as "Other Lands". The Project site is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency. It is noted, the County of Riverside utilizes the FMMP for the "Farmland" information published in *Map My County*. Since the Project site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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has no land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, it would not convert such lands to non-agricultural use; therefore there would be no impact.

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

No Impact

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

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

No Impact

The Project site is situated in a historically commercial area with no agricultural uses. There are no parcels with the land use designation Agriculture within 1 mile of the site. Therefore, any impacts related to the implementation of the Project's proposed commercial use would have no impact.

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

No Impact

The Project area supports sparse native and non-native vegetation due to human disturbance. Due to the proximity of existing, emerging, and planned suburban land uses in the Project vicinity, the general Project area has never been designated agricultural uses. Therefore, implementation of the Project would continue the established land use trend of the area and not involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use and the Project would have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

☐	☐	☐	☒
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☒

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

Findings of Fact:

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

No Impact

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

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

No Impact

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

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

No Impact

The Project area supports sparse native and non-native vegetation due to human disturbance. Due to the proximity of existing, emerging, and planned suburban land uses in the Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vicinity, the general Project area has never been designated agricultural uses. Therefore, implementation of the Project would continue the established land use trend of the area and not involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use and the Project would have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Source(s): Air Quality and Greenhouse Gas Emissions Technical Memorandum, December 23, 2024, Prepared by LSA (**Appendix A**), Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

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

Less Than Significant Impact

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

Every three (3) years the SCAQMD prepares a new AQMP, updating the previous plan and having a 20-year horizon.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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On March 23, 2017, CARB approved the 2016 AQMP. The 2016 AQMP is a regional blueprint for achieving federal air quality standards and healthful air. The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible, and that the region is not faced with burdensome sanctions if the Plan is not approved or if the NAAQS are not met on time. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. The most significant air quality challenge in the Basin is to reduce nitrogen oxide (NOx) emissions sufficiently to meet the upcoming ozone standard deadlines. The primary goal of this Air Quality Management Plan is to meet clean air standards and protect public health, including ensuring benefits to environmental justice and disadvantaged communities. Now that the plan has been approved by CARB, it has been forwarded to the U.S. Environmental Protection Agency for its review. If approved by EPA, the plan becomes federally enforceable.

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

South Coast Air Quality Management District Rules

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

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

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

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

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

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

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

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

Riverside County

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements and the CEQA review process, the County assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces the implementation of such mitigation.

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

Riverside County General Plan

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

Multi-jurisdictional Cooperation:

AQ 1.1 Promote and participate with regional and local agencies, both public and private, to protect and improve air quality.

AQ 1.2 Support the Southern California Association of Government's (SCAG) Regional Growth Management Plan by developing intergovernmental agreements with appropriate governmental entities such as the Western Riverside Council of Governments (WRCOG), the Coachella Valley Association of Governments (CVAG), sanitation districts, water districts, and those subregional entities identified in the Regional Growth Management Plan.

AQ 1.3 Participate in the development and update of those regional air quality management plans required under federal and state law, and meet all standards established for clean air in these plans.

AQ 1.4 Coordinate with the SCAQMD and MDAQMD to ensure that all elements of air quality plans regarding reduction of air pollutant emissions are being enforced.

AQ 1.5 Establish and implement air quality, land use and circulation measures that improve not only the County's environment but the entire regions.

AQ 1.6 Establish a level playing field by working with local jurisdictions to simultaneously adopt policies similar to those in this Air Quality Element.

AQ 1.7 Support legislation which promotes cleaner industry, clean fuel vehicles and more efficient burning engines and fuels.

AQ 1.8 Support the introduction of federal, state or regional enabling legislation to permit the County to promote inventive air quality programs, which otherwise could not be implemented.

AQ 1.9 Encourage, publicly recognize and reward innovative approaches that improve air quality.

AQ 1.10 Work with regional and local agencies to evaluate the feasibility of implementing a system of charges (e.g., pollution charges, user fees, congestion pricing and toll roads) that requires individuals who undertake polluting activities to bear the economic cost of their actions where possible.

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

Sensitive Receptors:

AQ 2.1 The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible.

AQ 2.2 Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible.

AQ 2.3 Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution.

Stationary Pollution Sources:

AQ 4.1 Encourage the use of building materials/methods which reduce emissions.

AQ 4.2 Require the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.

AQ 4.3 Require centrally heated facilities to utilize automated time clocks or occupant sensors to control heating where feasible.

AQ 4.5 Require stationary pollution sources to minimize the release of toxic pollutants through:

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

AQ 4.6 Require stationary air pollution sources to comply with applicable air district rules and control measures.

AQ 4.7 To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SOCAB, the Environmental Protection Agency and the California Air Resources Board.

AQ 4.8 Expand, as appropriate, measures contained in the County's Fugitive Dust Reduction Program for the Coachella Valley to the entire County.

AQ 4.9 Require compliance with SCAQMD Rules 403 and 403.1, and support appropriate future measures to reduce fugitive dust emanating from construction sites.

AQ 4.10 Coordinate with the SCAQMD and MDAQMD to create a communications plan to alert those conducting grading operations in the County of first, second, and third stage smog alerts, and when wind speeds exceed 25 miles per hour. During these instances all grading operations should be suspended.

Energy Efficiency and Conservation:

AQ 5.1 Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.

AQ 5.4 Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.

Particulate Matter:

AQ 15.1 Identify and monitor sources, enforce existing regulations, and promote stronger controls to reduce particulate matter.

Multi-jurisdictional Cooperation:

AQ 16.1 Cooperate with local, regional, state and federal jurisdictions to better control particulate matter.

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

AQ 17.1 Reduce particulate matter from agriculture, construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights-of-way, and off-road vehicles to the extent possible.

AQ 17.3 Identify and create a control plan for areas within the County prone to wind erosion of soil.

AQ 17.4 Adopt incentives, regulations and/or procedures to manage paved and unpaved roads and parking lots so they produce the minimum practicable level of particulates.

AQ 17.5 Adopt incentives and/or procedures to limit dust from agricultural lands and operations, where applicable.

AQ 17.6 Reduce emissions from building materials and methods that generate excessive pollutants, through incentives and/or regulations.

The construction and emissions thresholds are shown below in Tables 1 and 2.

Table 1: Regional Significance - Thresholds

Emissions Source	Pollutant Emissions Threshold (lbs/day)					
	VOC	NOX	CO	PM10	PM2.5	SOX
Construction	75	100	550	150	55	150
Operations	55	55	550	150	55	150

Source: SCAQMD Air Quality Significance Thresholds (SCAQMD 2019). Website: www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf (accessed December 2024).

CO = carbon monoxide lbs/day = pounds per day NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size SCAQMD = South Coast Air Quality Management District SO_x = sulfur oxides

VOC = volatile organic compounds

Table 2: Localized Significance – Thresholds

Emissions Source	Pollutant Emissions Threshold (lbs/day)			
	NOX	CO	PM10	PM2.5
Construction (4-acre, 500-meter distance)	840	29,481	240	123
Operational (4-acre, 500-meter distance)	840	29,481	72	30

Source: *Final Localized Significance Threshold Methodology* (SCAQMD 2008).

CO = carbon monoxide lbs/day = pounds per day NO_x = nitrogen oxides

PM₁₀ = particulate matter less than 10 microns in size PM_{2.5} = particulate matter less than 2.5 microns in size SCAQMD = South Coast Air Quality Management District

The estimated construction and operational emissions are shown below in Tables 3 and 4.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 3: Short Term Regional Construction Emissions

Construction Emissions	Maximum Daily Regional Pollutant Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	Total PM ₁₀	Total PM _{2.5}
Maximum Daily Emissions	2.8	14.1	15.1	<1.0	2.6	1.5
SCAQMD Threshold	75	100	550	150	150	55
Significant?	No	No	No	No	No	No

Source: Compiled by LSA (December 2024).

CO = carbon monoxide lbs/day = pounds per day NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size SCAQMD = South Coast Air Quality Management District SO_x = sulfur oxides

VOC = volatile organic compounds

Table 4: Short Term Localized Construction Emissions

Source	Pollutant Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
On-Site Emissions	17	21	3	2
Localized Significance Threshold	840	29,481	240	123
Significant?	No	No	No	No

Source: Compiled by LSA (December 2024).

Note: Source Receptor Area 23, based on a 2-acre construction area, at a distance of 1,000 feet (305 meters) from the project boundary.

CO = carbon monoxide lbs/day = pounds per day NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size PM₁₀ = particulate matter less than 10 microns in size

Table 5: Operational Emissions

Source	Pollutant Emissions (lbs/day)					
	VOCs	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	0.8	<0.1	1.2	<0.1	<0.1	<0.1
Energy	<0.1	0.2	0.2	<0.1	<0.1	<0.1
Mobile	0.6	0.6	6.2	<0.1	1.2	0.3
Industrial Equipment	0.3	2.9	4.0	<0.1	0.1	0.1
Total Daily Emissions	1.8	3.7	11.7	<0.1	1.4	0.4
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Compiled by LSA (December 2024).

CO = carbon monoxide lbs/day = pounds per day NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size SCAQMD = South Coast Air Quality Management District SO_x = sulfur oxides
VOCs = volatile organic compounds

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the above, the proposed Project would not conflict with the implementation of the SCAQMD Attainment Plans as it does not generate any emissions that exceed the respective thresholds, impacts are considered to be less than significant.

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

Less Than Significant Impact

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

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

Project operations would generate emissions of NO_x, ROG, CO, SO₂, PM₁₀, and PM_{2.5}, which would not exceed the SCAQMD regional thresholds and, therefore, would not be expected to result in ground level concentrations that exceed the National Standards (NAAQS) or California Standards (CAAQS). As such, the operation of the project would not result in a cumulatively considerable net increase for non-attainment of criteria pollutants or ozone precursors. As a result, the project would result in a less than significant cumulative impact for operational emissions.

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

Less Than Significant Impact

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, a sensitive receptor would be a location where a sensitive individual could remain for 24-hours or longer, such as residencies, hospitals, and schools (etc). The closest existing sensitive receptors (to the site area) are the residential land uses located approximately 0.5 miles to the northwest of the Project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SCAQMD recommends avoiding siting new sensitive land uses such as residences, schools, daycare centers, playgrounds, or medical facilities within 1,000 feet of a major transportation project (50,000 or more vehicles per day). The proposed Project involves the construction of an industrial facility and would not be considered a sensitive receptor. The project is not considered a major transportation project. Table 6 below details the results of the Level of Significance Threshold Analysis (LST).

Table 6: Project Localized Construction Emissions

Source	Pollutant Emissions (lbs/day)			
	NOX	CO	PM10	PM2.5
On-Site Emissions	17	21	3	2
Localized Significance Threshold	840	29,481	240	123
Significant?	No	No	No	No

Source: Compiled by LSA (December 2024).

Note: Source Receptor Area 23, based on a 2-acre construction area, at a distance of 1,000 feet (305 meters) from the project boundary.

CO = carbon monoxide lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

Table 7 below details the results of the LST Analysis.

Table 7: Project Localized Operational Emissions

Source	Pollutant Emissions (lbs/day)			
	NOX	CO	PM10	PM2.5
On-Site Emissions	3.1	5.7	<1	<1
Localized Significance Threshold	840	29,481	72	30
Significant?	No	No	No	No

Source: Compiled by LSA (December 2024).

Note: Source Receptor Area 23, based on a 2-acre operational area, at a distance of 1,000 feet (305 meters) from the project boundary.

CO = carbon monoxide

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM10 = particulate matter less than 10 microns in size

Therefore, given the temporary nature of short-term construction impacts and the absence of any exceeded threshold of significance related to construction impacts, construction of the proposed Project would not exceed SCAQMD thresholds and would not expose nearby sensitive receptors to substantial pollutant concentrations. No significant health risk would occur from the proposed Project's construction emissions. Furthermore, as discussed in the preceding section, the proposed Project's operational activities would not be considered significant, and estimated emissions related to operational activities would be below SCAQMD recommended thresholds of significance for both regional emissions and for LSTs. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations during project construction or operation..

d) *Would the Project result in other emissions (such as those leading to odors) adversely affecting*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a substantial number of people?

Less Than Significant Impact

Construction

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

Operation

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

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

During construction, contractors would be required to implement measures to reduce or eliminate emissions by implementing SCAQMD Rule 403 dust control measures. In addition, the maximum daily emissions associated with the proposed Project construction and operation emissions would not exceed the significance criteria for VOC, NO, CO, SO_x, PM₁₀, or PM_{2.5} emissions. Therefore, the emissions associated with construction and operation of the proposed Project would not be expected to exceed the most stringent applicable standards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

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

☐
☐
☒
☐

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

Source(s): Biological Resources Assessment and MSHCP Consistency Analysis, Prepared by LSA dated July 2025 (**Appendix B**), GIS database, WRCMSHCP, Ordinance No. 810.2 (An Ordinance of the County of Riverside Amending Ordinance No. 810 to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee); and Ordinance No. 633 (An Ordinance of the County of Riverside Amending Ordinance No. 663 Establishing The Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan Fee Assessment Area and Setting Mitigation Fees). On-site Inspection

Findings of Fact:

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

Less Than Significant

The Coachella valley Multiple Species Conservation Plan (CVMSHCP) is a regional multi-agency conservation plan that provides for the long-term conservation of approximately 240,000 acres of open space and 27 plant and animal species in the Coachella Valley. The stated overall goal of the CVMSHCP is, "... to enhance and maintain biological diversity and ecosystem processes while allowing future economic growth." The CVMSHCP balances environmental protection and economic development objectives in the plan area and simplifies compliance with endangered species laws.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Plan is subdivided according to specific resource conservation goals that have been organized according to geographic areas defined as Conservation Areas that serve as natural habitat for covered species. These areas are identified as Core, Essential, or Other Conserved Habitat for special-status plant, invertebrate, amphibian, reptile, bird, and mammal species, Essential Ecological Process Areas, and Biological Corridors and Linkages. For each Conservation Area, Conservation Objectives and required measures are articulated for conserving Core Habitat for covered species, Essential Ecological Processes necessary to maintain habitat viability, Biological Corridors, and Linkages as needed, and the less common Conserved Natural Communities.

Conservation Goals are managed within the Conservation Areas as a Reserve System. The Conservation Goals of the CVMSHCP Reserve System are:

- Represent native ecosystem types or natural communities across their natural range of variation in a system of conserved areas.
- Maintain or restore self-sustaining populations or metapopulations of the species included in the Plan to ensure permanent Conservation so that Take Authorization can be obtained for currently Listed Species (animal species) and Non-listed Species can be covered in case they are listed in the future.
- Sustain ecological and evolutionary processes necessary to maintain the functionality of the conserved natural communities and Habitats for the species included in the Plan.
- Maximize connectivity among populations and avoid Habitat fragmentation within Conservation Areas to conserve biological diversity, ecological balance, and connected populations of Covered Species.
- Minimize adverse impacts from OHV use, illegal dumping, edge effects, exotic species, and other disturbances in accordance with the Management and Monitoring Programs.
- Manage the Conservation Areas adaptively to be responsive to short-term and long-term environmental change and new science.

Under the CVMSHCP, a Take Authorization, except for three of the covered species, is allowed for covered activities in accordance with the federal Endangered Species Act (ESA) and the California Natural Community Conservation Planning Act. Covered activities include development permitted or approved by local permittees, which includes new projects approved pursuant to county and city general plans. Take activities are limited within Conservation Areas.

Mitigation for the impacts of development on the covered species and their habitats is through payment of a fee to the City of Coachella which is in turn used by the Coachella Valley Conservation Commission to minimize and mitigate impacts of the Taking and provide for the conservation of the covered and non-covered species through the acquisition and maintenance of habitat.

The Project site lies entirely within the boundaries of the CVMSHCP. A portion of Parcel 648-110-013 is within the boundaries of the Thousand Palms Conservation Area. However, this area is not proposed for development; therefore, no impacts to the Conservation Area are expected. As such, there are no conservation requirements for the Project under the CVMSHCP. No other conservation or avoidance measures are expected.

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

The following nine federally/State listed species were identified as potentially present in the project vicinity:

- Coachella Valley milkvetch (*Astragalus lentiginosus* var. *coachellae* [CVMV]): Federally listed endangered and CVMSHCP covered species;
- Burrowing owl (*Athene cunicularia* [BUOW]): State candidate for listing as threatened or endangered, California Species of Special Concern, and CVMSHCP covered species;
- Monarch butterfly (*Danaus plexippus*): Federal candidate for listing as endangered;
- Casey's June beetle (*Dinacoma caseyi* [CJB]): Federally listed endangered;
- Desert tortoise (*Gopherus agassizii* [DETO]): Federally and State-listed threatened and CVMSHCP covered species;
- Peninsular bighorn sheep (*Ovis canadensis nelsonii*): Federally listed endangered, State-listed threatened, California Fully Protected species, and CVMSHCP covered species;
- Coastal California gnatcatcher (*Poliophtila californica californica* [CAGN]): Federally listed threatened, California Species of Special Concern;
- Coachella Valley fringe-toed lizard (*Uma inornata* [CVFTL]): Federally listed threatened, State listed endangered, and CVMSHCP covered species; and
- Least Bell's vireo (*Vireo bellii pusillus* [LBVI]): Federally and state-listed endangered and CVMSHCP covered species.

Habitat within the project site is considered unsuitable for seven of the nine species identified above. The site either located outside the range for this the species (Casey's June beetle, Peninsular bighorn sheep, coastal California gnatcatcher, and least Bell's vireo) or the site does not contain the necessary habitat elements to support occupation by that species (desert tortoise and monarch butterfly). Because the vegetation is sparse and of the incorrect types preferred by the species desert tortoise and monarch butterfly would not use the site. The project site provides low quality habitat for Coachella Valley milk vetch and high quality habitat for burrowing owl.

Coachella Valley Milkvetch

Coachella Valley Milkvetch is a covered species under the CVMSHCP. Because the project is avoiding impacting the MSHCP Conservation Area, no focused surveys will be required.

Burrowing Owl

While burrowing owl (BUOW) is a covered species under the CVMSHCP, the CVMSHCP requires additional avoidance and minimization measures for BUOW prior to any ground-disturbing activities. Additionally, BUOW is a State Candidate for listing as threatened or endangered. In accordance with Section 4.4 of the CVMSHCP, a pre-construction BUOW survey would be required, using an accepted protocol (as determined by the CVCC in coordination with the Permittees and the Wildlife Agencies). Therefore =, the following mitigation measure shall be implemented:

MM BIO-1 Prior to construction, a qualified biologist will survey the construction area including a 500-foot buffer, or to the edge of the property if less than 500 feet, for burrows that could be used by burrowing owl. If a burrow is located, the biologist will determine whether an owl is present in the burrow. If the burrow is determined to be occupied, the Wildlife Agencies will be contacted to coordinate next steps. In the meantime, the burrow will be flagged and a 160-foot buffer during the non-breeding season or a 250-foot buffer during the breeding season or a buffer to the edge of the property boundary if less than 500 feet will be established around the burrow. The buffer area will be staked and flagged. No development activities will be permitted within the buffer until the young are no longer dependent on the burrow.

With the implementation of the above mitigation measure, impacts to sensitive species will be less than significant.

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

Less Than Significant with Mitigation Incorporated

As detailed above, there is suitable habitat within the Project site for any special status species. Additionally, portions of the Project site and the immediate surrounding area provide suitable habitats for nesting birds. There are mature trees and shrubs within and adjacent to the site that provide bird nesting habitat. As such the Project site is subject to the following nesting bird regulations.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (as amended). This Act implements four international conservation treaties that the U.S. entered into with Canada in 1916, Mexico in 1936, Japan in 1972, and Russia in 1976. It is intended to ensure the sustainability of populations of all protected migratory bird species. The Act has been amended with the signing of each treaty, as well as when any of the treaties were amended, such as with Mexico in 1976 and Canada in 1995. The Act prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service.

California Fish and Game Code

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM BIO-2 To avoid impacts to nesting birds (common, migratory, and special status) regardless of the time of year during the nesting season, a qualified Avian Biologist retained by the Project applicant will conduct pre-construction Nesting Bird Surveys (NBS) within 3 days prior to Project-related disturbance within the entire Project site and a 300-foot buffer around the Project site at the appropriate time of day/night, during appropriate weather conditions to nestable vegetation to identify any active nests. Surveys shall encompass all suitable areas including, trees, shrubs, bare ground, burrows and cavities. If no active nests are found, no further action will be required. If a nest is suspected, but not confirmed, the qualified avian biologist shall establish a disturbance-free buffer until additional surveys can be completed prior to the commencement of ground disturbing Project activities. If an active nest is found, the qualified avian biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. If a nest is observed, but thought to be inactive, the qualified avian biologist shall monitor the nest for one hour (four hours for raptors) prior to approaching the nest to determine status. The qualified avian biologist shall not risk failure of the nest to determine the exact location or status and shall make every effort to limit the nest to potential predation as a result of the survey/monitoring efforts (e.g., limit number of surveyors, limit time spent at/near the nest, scan the site for potential nest predators before approaching, immediately depart nest area if indicators of stress or agitation are displayed). The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird. The qualified avian biologist shall use their best professional judgement regarding the monitoring period and whether approaching the nest is appropriate. The nests and buffer zones shall be field-checked daily by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

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

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

Less Than Significant

Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. Habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. According to the California Essential Habitat Connectivity Project, the Project site is not mapped

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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within a permeable area for wildlife movement. Additionally, the site is not located within a wildlife linkage area as mapped by the Mojave Desert Land Trust.

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

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

Less Than Significant with Mitigation Incorporated

Jurisdictional Drainages and Wetlands

Waters of the United States

The USACE has the authority to permit the discharge of dredged or fill material in the Waters of the United States (WOTUS) under Section 404 CWA. None of the drainage features meet the definition for WOTUS as defined in the CWA. The onsite ephemeral drainage features are not relatively permanent, standing, or continuously flowing bodies of water. For these reasons, drainage features on the site will not qualify as waters of the United States under the regulatory authority of the Corps (*Sackett v. EPA* (2023) 143 S. Ct. 1322, 1336).

Waters of the State

The project site is within the jurisdiction of the Colorado River Regional Water Quality Control Board (RWQCB). Beneficial uses of the on-site drainage features waters including municipal and domestic supply, groundwater recharge, and wildlife habitat. All are considered intermittent beneficial uses (RWQCB, 1994). None of the waters within the Project area is listed as impaired by the State Water Resources Control Board (SWRCB, 2025).

The Colorado River Regional Water Quality Board has authority over the discharge of dredged or fill material in Waters of the State (WOS) under Section 401 CWA, as well as the Porter-Cologne Water Quality Control Act. This act gives the State Water Board, under the authority of its' Regional Boards, very broad authority to regulate waters of the State, which are defined as any surface water or groundwater, including ephemeral drainages and saline water. The drainage features were identified in the delineation area that meet the definition of WOS under the Porter-Cologne Water Quality Act.

Fish and Game Code Section 1602 - State Lake and/or Streambed

The CDFW asserts jurisdiction over any drainage feature that contains a definable bed and bank or associated riparian vegetation. The Project area was surveyed with 100 percent visual coverage, and the on-site drainages are considered jurisdictional under CDFW.

The project will not affect USACE jurisdictional wetland or non-wetland waters of the United States. The project will affect 0.13 acre and 39.12 linear feet of non-wetland waters subject to RWQCB under the Porter-Cologne Act. The project is anticipated to permanently affect

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approximately 0.13 acre and 39.12 linear feet of CDFW streambed. Additionally, the project will temporarily impact 9.10 linear feet of CDFW streambed. Project effects to jurisdictional waters will require a Porter-Cologne Water Quality Control Act Certification from the RWQCB and a Fish and Game Code Section 1602 SAA from the CDFW. Mitigation would be required to offset the loss of jurisdictional waters regulated by the RWQCB and CDFW. Therefore, the following shall be implemented prior to grading:

MM BIO 3 The project will affect 0.13 acre and 39.12 linear feet of non-wetland waters subject to RWQCB under the Porter-Cologne Act. The project is anticipated to permanently affect approximately 0.13 acre and 39.12 linear feet of CDFW streambed. Additionally, the project will temporarily impact 9.10 linear feet of CDFW streambed. A Wastewater Discharge Requirement and Lake and Streambed Alteration Agreement shall be obtained from the Colorado River Regional Water Quality Board and California Department of Fish and Wildlife, respectively. These permits will require additional mitigation in the form of on-site restoration or off-site credits.

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

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

No Impact

WETLANDS AND BLUE LINE STREAM

The National Wetland Inventory Maps (NWI) maps did not identify portions within the Project site as a Riverine/Riparian system. Additionally, none of the requirements for wetland designation (hydric vegetation, hydric soils, and/or wetland hydrology) were present on site. As such, there are no wetlands currently present on site. Additionally, there are no wetlands or riverine systems currently present on site. Therefore, there are no impacts on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

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

No Impact

The Project site is not subject to a tree preservation or other local policy or ordinance relative to biological resources. Therefore, the proposed Project will not conflict with any local policies or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ordinances protecting biological resources, such as a tree preservation policy or ordinance. There will be no impacts and no mitigation is required.

Mitigation:

- MM BIO-1** Prior to construction, a qualified biologist will survey the construction area including a 500-foot buffer, or to the edge of the property if less than 500 feet, for burrows that could be used by burrowing owl. If a burrow is located, the biologist will determine whether an owl is present in the burrow. If the burrow is determined to be occupied, the Wildlife Agencies will be contacted to coordinate next steps. In the meantime, the burrow will be flagged and a 160-foot buffer during the non-breeding season or a 250-foot buffer during the breeding season or a buffer to the edge of the property boundary if less than 500 feet will be established around the burrow. The buffer area will be staked and flagged. No development activities will be permitted within the buffer until the young are no longer dependent on the burrow.
- MM BIO-2** Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.
- MM BIO 3** The project will affect 0.13 acre and 39.12 linear feet of non-wetland waters subject to RWQCB under the Porter-Cologne Act. The project is anticipated to permanently affect approximately 0.13 acre and 39.12 linear feet of CDFW streambed. Additionally, the project will temporarily impact 9.10 linear feet of CDFW streambed. A Wastewater Discharge Requirement and Lake and Streambed Alteration Agreement shall be obtained from the Colorado River Regional Water Quality Board and California Department of Fish and Wildlife, respectively. These permits will require additional mitigation in the form of on-site restoration or off-site credits.

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

CULTURAL RESOURCES Would the project:

8. Historic Resources

a) Alter or destroy a historic site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Historical/Archaeological Resources Survey Report Prepared by CRM Tech on August 11, 2025 (**Appendix C**), On-site Inspection, Project Application Materials

Findings of Fact:

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

Less Than Significant Impact

Between April and August 2025, at the request of Jennings Environmental, LLC, CRM TECH performed a cultural resources study on approximately 30 acres of undeveloped land near the unincorporated community of Thousand Palms, Riverside County, California.

The study is part of the environmental review process for the proposed construction of an industrial building with associated features such as paved parking spaces, a retention basin, and fencing. The County of Riverside, as the lead agency for the project, required the study pursuant to the California Environmental Quality Act (CEQA). The purpose of this study is to provide the County with the necessary information and analysis to determine whether the project would cause substantial adverse changes to any significant cultural resources that may exist in or around the project area, as mandated by CEQA.

Records Search

According to SCIC records, small portions of the project area had been included in three previous surveys carried out between 1993 and 2017, but the project area as a whole had not been surveyed for cultural resources prior to this study (Fig. 5). One isolate (i.e., a locality with fewer than three artifacts) was previously recorded within the project area, and two linear features were previously recorded outside of but adjacent to the western and southern project boundaries. All three of the resources were of historic-period origin.

Located on the western edge of the project area, Isolate 33-026693 was recorded in 2016 as a single rusted motor vehicle engine compartment hood likely dating to the circa 1960s-1970s era (Droessler and Downs 2016; see App. 3). Site 33-015035 (CA-RIV-013001) represents a segment of the Chino-Hayfield 200kV transmission line, which was built just outside the southern project boundary in 1945-1956 (Tinsley Becker 2013-2014:2). In 2014, the site was evaluated as not being eligible for listing in the National Register of Historic Places or the California Register of Historical Resources (ibid.). Site 33-023935 represents a 1.57-mile-long segment of Rio del Sol Road lying just outside the western project boundary, which dates at least to the 1910s and became a paved road in the 1960s (Smallwood 2014:2). At the time of its recordation in 2014, Site 33-023935 was also found not to be eligible for the National Register or the California Register (ibid.:2-3).

Within the one-mile scope of the records search, SCIC records identified 32 other prior cultural resources studies completed between 1975 and 2015 (Fig. 5; App. 3). These investigations resulted in the recording of five additional historic-period cultural resources within the records search scope, including three sites and two isolates, as listed in Table 1. All of these localities also dated to the historic period, and no prehistoric (i.e., Native American) cultural resources have been documented within the records search scope. Among these five localities were an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adobe structure of undetermined age, another road, and scattered refuse items. None of these sites or isolates was found in the immediate vicinity of the project area. Therefore, none of them requires further consideration during this study.

Potential Historical Resources in The Project Area

The field survey of the project area produced negative results for cultural resources. The previously recorded location of Isolate 33-026693 was inspected for an update on its current condition, but the artifact could not be found and is evidently no longer present. Adjacent to the western project boundary, Rio del Sol Road (Site 33-023935) was observed to be a two-lane asphalt-paved country road with soft shoulders. While the road retains this basic configuration that dates at least to 1972 (NETR Online 1972), its current appearance also reflects the results of more recent upgrading and maintenance. Site 33-015035, a segment of the Chino-Hayfield 200kV power transmission line, is situated well outside of the project area and has no potential to be impacted by the proposed project.

Scattered refuse was noted over much of the project area, but most of the items are clearly modern in origin, and none of them demonstrates any historical/archaeological interest. A few scattered rusted cans that may date to the late historic period were observed but were not recorded as they appear to have been blown into the project area by wind from elsewhere or to have been dumped recently. Sparse late-historic-period broken glass bottles/jars were identified but also not recorded. These common domestic refuse items of unknown origin and without an identifiable depositional context demonstrate little potential for archaeological data.

Findings and Recommendations

In summary of the research results outlined above, an isolate from the late historical period, 33-026693, was recorded within the project area in 2016. Consisting of vehicle engine compartment hood that likely dated to the circa 1960s-1970s era, the isolate could not be found during the field survey and is evidently no longer extant. Two linear features from the historic period, Sites 33-015035 and 33-023935, were recorded outside but adjacent to the project boundaries, representing the Chino-Hayfield 200kV power transmission line and Rio del Sol Road, respectively. Both of these, however, were determined not to be eligible for listing in the National Register of Historic Places or the California Register of Historical Resources during previous studies, and the present study has brought to light no new information to warrant a revisit of these evaluations. Based on these findings, this study concludes that no "historical resources," as defined above, are known to exist within or adjacent to the Project area.

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

Less Than Significant Impact

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired." As stated above, this study has identified no significant cultural resources within or adjacent to the project area. Therefore, CRM TECH concludes that the

proposed project will have No Impact on any significant cultural resources and recommends that it be cleared to proceed in compliance with CEQA provisions on cultural resources under the following conditions, as formulated by the County of Riverside:

- No historical resources exist within or adjacent to the project area, and thus the project as currently proposed will cause no substantial adverse change to any known historical resources.
- No further cultural resources investigation is necessary for the proposed project unless development plans undergo such changes as to include areas not covered by this study.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Source(s): Historical/Archaeological Resources Survey Report Prepared by CRM Tech on August 11, 2025 (**Appendix C**), On-Site Inspection, and Project Application Materials

Findings of Fact:

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

Less Than Significant with Mitigation Incorporated

Brief Native American History

The Coachella Valley is a historical center of Native American settlement, where U.S. surveyors noted large numbers of Indian villages and rancherías, occupied by the Cahuilla people, in the mid- 19th century. The origin of the name “Cahuilla” is unclear, but may originate from their own word káwiya, meaning master or boss (Bean 1978). The Takic-speaking Cahuilla are generally divided by anthropologists into three groups, according to their geographic setting: the Pass Cahuilla of the San Geronio Pass-Palm Springs area, the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains and the Cahuilla Valley, and the Desert Cahuilla of the eastern Coachella Valley. The basic written sources on Cahuilla culture and history include Kroeber (1925), Strong (1929), and Bean (1978), based on information provided by such Cahuilla informants as Juan Siva, Francisco Patencio, Katherine Siva Saubel, and Mariano Saubel. The following ethnohistoric discussion is based primarily on these sources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Cahuilla did not have a single name that referred to an all-inclusive tribal affiliation. Instead, membership was in terms of lineages or clans. Each lineage or clan belonged to one of two main divisions of the people, known as moieties. Their moieties were named for the Wildcat, or Tuktum, and Coyote, or Istam. Members of clans in one moiety had to marry into clans from the other moiety. Individual clans had villages, or central places, and territories they called their own, for purposes of hunting game, and gathering raw materials for food, medicine, ritual, or tool use. They interacted with other clans through trade, intermarriage, and ceremonies.

CEQA Significance Thresholds

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

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

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

On May 1, 2025, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission’s Sacred Lands File. On May 16, 2025, CRM TECH notified the nearest Native American group, namely the Agua Caliente Band of Cahuilla Indians, of the upcoming archaeological fieldwork, invited tribal participation, and in the meantime requested their input regarding potential tribal cultural resources in or near the proposed project location. Following the NAHC’s recommendations and previously established consultation protocols, on June 12, 2025, CRM TECH further contacted in writing a total of 23 local Native American representatives for such information.

Native American Input

In response to CRM TECH’s inquiry, the NAHC stated in a letter dated May 13, 2025, that the Sacred Lands File (SLF) identified no Native American cultural resources in the project vicinity (see App. 2). Noting that tribes are not required to record their sacred sites in the SLF, however, the NAHC recommended that local Native American groups be consulted for further information

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and provided a referral list of 22 individuals associated with 11 local Native American groups. Upon receiving the NAHC's response, CRM TECH sent written requests for comments to all 11 Native American groups on the referral list.

As of this time, three of the tribes have responded to the inquiry in writing, including the Fort Yuma Quechan Indian Tribe, the Augustine Band of Cahuilla Indians, and the Agua Caliente Band of Cahuilla Indians. The Fort Yuma Quechan Indian Tribe deferred to local tribes in closer proximity to the Project area. The Augustine Band of Cahuilla Indians stated that the tribe was not aware of any specific cultural resources within the project area and declined further consultation on this Project. Should any Native American cultural resources be discovered during the Project, the Augustine Band requested that the NAHC be contacted immediately.

The Agua Caliente Band of Cahuilla Indians identified the project location as a part of the tribe's Traditional Use Area. Therefore, the tribe requested to review all cultural resource documentation generated for this Project, including the records search results, and to participate in the archaeological field survey. As noted above, the Agua Caliente Band was notified prior to the survey, and tribal monitors Xitlaly Madrigal, Claritsa Duarte, and Luz Salazar participated in the fieldwork on June 27, 2025.

Although, CRM TECH concludes that the proposed Project will have No Impact on any significant cultural resources and recommends that it be cleared to proceed in compliance with CEQA provisions on cultural resources under the following conditions, as formulated by the County of Riverside. The following mitigation measure should be implemented to ensure Project impacts are less than significant:

MM CR-1 For adequate coverage and the protection of possibly significant buried resources and tribal cultural resources, a qualified archaeologist shall be retained by the applicant to monitor all ground-disturbing construction activities, included but not limited to site preparation, grading and excavation. The applicant and archaeologist will agree on a monitoring schedule based on the necessary days of ground-disturbance. In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact any tribes claiming cultural affiliation to the area. If requested by the Tribe(s), the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g., avoidance, preservation, return of artifacts to tribe, etc.). If avoidance is not possible, an avoidance plan will be prepared and implemented based on consultation between the archaeologist and tribes.

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

Less Than Significant with Mitigation Incorporated

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or adjacent to the Project site. However, the Agua Caliente Band has indicated that tribal historical events have occurred in the past in this region, so there is a potential to find unanticipated tribal resources during the grading of this site. In the event unanticipated resources are identified, **Mitigation Measures MM-CR-1** is recommended which provide procedures to adequately identify and protect any previously unknown cultural resources that may be unearthed during grading. With the implementation of these measures, potential impacts that could cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5 will be reduced to less than significant levels.

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

Less Than Significant with Mitigation Incorporated

Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Field surveys conducted as part of the Cultural Resource Investigation did not encounter any evidence of human remains. The Project site is not located on or near a known cemetery. However, to insure adequate and compliant management of any buried remains that may be identified during project development, the following mitigation measure is required as a condition of project approval to reduce any potential impacts to a less than significant level.

With the implementation of Mitigation Measure CR-2, the Proposed Project would not have a significant impact on human remains.

MM CR-2 If evidence of human remains is identified, the County Coroner will be contacted immediately and permitted to inspect the remains. San Bernardino County and the Project Applicant shall also be informed of the discovery. The Coroner will determine if the bones are historic/archaeological or a modern legal case. The Coroner will immediately contact the Native American Heritage Commission (NAHC) in the event that remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section § 5097.98.

All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological. With the incorporation of **MM CR-2**, all potential to disturb human remains will be reduced to less than significant levels.

Mitigation: Incorporation of **MM CR-1 and CR-2**.

Monitoring: Submit report to County after monitoring efforts.

ENERGY Would the project:

10. Energy Impacts

☐
☐
☒
☐

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

Source(s): Energy Review Memo, July 1, 2025, Prepared by MD Acoustics (**Appendix G**), Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

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

Less Than Significant Impact

Energy Analysis

Per the Air Quality and Greenhouse Gas Technical Memorandum from LSA, construction is to be completed in one phase over approximately one year. Staging of construction vehicles and equipment will occur on-site.

Construction Energy Demand

Construction Equipment Electricity Usage Estimates

Electrical service will be provided by Southern California Edison (SCE). Based on the 2021 National Construction Estimator, Richard Pray (2021), the typical power cost per 1,000 square feet of building construction per month is estimated to be \$2.32. The Project plans to develop the site with 28,034 square feet of industrial and office space over the course of approximately 12 months. Based on Table 8, the total power cost of the on-site electricity usage during the construction of the proposed Project is estimated to be approximately \$780.47. As shown in Table 8, the total electricity usage from Project construction related activities is estimated to be approximately 14,190 kWh.

Table 8: Project Construction Power Cost and Electricity Usage

Power Cost (per 1,000 square foot of building per month of construction)	Total Building Size (1,000 Square Foot)	Construction Duration (months)	Total Project Construction Power Cost
\$2.32	28.034	12	\$780.47

Cost per kWh	Total Project Construction Electricity Usage (kWh)
\$0.06	14,190

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

Construction Equipment Fuel Estimates

Fuel consumed by construction equipment would be the primary energy resource expended over the course of project construction. Fuel consumed by construction equipment was evaluated with the following assumptions:

- Construction schedule of approximately 12 months
- All construction equipment was assumed to run on diesel fuel
- Typical daily use of 8 hours, with some equipment operating from ~6-7 hours
- Aggregate fuel consumption rate for all equipment was estimated at 18.5 bhp-hr/gal (from CARB's 2017 Emissions Factors Tables and fuel consumption rate factors as shown in Table D-21 of the Moyer Guidelines.
- Diesel fuel would be the responsibility of the equipment operators/contractors and would be sources within the region.
- Project construction represents a "single-event" for diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources during long term operation.

Using the CalEEMod data input (LSA), the project's construction phase would consume electricity and fossil fuels as a single energy demand, that is, once construction is completed their use would cease. CARB's 2017 Emissions Factors Tables show that on average aggregate fuel consumption (gasoline and diesel fuel) would be approximately 18.5 bhp-hr/gal. Table 9 shows the results of the analysis of construction equipment.

Table 9: Construction Equipment Fuel Consumption Estimates

Phase	Number of Days	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/day	Total Fuel Consumption (gal diesel fuel) ¹
Site Preparation	5	Graders	1	8	148	0.41	485	131
	5	Scrapers	1	8	423	0.48	1,624	439
	5	Tractors/Loaders/Backhoes	1	7	84	0.37	218	59
Grading	10	Graders	1	8	148	0.41	485	262
	10	Rubber Tired Dozers	1	8	367	0.4	1,174	635
	10	Tractors/Loaders/Backhoes	2	7	84	0.37	435	235
Building Construction	220	Cranes	1	8	367	0.29	851	10,125
	220	Forklifts	2	7	82	0.2	230	2,730
	220	Generator Sets	1	8	14	0.74	83	986
	220	Tractors/Loaders/Backhoes	1	6	84	0.37	186	2,218
	220	Welders	1	8	46	0.45	166	1,969
Paving	28	Cement and Mortar Mixers	1	8	10	0.56	45	68
	28	Pavers	1	8	81	0.42	272	412
	28	Paving Equipment	2	8	89	0.36	513	776

				Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
	28	Rollers	2	8	36	0.38	219	331
	28	Tractors/Loaders/Backhoes	1	8	84	0.37	249	376
Architectural Coating	101	Air Compressors	1	6	37	0.48	107	582
CONSTRUCTION FUEL DEMAND (gallons of diesel fuel)								22,334
Notes: ¹ Using Carl Moyer Guidelines Table D-21 Fuel consumption rate factors (bhp-hr/gal) for engines less than 750 hp. (Source: https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf)								

Construction Worker Fuel Estimates

"It is assumed that all construction worker trips are from light duty autos (LDA) along area roadways. With respect to estimated VMT, the construction worker trips would generate an estimated 61,398 VMT. Data regarding project related construction worker trips were based on CalEEMod 2022.1.1.29 model defaults (LSA).

Vehicle fuel efficiencies for construction workers were estimated using information generated using CARB's EMFAC model (see Appendix A for details). An aggregate fuel efficiency of 26.25 miles per gallon (mpg) was used to calculate vehicle miles traveled for construction worker trips. Table 10 shows that an estimated 9,841 gallons of fuel would be consumed for construction worker trips."

Table 10: Construction Worker Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation	5	7.5	18.5	694	26.25	26
Grading	10	10.0	18.5	1,850	26.25	70
Building Construction	220	11.5	18.5	46,805	26.25	1,783
Paving	28	15.0	18.5	7,770	26.25	296
Architectural Coating	101	2.3	18.5	4,279	26.25	163
Total Construction Worker Fuel Consumption						2,339

Notes:

¹Assumptions for the worker trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.29 defaults.

Construction Vendor/Hauling Fuel Estimates

Tables 11 and 12 show the estimated fuel consumption for vendor and hauling. With respect to estimated VMT, vendor and hauling trips would generate an estimated 10,300 VMT. Data

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regarding project related construction worker trips were based on CalEEMod 2022.1.1.29 model defaults (LSA).

For the architectural coatings it is assumed that the contractors would be responsible for bringing coatings and equipment with them in their light duty vehicles. Therefore, vendors delivering construction material or hauling debris from the site during grading would use medium to heavy duty vehicles with an average fuel consumption of 7.62 mpg for medium heavy-duty trucks and 6.39 mpg for heavy heavy-duty trucks. Tables 11 and 12 show that an estimated 1,352 gallons of fuel would be consumed for vendor and hauling trips.

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

Phase	Number of Days	Vendor Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation	5	0	10.2	0	7.62	0
Grading	10	0	10.2	0	7.62	0
Building Construction	220	4.6	10.2	10,300	7.62	1,352
Paving	28	0	10.2	0	7.62	0
Architectural Coating	101	0	10.2	0	7.62	0
Total Construction Vendor Fuel Consumption						1,352

Notes:

¹ Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.29 defaults.

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

Phase	Number of Days	Hauling Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation	5	0	20	0	6.39	0
Grading	10	0	20	0	6.39	0
Building Construction	220	0	20	0	6.39	0
Paving	28	0	20	0	6.39	0
Architectural Coating	101	0	20	0	6.39	0
Total Construction Hauling Fuel Consumption						0

Notes:

¹ Assumptions for the hauling trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.29 defaults.

Construction Energy Efficiency/Conservation Measures

Construction equipment used over the approximately 12-month construction phase would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. Construction of the proposed industrial development would require the typical use of energy resources. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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related fuel efficiencies). Equipment employed in construction of the project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

CARB has adopted the Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other Toxic Air Contaminants. Additionally, as required by California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than five minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints. Compliance with these measures would result in a more efficient use of construction-related energy and would minimize or eliminate wasteful or unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Operational Energy Demand

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

Transportation Fuel Consumption

The largest source of operational energy use would be vehicle operation of customers. The site is located in an urban area. Using the CalEEMod output (LSA), it is assumed that an average trip for all vehicles is 11.112 miles per CalEEMod defaults. To show a worst-case analysis, as the proposed Project is an industrial project, it was assumed that vehicles would operate 365 days per year. Table 13 shows the worst-case estimated annual fuel consumption for all classes of vehicles from autos to heavy-heavy trucks. Table 13 shows that an estimated 29,442 gallons of fuel would be consumed per year for the operation of the proposed Project.

Table 13: Estimated Vehicle Operations Fuel Consumption¹

Vehicle Type	Vehicle Mix	Number of Vehicles	Average Trip (miles) ¹	Daily VMT	Average Fuel Economy (mpg)	Total Gallons per Day	Total Annual Fuel Consumption (gallons) ²
Light Auto	Automobile	86.5	11.112	961	26.25	36.61	13,361
Light Truck	Automobile	9.0	11.112	100	22.26	4.48	1,634
Light Truck	Automobile	27.6	11.112	307	22.37	13.72	5,008
Medium Truck	Automobile	21.8	11.112	243	16.25	14.93	5,450
Light Heavy Truck	2-Axle Truck	4.2	11.112	47	18.35	2.55	930
Light Heavy Truck 10,000 lbs +	2-Axle Truck	1.1	11.112	13	15.69	0.80	294
Medium Heavy Truck	3-Axle Truck	1.9	11.112	21	7.62	2.73	995
Heavy Heavy Truck	4-Axle Truck	2.8	11.112	31	6.39	4.85	1,772
Total		155	--	1,721	--	80.66	29,442

Notes:

¹Based on the size of the site and relative location, all trips were assumed to be local.

²Totals may not add up precisely to rounding.

Trip generation and VMT generated by the proposed project are consistent with other similar industrial uses of similar scale and configuration as reflected respectively in the CalEEMod output. That is, the proposed project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption.

Facility Energy Demands (Electricity and Natural Gas)

Project operation and site maintenance (including landscape maintenance) would result in the consumption of electricity and natural gas (provided by SCE). These facilities would comply with all applicable California Energy Efficiency Standards and 2022 CALGreen Standards. The annual electricity and natural gas demands were provided per the CalEEMod output (LSA) and are provided in Table 14.

Table 14: Project Unmitigated Annual Operational Energy Demand Summary¹

Natural Gas Demand	kBTU/year
General Light Industry	808,997
General Office Building	33,542
Total	842,539

Electricity Demand	kWh/year
General Light Industry	756,445
General Office Building	119,042
Parking Lot	53,503
Total	928,990

Notes:

¹Taken from the CalEEMod 2022.1.1.29 annual output.

As shown in Table 14, the estimated electricity demand for the proposed project is approximately 928,990 kWh per year. In 2022, the non-residential sector of the County of Riverside consumed approximately 8,720 million kWh of electricity.²² Furthermore, the estimated natural gas demand for the proposed project is approximately 842,539 kWh per year. In 2022, the non-residential sector of the County of Riverside consumed approximately 146.9 million therms of natural gas.²³ Therefore, the increase in electricity demand from the proposed project is insignificant compared to the County's 2022 non-residential sector demand.

Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as in plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or "plug-in" energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.).

Furthermore, the proposed project energy demands in total would be comparable to other industrial projects of similar scale and configuration. Therefore, the project facilities' energy

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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demands and energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

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

Less Than Significant Impact

Renewable Energy and Energy Efficiency Plan Consistency

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

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

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

As supported by the preceding analyses (Section 10a), Project construction and operations would not result in the inefficient, wasteful or unnecessary consumption of energy. Furthermore, the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservation goals within the State of California. The Project would not conflict with or obstruct a State or Local plan for renewable energy or energy efficiency. Any impacts will be less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

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

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a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Preliminary Geotechnical Report Prepared by NTS Geotechnical on February 16, 2024 (**Appendix E**), Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, Geology Report

Findings of Fact:

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

Less Than Significant Impact

The site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known active faults are shown on the reviewed geologic maps crossing the site, however, the site is located in the seismically active region of Southern California. The nearest known active fault is the San Andreas fault system, which is located approximately 0.6 miles from the site. Given the proximity of the site to these and numerous other active and potentially active faults, the site will likely be subject to earthquake ground motions in the future.

Seismic Design

Our recommendations for seismic design parameters have been developed in accordance with 2022 California Building Code (CBC) and American Society of Engineers (ASCE) 7-16 (ASCE, 2016) standards. The applicable site class is D based on the results of our field investigation. The table presents the seismic design parameters for the site that are obtained from U.S. Geologic Survey (USGS) Design Ground Motions website, and are based on the ASCE 7-16 and 2022 California Building Code, and the site coordinates of N33.8376802° and W116.4035075°.

Table 15 – CBC 2022 Seismic Design Parameters

Design Parameters	Value
Mapped Spectral Acceleration Parameter at Period of 0.2-Second, <i>S_s</i>	2.295
Mapped Spectral Acceleration Parameter at Period 1-Second, <i>S₁</i>	0.976
Site Coefficient, <i>F_a</i>	1.2
Site Coefficient, <i>F_v</i>	1.7
Adjusted MCER1 Spectral Response Acceleration Parameter at Short Period, <i>S_{MS}</i>	2.754
1-Second Period Adjusted MCER1 Spectral Response Acceleration Parameter, <i>S_{M1}</i>	1.659
Short Period Design Spectral Response Acceleration Parameter, <i>S_{DS}</i>	1.836

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1-Second Period Design Spectral Response Acceleration Parameter, <i>SD1</i>	1.106
Peak Ground Acceleration, PGA	0.987
Peak Ground Acceleration, PGAM *	1.185
*Risk-targeted maximum considered earthquake	

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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Source(s): Preliminary Geotechnical Report Prepared by NTS Geotechnical on February 16, 2024 (**Appendix E**), Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report

Findings of Fact:

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

Less Than Significant Impact

Liquefaction occurs when the pore pressures generated within a soil mass approach the effective overburden pressure. Liquefaction of soils may be caused by cyclic loading such as that imposed by ground shaking during earthquakes. The increase in pore pressure results in a loss of strength, and the soil then can undergo both horizontal and vertical movements, depending on the site conditions. Other phenomena associated with soil liquefaction include sand boils, ground oscillation, and loss of foundation bearing capacity. Liquefaction is generally known to occur in loose, saturated, relatively clean, fine-grained cohesionless soils at depths shallower than approximately 50 feet. Factors to consider in the evaluation of soil liquefaction potential include groundwater conditions, soil type, grain size distribution, relative density, degree of saturation, and both the intensity and duration of ground motion.

Based on our review of the County of Riverside Map My County website, the site is located within a moderate liquefaction potential, however, according to the Preliminary Geotechnical Report prepared by NTS Geotechnical in Appendix E the lack of shallow groundwater and dense nature of the underlying soils, the potential for liquefaction is deemed low.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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☐
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Source(s): Preliminary Geotechnical Report Prepared by NTS Geotechnical on February 16, 2024 (**Appendix E**), Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

Findings of Fact:

a) *Be subject to strong seismic ground shaking?*

Less Than Significant Impact

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

The County implements several ordinances, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures to reduce potential hazards related to strong seismic ground shaking. Future development accommodated through Project implementation would be subject to compliance with the CBSC, as well as Municipal Code Chapter 15.60, Earthquake Fault Area Construction Regulations, which would ensure that new construction adheres to necessary seismic standards to protect against ground shaking. General Plan Policy S 7.7 would ensure that development standards, designs, and construction practices are implemented to reduce ground shaking risk to tolerable levels for projects involving critical facilities, large-scale residential development, and major commercial and industrial development. The General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Safety Element includes several other policies intended to avoid, reduce, or minimize risk related to seismic ground shaking. Future development occurring within the LVPA and involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.10.2A, 4.10.2B, and 4.10.2C, which would ensure the design and construction of structures adheres to the CBSC and preparation of a site-specific ground shaking assessment as determined necessary by the County Geologist.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

☐	☐	☐	☒
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Source(s): Preliminary Geotechnical Report Prepared by NTS Geotechnical on February 16, 2024 (**Appendix E**), On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope,"

Findings of Fact:

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

No Impact

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. Based on our review of the referenced geologic maps, literature, topographic maps, aerial photographs, and our subsurface evaluation, no landslides or related features underlie or are adjacent to the subject site. Due to the relatively level nature of the site and surrounding areas, the potential for landslides at the project site is considered negligible. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

☐	☐	☒	☐
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Preliminary Geotechnical Report Prepared by NTS Geotechnical on February 16, 2024 (**Appendix E**), Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map,"

Findings of Fact:

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

Less Than Significant Impact

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

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

With adherence to these standard conditions, any potential impacts to the Project from being located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in ground subsidence, will be reduced to less than significant level.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

☐ ☐ ☒ ☐

Source(s): Preliminary Geotechnical Report Prepared by NTS Geotechnical on February 16, 2024 (**Appendix E**), On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

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

Less than Significant Impact

Lurching

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

Seismically-Induced Settlement

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

Seiches/Tsunamis

A seiche is a standing wave in an enclosed or partially enclosed body of water. In order for a seiche to form, the body of water needs to be at least partially bounded, allowing the formation of the standing wave. Tsunamis are very large ocean waves that are caused by an underwater earth-quake or volcanic eruption, often causing extreme destruction when they strike land. There are no bodies of water on or adjacent to the project site. Based on the distance to large, open bodies of water and the elevation of the site with respect to sea level, the potential for seiches/tsunamis does not present a hazard to this project.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☒	☐
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☒	☐

Source(s): Preliminary Geotechnical Report Prepared by NTS Geotechnical on February 16, 2024 (**Appendix E**), Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a) Change topography or ground surface relief features?

Less Than Significant Impact

The Project site is relatively flat with no prominent geologic features occurring on or within the vicinity of the Project Site. The elevation of the Project site ranges from approximately 399 feet above mean sea level (ASML) to 427 feet AMSL. According to the Preliminary Geotechnical Report the Project site is not within an area susceptible to liquefaction or landslides. Seismically induced lateral spreading involves lateral movement of soils due to ground shaking. Because the Project site is relatively level, the potential for seismically induced lateral ground spreading should be considered low. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Less Than Significant Impact

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

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

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

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

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

The Project proposes the installation of a septic system, designed to current standards, to be installed to service the proposed development. There are sufficient elevational changes on-site to accommodate this system and grading will occur to ensure proper sloping of the septic system. Therefore, no portion of the proposed Project would result in grading that affects or negates subsurface sewage disposal systems. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	☐	☐	☒	☐
a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2025), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

Source(s): Preliminary Geotechnical Report Prepared by NTS Geotechnical on February 16, 2024 (**Appendix E**), Biological Resources Assessment and MSHCP Consistency Analysis Prepared by LSA dated July 2025 (**Appendix B**), U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

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

Less Than Significant Impact

According to the Dibblee geologic map, the project site is underlain by alluvial deposits (Qa) consisting of gravel, sand, and clay. Earth materials encountered during our subsurface investigation consist of alluvium (Qa) extending to the total depth of the exploration. In general, the alluvium consists of tan to brown, dry to damp, loose to dense, sand.

After a review of the USDA Soil Conservation Service and by referencing the USDA NRCS Web Soil Survey (USDA 2025), it was determined that the Project site is located within the Western Riverside Area, California area CA679. Soils within the project site consists of sandy and gravelly soils and are as the following types:

- CdC: Carsitas Gravelly Sand, 0 to 9 percent slopes; and
- CkB: Carsitas fine sand, 0 to 5 percent slopes.

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

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

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

Less Than Significant Impact

According to the Preliminary Geotechnical Report prepared by NTS Geotechnical in Appendix Eevaluation and experience with similar material types, the soils encountered near the ground surface at the site exhibit a very low expansion potential. The majority of the soil materials underlying the site can be excavated with excavators and other conventional grading equipment.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. The Project would not be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2025), creating substantial risks to life or property; with adherence to listed regulations and County ordinances, any impacts would be less than significant.

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

Less Than Significant Impact

The Project is proposing an onsite water treatment system (OWTS). Representative soil samples were obtained. The number of blows required to achieve each six inches of penetration were recorded on the boring logs. Two different samplers were used; a Standard Penetration Test (SPT) sampler and a modified California sampler with brass sample rings. Representative bulk soil samples were also obtained from the auger cuttings. Samples were placed in moisture-sealed containers and transported to our laboratory for further testing and evaluation. According to the Geotech Report (2024) in Appendix E, there is sufficient area on each lot to support an OWTS that will meet the current standards of the Department of Environmental Health and the Regional Water Quality Control Board. Any impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. Wind Erosion and Blowsand from project either on or off site.

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

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

Findings of Fact:

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

Less Than Significant Impact

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Source(s): Air Quality and Greenhouse Gas Emissions Technical Memorandum, December 23, 2024, Prepared by LSA (**Appendix A**), Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

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

Less Than Significant Impact

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

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

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

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

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

Therefore, to determine whether the project's GHG emissions are significant, this analysis uses the County of Riverside CAP Update and SCAQMD draft local agency tier 3 screening threshold

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of 3,000 MTCO₂e. The project will be subject to the latest requirements of the California Green Building Code and Title 24 Energy Efficiency Standards (currently 2019) which would reduce project related GHG.

Construction Greenhouse Gas Emissions Impact

The greenhouse gas emissions from project construction equipment and worker vehicles are shown in Table 16. The emissions are from all phases of construction. The total construction emissions amortized over a period of 30 years are estimated at 10 metric tons of CO₂e per year.

Table 16: Construction Greenhouse Gas Emissions

Emissions Source	Greenhouse Gas Emissions, CO ₂ e (metric tons)
Total Construction Emissions	294
Construction Emissions Amortized over 30 years	10

Source: Compiled by LSA (December 2024).
CO₂e = carbon dioxide equivalent

Operational Greenhouse Gas Emissions Impact

Operational emissions occur over the life of the project. The operational emissions for the project are 510 metric tons of CO₂e per year as shown in Table 17.

Table 17: Opening Year Unmitigated Project-Related Greenhouse Gas Emissions

Greenhouse Gas Emission Source	CO ₂ e (Metric Tons per Year)
Area Source	<1
Energy Source	238
Mobile Source	170
Industrial Equipment Source	65
Waste Source	11
Water Source	15
Refrigerant Source	1
Total Proposed Project Operational Emissions	500
Amortized Construction Emissions	10
Total Proposed Project Annual Emissions	510
Riverside County CAP Screening Criteria	3,000
Would the Project Exceed the Threshold?	No

Source: Compiled By LSA (December 2024). CO₂e =
carbon dioxide equivalent
SCAQMD = South Coast Air Quality Management
District

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

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

Less Than Significant Impact

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

Consistency with the County of Riverside CAP Update

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

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

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

The CAP elaborates on the General Plan goals and policies relative to GHG emissions and provides a specific implementation tool to guide future decisions of the County of Riverside. The following table demonstrates the proposed Project's consistency with applicable Riverside County CAP measures.

Table 18: Project Consistency with the Riverside County CAP

Measure	Description	Consistency
AQ 20.6	Reduce emissions from commercial vehicles, through VMT, by requiring all new commercial buildings, in excess of 162,000 square feet, to install circuits and provide capacity for electric vehicle charging stations.	Consistent: The project includes seven EV charging spots
AQ 20.10	Reduce energy consumption of the new developments (residential, commercial and industrial) through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design.	Consistent: The project includes roof structures and electric panels fitted for future solar power with solar panels to be added at a later date.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AQ 20.11	Increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy efficient mechanical systems and equipment.				
AQ 20.13	Reduce water use and wastewater generation in both new and existing housing, commercial and industrial uses. Encourage increased efficiency of water use for agricultural activities.				
AQ 20.18	Encourage the installation of solar panels and other energy-efficient improvements and facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.).				
AQ 20.20	Reduce the amount of solid waste generation by increasing solid waste recycle, maximizing waste diversion, and composting for residential and commercial generators. Reduction in decomposable organic solid waste will reduce the methane emissions at County landfills.				

- Source: Riverside County Climate Action Plan (County of Riverside 2019). Compiled By LSA (December 2024).

As stated above, the GHG emissions generated by the proposed project would not exceed the County of Riverside CAP Update screening threshold of 3,000 metric tons per year of CO₂e. Additionally, the Table 18 demonstrates consistency with the CAP. Therefore, the Project is considered consistent with adopted GHG emissions standards and the Riverside CAP, and impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	☐	☐	☒	☐
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source(s): Project Application Materials, Riverside County General Plan, *EnviroStor Database*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

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

Less Than Significant Impact

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

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

Less Than Significant Impact

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

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

No Impact

The Project site will be accessed from one driveway on Rio Del Sol Road. The Project site is located approximately 1.5 miles north of Interstate 10, the primary route for an evacuation of the area. Additionally, the proposed Project does not include residential housing. Therefore, operations and construction of the proposed Project would not interfere with the use of these routes during an evacuation. During construction and operation, the contractor and owner would be required to maintain adequate emergency access for emergency vehicles as required by the County. Furthermore, the Project site does not contain any emergency facilities. Project operations at the site would not interfere with an adopted emergency response or evacuation plan. No impacts are identified or anticipated, and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?*

Less Than Significant Impact

The Della S. Lindley Elementary School is located approximately 1.4 miles southeast of the Project site. It is anticipated that no hazardous materials would be emitted as a result of the construction and operation of the proposed Project. Additionally, compliance with all Federal, State, and Local regulations would be required as part of the construction and operation of the proposed Project. Therefore, impacts associated with the emission of hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of a school would be less than significant.

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

No Impact

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

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

No Impact

The Project site is not located in an area that is governed by an airport master plan. The closest airport is the Palm Springs International Airport which is located approximately 5.8 miles southwest of the Project site. Therefore, the implementation of the Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts will occur.

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

No Impact

The Project site is not located in an area that is governed by an airport master plan. The closest airport is the Palm Springs International Airport which is located approximately 5.8 miles southwest of the Project site. Therefore, the implementation of the Project would not be subject to review by an Airport Land Use Commission. No impacts will occur.

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

and

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

No Impact

The Project site is not located in an area that is governed by an airport master plan. The closest airport is the Palm Springs International Airport which is located approximately 5.8 miles southwest of the Project site. Therefore, the implementation of the Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts

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

☐
☐
☒
☐

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that

☐
☐
☒
☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the project may impede sustainable groundwater management of the basin?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	☐	☐	☒	☐
d) Result in substantial erosion or siltation on-site or off-site?	☐	☐	☒	☐
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	☐	☐	☒	☐
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
g) Impede or redirect flood flows?	☐	☐	☒	☐
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	☐	☐	☒	☐
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Source(s): Preliminary Hydrology Study for Rio Del Sol Rangel Steel Building by DRP Enterprises dated August 7, 2024 (**Appendix H**), Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

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

Less Than Significant Impact

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

The lots are located in FEMA Effective Zone AO has a flood depth of 1 ft. and stream velocity of 6 ft/s. On the north-westerly sides there is A stream generating from Indio Hills is sheet flowing around the project site. This stream is about 1,675 acres and will be analyzed in this study.

Existing on-site drainage was accomplished by sheet flow towards the southwesterly corner. The proposed project consists of construction of 24,904-square-foot metal building, 3,130-square foot office building, parking spaces, driveways, landscaping, paving, water and storm

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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drain systems. Proposed on-site drainage will be accomplished by draining stormwater via ribbon gutters, catch basins and will be directed via storm drain pipes toward a proposed retention basin at the westerly side of the development. Though the lot is 30.72 acre, the retention basin is capturing drainage from proposed development of the site.

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

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

Less Than Significant Impact

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

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

Additionally, no component of the proposed Project will directly utilize or deplete groundwater supplies. The Project design, as depicted on the Project Plans and *WQMP*, will allow for water to percolate back into the ground and allow for groundwater recharge. This will help to offset any potential effects on groundwater recharge from other non-pervious elements of the proposed Project. Therefore, implementation of the proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Impacts are considered less than significant.

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

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

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

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

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

Less Than Significant Impact

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

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

Less Than Significant Impact

The Project Site has one infiltration basin that will be fed by the project storm drains. The Proposed Project is anticipated to increase peak flows and runoff volumes due to the proposed paving and increased impervious area. However, The Project proposes to fully develop the project site with associated infrastructure to capture and retain storm flows within the Project footprint. The Project will capture first-flush runoff and infiltrate flows in a north-to-south manner, consistent with existing drainage. First flush flows are the initial runoff from the first rain after a dry spell, carrying debris and contaminants into waterways. Flows larger than the standard flows, will be routed through the infiltration system where it will be collected for discharge to one

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the on-site infiltration basins. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less Than Significant Impact

Stormwater is routed to the infiltration basin for peak attenuation and water quality management. One hundred percent of site runoff is infiltrated and will remain on-site

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

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

- g) *Would the Project impede or redirect flood flows?*

Less Than Significant Impact

Hydrologic Analysis for 100-year storm frequency have been calculated. As, the site is located in FEMA Effective Zone AO has a flood depth of 1 ft. and stream velocity of 6 ft/s, the proposed Levee can protect the building and other structures from flood depth of 1 ft. As a result of the increase in impervious areas onsite, the runoff volume produced about 3,594 ft³ will be directed toward the proposed infiltration basin has greater capacity.

The post-Project on- and off-site drainage plan has been designed such that the Project would not impede or redirect runoff during high-flow events. Any impacts will be less than significant.

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

Less Than Significant Impact

Due to the inland distance from the Pacific Ocean and any other significant body of water, tsunamis, and seiches are not potential hazards in the vicinity of the Project Site. The closest body of water to the Project Site is the Salton Sea, located approximately 30 miles southeast of the site. However, water from this could not reach the site as the Salton Sea is at a lower elevation than the Project site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE AND PLANNING Would the project:

24. Land Use

a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

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

Findings of Fact:

a) *Physically divide an established community?*

No Impact

The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The driveway for the proposed Project will cross under existing powerlines and will require an easement from Southern California Edison. The applicant will obtain this permit prior to any ground disturbance on-site. The proposed Project does not include the construction of a linear feature. Therefore, the proposed Project would neither physically divide an established community nor cause a significant environmental impact due to conflict with any land use plans or policies. Therefore, no impacts are identified or anticipated.

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

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Proposed Project is the development of an industrial facility. It is surrounded by rural residential land to the north, south, and west, with schools to the east and south. The Project Site is located within Riverside County and is designated as Rural Residential and Light Industrial by the General Plan. As such a general plan amendment will be required for the Project site to change the Rural Residential Parcel into Light Industrial. This change is not inconsistent with the General Plan as there is Light Industrial designations on a portion of the site and within the immediate vicinity. No significant impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	☐	☐	☒	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	☐	☐	☒	☐

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

Findings of Fact:

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

Less Than Significant Impact

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

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As shown on *General Plan Multipurpose Open Space Element*, Figure OS-6, “*Mineral Resources Area*,” the Project site is designated MRZ-3 (significance of the deposits is undetermined). There are existing surface mines approximately ¼ mile north of the Project site. However, the Project site is primarily vacant land and is not currently used for mining or mineral resource extraction. Therefore, implementation of the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Impacts are considered to 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

As stated above, the Project site is designated MRZ-3 (significance of the deposits is undetermined). The Project site has not been used for mining. Therefore, implementation of the Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Impacts are considered to be less than significant.

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

Less Than Significant Impact

Based on a site visit, it was observed that the Project is not located on an existing or abandoned quarry or mine. There are existing surface mines approximately ¼ mile north of the Project site. Any mines in operation would be required to comply with the regulations outlined in the Surface Mining and Reclamation Act (SMARA). These regulations prevent trespassing on the mining sites and require fences/gates so that people or property are not exposed to hazards. There are no known abandoned mines in the vicinity of the Project site. Therefore, implementation of the Project would not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Impacts are considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Noise and Vibration Impact Analysis Prepared by LSA dated December 2024 (**Appendix F**), Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

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

No Impact

The Project site is not located in an area that is governed by an airport master plan. The closest airport is the Palm Springs International Airport which is located approximately 5.8 miles southwest of the Project site. Therefore, implementation of the Project would not expose people residing or working in the Project area to excessive noise levels. No impacts will occur.

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

No Impact

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

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

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

☐	☐	☒	☐
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Source(s): Noise and Vibration Impact Analysis Prepared by LSA dated December 2024 (**Appendix F**), Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?*

Less Than Significant Impact

The County of Riverside outlines its noise regulations and standards within Ordinance 847 and the Noise Element of the County of Riverside General Plan.

County of Riverside Ordinance 847

CHAPTER 9.52 –Noise Regulations

9.52.010. - Intent

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

(Ord. 847 § 1, 2006)

9.52.020. - Exemptions

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- K. Property maintenance, including, but not limited to, the operation of lawnmowers, leaf blowers, etc., provided such maintenance occurs between the hours of seven a.m. and eight p.m.;
 - L. Motor vehicles, other than off-highway vehicles. This exemption does not include sound emanating from motor vehicle sound systems;
 - M. Heating and air conditioning equipment;
- Safety, warning and alarm devices, including, but not limited to, house and car alarms, and other warning devices that are designed to protect the public health, safety, and welfare;
- N. The discharge of firearms consistent with all state laws.

(Ord. 847 § 2, 2006)

County of Riverside – Noise Ordinance

No person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table 19.

Table 19: Riverside County Allowable Exterior Noise Level

Sound Level Standards (dBA Lmax)

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

(Ord. 847 § 4, 2006)

County of Riverside General Plan

Goals, Policies, and Implementation Measures

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

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

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

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

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

N 1.6 Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or noise-sensitive uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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N 1.7 Require proposed land uses, affected by unacceptably high noise levels, to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem.

N 2.2 Require a qualified acoustical specialist to prepare acoustical studies for proposed noise-sensitive projects within noise impacted areas to mitigate existing noise.

N 2.3 Mitigate exterior and interior noises to the levels listed in the table below to the extent feasible, for stationary sources.

Stationary Source Land Use Noise Standards¹

Land Use	Interior Standards	Exterior Standards
<i>Residential</i>		
10:00 p.m. to 7:00 a.m.	40 L _{eq} (10 minute)	45 L _{eq} (10 minute)
7:00 a.m. to 10:00 p.m.	55 L _{eq} (10 minute)	65 L _{eq} (10 minute)

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

N 3.2 Require acoustical studies and subsequent approval by the Planning Department and the Office of Industrial Hygiene, to help determine effective noise mitigation strategies in noise-producing areas.

N 3.3 Ensure compatibility between industrial development and adjacent land uses. To achieve compatibility, industrial development projects may be required to include noise mitigation measures to avoid or minimize project impacts on adjacent uses.

N 3.4 Identify point-source noise producers such as manufacturing plants, truck transfer stations, and commercial development by conducting a survey of individual sites.

N 3.5 Require that a noise analysis be conducted by an acoustical specialist for all proposed projects that are noise producers. Include recommendations for design mitigation if the project is to be located either within proximity of a noise-sensitive land use, or land designated for noise sensitive land uses.

N 3.6 Discourage projects that are incapable of successfully mitigating excessive noise.

N 4.1 Prohibit facility-related noise received by any sensitive use from exceeding the following worstcase noise levels:

a. 45 dBA-10-minute L_{eq} between 10:00 p.m. and 7:00 a.m.

b. 65 dBA-10-minute L_{eq} between 7:00 a.m. and 10:00 p.m.

N 4.2 Develop measures to control non-transportation noise impacts.

N 4.3 Ensure any use determined to be a potential generator of significant stationary noise impacts be properly analyzed and ensure that the recommended mitigation measures are implemented.

N 4.4 Require that detailed and independent acoustical studies be conducted for any new or renovated land uses or structures determined to be potential major stationary noise sources.

N 4.5 Encourage major stationary noise-generating sources throughout the County of Riverside to install additional noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest extent practicable prior to the renewal of conditional use permits or business licenses or prior to the approval and/or issuance of new conditional use permits for said facilities.

N 4.7 Evaluate noise producers for the possibility of pure-tone producing noises. Mitigate any pure tones that may be emitted from a noise source.

N 4.8 Require that the parking structures, terminals, and loading docks of commercial or industrial land uses be designed to minimize the potential noise impacts of vehicles on the site as well as on adjacent land uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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N 6.3 Require commercial or industrial truck delivery hours be limited when adjacent to noise-sensitive land uses unless there is no feasible alternative or there are overriding transportation benefits.

N 9.3 Require development that generates increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses to provide for appropriate mitigation measures.

N 9.4 Require that the loading and shipping facilities of commercial and industrial land uses, which abut residential parcels be located and designed to minimize the potential noise impacts upon residential parcels.

N 13.1 Minimize the impacts of construction noise on adjacent uses within acceptable practices.

N 13.2 Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas.

N 13.3 Condition subdivision approval adjacent to developed/occupied noise-sensitive land uses (see policy N 1.3) by requiring the developer to submit a construction-related noise mitigation plan to the County for review and approval prior to issuance of a grading permit. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project, through the use of such methods as: a. Temporary noise attenuation fences; b. Preferential location of equipment; and c. Use of current noise suppression technology and equipment.

N 13.4 Require that all construction equipment utilizes noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.

N 14.5 Consider the issue of adjacent residential land uses when designing and configuring all new, nonresidential development. Design and configure on-site ingress and egress points that divert traffic away from nearby noise-sensitive land uses to the greatest degree practicable. (AI 106, 107)

N 14.8 Review all development applications for consistency with the standards and policies of the Noise Element of the General Plan.

N 16.2 Consider the following land uses sensitive to vibration:

- Hospitals;
- Residential areas;
- Concert halls;
- Libraries;
- Sensitive research operations;
- Schools; and
- Offices

N 19.5 Require new developments that have the potential to generate significant noise impacts to inform impacted users on the effects of these impacts during the environmental review process

Construction Noise Impact

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

The Environmental Protection Agency (EPA) has compiled data regarding the noise generated characteristics of typical construction activities. The data is presented in Table 20.

Table 20: Typical Construction Equipment Noise Levels¹

Construction Phase	Construction Equipment	Quantity	Reference Noise Level at 50 ft (dBA L _{max})	Acoustical Usage Factor ¹ (%)	Noise Level at 50 ft (dBA L _{eq})	Combined Noise Level at 50 ft (dBA L _{eq})
Site Preparation	Grader	1	85	40	81.0	84.7
	Scraper	1	85	40	81.0	
	Front End Loader	1	80	40	76.0	
Grading	Grader	1	85	40	81.0	85.2
	Dozer	1	85	40	81.0	
	Front End Loader	2	80	40	79.0	
Building Construction	Crane	1	85	16	77.0	85.1
	Man Lift	2	85	20	81.0	
	Generator	1	82	50	79.0	
	Front End Loader	1	80	40	76.0	
	Welder / Torch	3	73	40	73.8	
	Concrete Mixer Truck	1	85	40	81.0	
Paving	Paver	1	85	50	82.0	87.1
	Pavement Scarafier	1	85	20	78.0	
	Roller	2	85	20	81.0	
	Front End Loader	1	80	40	76.0	
Architectural Coating	Compressor (air)	1	80	40	76.0	76.0

Source: Compiled by LSA (2024).

¹ The acoustical usage factor is the percentage of time during a construction noise operation that a piece of construction equipment operates at full power.

dBA = A-weighted decibels ft = foot/feet

L_{eq} = equivalent continuous sound level L_{max} = maximum instantaneous noise level

Construction noise is considered a short-term impact and would be considered significant if construction activities are taken outside the allowable times as described in the County of Riverside's Ordinance 847Section 9.52.20. Construction is anticipated to occur during the permissible hours according to the County's Ordinance 847. Construction noise will have a temporary or periodic increase in the ambient noise level above the existing within the project vicinity. Furthermore, noise reduction measures are provided to further reduce construction noise. The impact is considered less than significant.

The closest residential properties are located to the northwest and southeast approximately 2,780 ft and 4,860 ft from the center of the project site and may be subject to short-term construction noise reaching 52.2 and 47.3 dBA Leq, respectively, generated by construction activities in the project area. Since the closest inhabited residences are not within 0.5 mile (1,320 ft) from the project site, noise generated from project construction activities is exempted pursuant to Section 9.52.020(H) of the County's Code of Ordinances (Ordinance No. 847). Also, construction-related noise levels would be below the FTA noise level standards of 80 dBA Leq for residential uses. Therefore, noise levels generated from project construction would be less than significant. No mitigation measures are required.

Construction operations must follow the County's Noise Ordinance County of Riverside's Ordinance 847Section 9.52.20, which states that construction, repair, or excavation work performed must occur within the permissible hours. To further ensure that construction activities do not disrupt the adjacent land uses, the following policies should be adhered to:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise-attenuating devices.
2. The contractor shall locate equipment staging areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
3. Idling equipment shall be turned off when not in use.
4. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

With adherence to the existing County Noise Ordinances, construction noise will be less than significant.

Operation Noise Impacts

Operation of the proposed project would include truck delivery and unloading activities, parking lot activities, and heating, ventilation, and air conditioning (HVAC) equipment that would result in stationary noise impacts.

Future Exterior Noise

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

The project is estimated to generate an average daily trip of 122 based on the project trip generation from the Rio Del Sol Industrial Project Trip Generation and Vehicle Miles Traveled Analysis Memorandum (LSA 2024b). The average daily trip consists of 95 automobiles and 27 trucks. Traffic volumes on Rio Del Sol are assumed to be low, and the proposed project could increase traffic volumes by two times, which would increase traffic noise levels by 3 dBA. A noise level increase of 3 dBA or more would be perceptible to the human ear in an outdoor environment. However, land uses along Rio Del Sol, between Interstate 10 and the project site, consist of vacant land, light industrial, business park, and the City/County Animal Services, which are not sensitive to noise. Therefore, traffic noise impacts from project-related traffic on off-site sensitive receptors would be less than significant.

Table 21 lists the individual stationary noise source from daytime project operations at the closest residential property line northwest and southeast of the project site along with the distance from the noise source to the residential property line, distance attenuation, and the combined stationary noise level. As shown in Table M, noise levels generated at the closest residential property line northwest and southeast of the project site from project operations would reach up to a combined stationary noise level of 40.7 and 33.9 dBA Leq, respectively.

These noise levels would not exceed the County's exterior daytime 10-minute noise standard of 65 dBA Leq. The County's exterior nighttime 10-minute noise standard of 45 dBA Leq would not be exceeded because the proposed project would not operate during nighttime hours. Therefore,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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noise impacts from project operations would be less than significant. No mitigation measures are required.

Table 21: Worst-case Predicted Operational Noise Levels (dBA)

Land Use	Direction	Noise Source	Reference Noise Level at 50 ft (dBA L _{eq})	Distance (ft)	Distance Attenuation (dBA)	Noise Level (dBA L _{eq})	Combined Noise Level (dBA L _{eq})
Residence	Northwest	Truck ¹	73.0	2,365	33.5	39.5	40.7
		Auto Parking	59.2	2,210	32.9	26.3	
		HVAC 1	62.4	2,465	33.9	28.5	
		HVAC 2	62.4	2,350	33.4	29.0	
		HVAC 3	62.4	2,350	33.4	29.0	
Residence	Southeast	Truck ¹	73.0	5,160	40.3	32.7	33.9
		Auto Parking	59.2	5,200	40.3	18.9	
		HVAC 1	62.4	5,075	40.1	22.3	
		HVAC 2	62.4	5,125	40.2	22.2	
		HVAC 3	62.4	5,125	40.2	22.2	

Source: Compiled by LSA (2024).

¹ Truck delivery and truck loading and unloading activities. dBA = A-weighted decibels

ft = foot/feet

HVAC = heating, ventilation, and air conditioning L_{eq} = equivalent continuous sound level

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

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

Less Than Significant Impact

Vibration Descriptors

Ground-borne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of ground-borne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although ground-borne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Ground-borne noise is an effect of ground-borne vibration and only exists indoors, since it is produced from noise radiated from the motion of the walls and floors of a room and may also consist of the rattling of windows or dishes on shelves.

Several different methods are used to quantify vibration amplitude.

PPV – Known as the peak particle velocity (PPV) which is the maximum instantaneous peak in vibration velocity, typically given in inches per second.

RMS – Known as root mean squared (RMS) can be used to denote vibration amplitude

VdB – A commonly used abbreviation to describe the vibration level (VdB) for a vibration source.

Vibration Perception

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Typically, developed areas are continuously affected by vibration velocities of 50 VdB or lower. These continuous vibrations are not noticeable to humans whose threshold of perception is around 65 VdB. Outdoor sources that may produce perceptible vibrations are usually caused by construction equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce perceptible ground-borne noise or vibration. To counter the effects of ground-borne vibration, the Federal Transit Administration (FTA) has published guidance relative to vibration impacts. According to the FTA, fragile buildings can be exposed to ground-borne vibration levels of 0.3 inches per second without experiencing structural damage.

Vibration Propagation

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

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

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

The thresholds from the Caltrans Transportation and Construction Induced Vibration Guidance Manual in Table 22 (below) provides general thresholds and guidelines as to the vibration damage potential from vibratory impacts.

Table 22: Guideline Vibration Damage Potential Threshold Criteria

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Older residential structures	0.5	0.3		
New residential structures	1.0	0.5		
Modern industrial/commercial buildings	2.0	0.5		
Source: Table 19, Transportation and Construction Vibration Guidance Manual, Caltrans, Sept. 2013. Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.				

Table 23 gives approximate vibration levels for particular construction activities. This data provides a reasonable estimate for a wide range of soil conditions.

Table 23: Vibration Source Levels for Construction Equipment¹

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

Source: *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018).

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

μin/sec = microinches per second ft = foot/feet

FTA = Federal Transit Administration in/sec = inches per second

L = velocity in decibels PPV = peak particle velocity RMS = root-mean-square

VdB = vibration velocity decibels

At a distance of 25 feet, a large bulldozer would yield a worst-case 0.089 PPV (in/sec) which below any risk of damage and likely imperceptible. The impact is less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

☐
☐
☒
☐

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity,"

Findings of Fact:

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

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

According to *Map My County*, the Project site has a "Low Potential".

CEQA guidelines (Title 14 CCR App. G, Sec. V(c)) require that, during the environmental review process, public agencies in the State of California determine whether a proposed project would "directly or indirectly destroy a unique paleontological resource." According to the Geotechnical Report prepared for the Project in Appendix D, and the Dibblee geologic map, the project site is underlain by alluvial deposits (Qa) consisting of gravel, sand, and clay. Based on the results of the Geotechnical Report, the proposed project's potential to impact paleontological resources appears to be low. The soils have a low potential to contain significant nonrenewable paleontological resources. Therefore, the impact is less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

POPULATION AND HOUSING Would the project:

29. Housing

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

☐
☐
☐
☒

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

☐
☐
☐
☒

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

☐
☐
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☐

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

Findings of Fact:

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

No Impact

The Project proposes the development of an Industrial Manufacturing Facility. The Project site is vacant and does not contain residential dwellings or residences that would be displaced with Project implementation. Therefore, implementation of the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) *Would the Project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?*

No Impact

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

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

Less Than Significant Impact

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services	☐	☐	☒	☐
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Source(s): Riverside County General Plan Safety Element

Findings of Fact:

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

Less Than Significant Impact

The Project site is served by the Riverside County Fire Department/CAL Fire. The closest station is the Riverside County Fire Station #71 located at 73995 Country Club Drive, Palm Desert, CA 92260, approximately 6 miles southeast of the Project site.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

☐	☐	☒	☐
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Source(s): Riverside County General Plan

Findings of Fact:

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

Less Than Significant Impact

The proposed Project would have law enforcement services available from the County Sheriff's Department. The closest station is the Palm Desert Sheriff's Station located at 73-705 Gerald Ford Drive, Palm Desert, CA 92211 approximately 4 miles southeast of the Project site.

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

Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services would be incremental and less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

☐	☐	☒	☐
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Source(s): School District correspondence, GIS database

Findings of Fact:

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

Less Than Significant Impact

The Della S. Lindley Elementary School is located approximately 1.4 miles southeast of the Project site. The Project proposes commercial development of an Industrial Facility and does not include a residential component. As such, implementation of the Project would not directly create a source of school-aged children, but it would indirectly affect schools by providing a very modest source of employment that would have the potential to draw new residents into the area.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

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Source(s): Riverside County General Plan

Findings of Fact:

Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for libraries?

Less Than Significant Impact

Riverside County operates a system of thirty-five (35) libraries and two (2) bookmobiles to serve unincorporated populations. The library system manages a library catalog consisting of 1.3 million items in the library system and the annual checkout of over 3.5 million books, audios and videos. The closest library is the Thousand Palms Branch Public Library located at 31189 Robert Road, Thousand Palms, CA 92276, approximately 1.3 miles northwest of the Project site. Library impacts are typically attributed to residential development as reflected in Ordinance No. 659. The Project proposes commercial development of a Gas Station, Convenience Store, Tunnel Car Wash, and Self-Storage Facility; there is no residential component associated with the proposed Project. As such, the proposed commercial use would result in a very limited impact on library services.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

☐	☐	☒	☐
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Source(s): Riverside County General Plan

Findings of Fact:

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

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the Project's proposed commercial use would not result in the need to alter any existing health service facilities or result in the need to construct new facilities. The closest health service facility is the Eisenhower Health, located at 39000 Bob Hope Drive Rancho Mirage, CA 92270, approximately 6 miles to the south of the Project site. The Project would introduce employees that may require medical attention, however this potential increase in health care needs would not be considered a substantial increase that would require any new facilities. No housing component, which could increase the demand for health services, is being proposed in conjunction with the Project. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

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

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

Findings of Fact:

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

No Impact

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

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

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are recreational opportunities south of the Project Site at the Thousand Palm Community Park as well as hiking opportunities northeast of the site in the Coachella Valley Preserve. It is not anticipated that the limited number of employees would cause a substantial physical deterioration of the recreational facilities if they chose to utilize the facilities. It is not anticipated that the proposed industrial uses and few employees would create impacts to parks and recreational facilities. Impacts to recreational facilities are considered to 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's proposed commercial use would not create impacts to a CSA or recreation and park district with a Community Parks and Recreation Plan (Quimby fees), based on the commercial nature of the Project. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

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a) Include the construction or expansion of a trail system?

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System,

Findings of Fact:

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

Less Than Significant Impact

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation

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

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

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

Findings of Fact:

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

and

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

Less Than Significant Impact

According to Figure C-7 in the County of Riverside's General Plan Circulation Element, the Project site is not located adjacent to a planned bicycle lane or pedestrian facility. The site is located to Secondary Highway (Rio Del Sol), which is a highway intended to serve through traffic along longer routes between major traffic generating areas or to serve property zoned for multiple residential, secondary industrial or commercial uses. However, the Project will not conflict with any approved or future plans for this roadway as it only proposes surface level connections to the existing paved road with a dirt driveway. Therefore, Project will conflict with and program, plan, or ordinance for circulation.

Trip Generation

The County of Riverside uses the Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled (dated December 2020) (TA Guidelines), for traffic analysis purposes. According to the County's TA Guidelines, a detailed LOS study may not be required if the project is estimated to generate less than 100 peak hour trips. The trip generation for the project was developed using rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) for Land Use 110 – "Light Industrial" and Land Use 710 – "General Office Building". For the industrial building, truck percentages for the industrial use were obtained from the City of Fontana's Truck Trip Generation Study (August 2003). As such, 21.4 percent of the project traffic will be trucks. The truck mix was considered as 32.7% 2-axle trucks, 17.9% 3-axle trucks, and 49.4% 4-and more axle trucks. The truck trips were then converted to passenger car equivalents (PCEs) as recommended in the TA Guidelines using the following factors: 1.5 for 2-axle trucks, 2.0 for 3-axle trucks, and 3.0 for 4- and more axle trucks.

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Table 24 summarizes the project trip generation and shows that the proposed project is anticipated to generate 29 PCE trips in the a.m. peak hour, 28 PCE trips in the p.m. peak hour, and 190 daily PCE trips. Auto trips account for 19 trips in the a.m. peak hour, 18 trips in the p.m. peak hour, and 129 daily trips, while truck PCE trips comprise of 10 PCE trips in both the a.m. and p.m. peak hours and 61 daily PCE trips.

Table 24: Project Trip Generation

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
General Office Building¹	3.130 TSF	1.34	0.18	1.52	0.24	1.2	1.44	10.84
		4	1	5	1	4	5	34
Light Industrial Building^{2,3}	24.906 TSF							
Trips/Unit (Cars)		0.512	0.070	0.582	0.072	0.439	0.511	3.828
Trips/Unit (2-Axle Trucks)		0.031	0.021	0.052	0.023	0.023	0.045	0.390
Trips/Unit (3-Axle Trucks)		0.017	0.011	0.028	0.012	0.012	0.025	0.190
Trips/Unit (4+ Axle Trucks)		0.047	0.031	0.078	0.034	0.034	0.069	0.463
Trips/Unit (Total)		0.650	0.090	0.740	0.090	0.560	0.650	4.870
Trip Generation (Cars)		13	1	14	2	11	13	95
Trip Generation (2-Axle Trucks)		1	0	1	1	0	1	10
Trip Generation (3-Axle Trucks)		0	1	1	0	1	1	5
Trip Generation (4+ Axle Trucks)		1	1	2	1	1	2	12
Trip Generation (Total)		15	3	18	4	13	17	122
Trip Generation (Cars)		13	1	14	2	11	13	95
PCE Trip Generation (2-Axle Trucks)		2	0	2	2	0	2	15
PCE Trip Generation (3-Axle Trucks)		0	2	2	0	2	2	10
PCE Trip Generation (4+ Axle Trucks)		3	3	6	3	3	6	36
PCE Trip Generation (Total)		18	6	24	7	16	23	156
Net Auto Trip Generation		17	2	19	3	15	18	129
Net Truck PCE Trips		5	5	10	5	5	10	61
Total Net PCE Trip Generation		22	7	29	8	20	28	190

Notes:

TSF = thousand square feet PCE = passenger car equivalent

¹ Trip rates referenced from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021) for Land Use 710 – "General Office Building". Setting/Location: General Urban/Suburban.

² Trip rates referenced from the ITE Trip Generation Manual, 11th Edition (2021) for Land Use 110 – "Light Industrial". Setting/Location: General Urban/Suburban.

³ The resulting trips were converted to trucks and passenger vehicles based on the vehicle mix from the *City of Fontana's Truck Trip Generation Study* (August 2003). As such, 21.4 percent of the traffic will be trucks. The truck mix was considered as 49.4% 4+-axle, 17.9% 3-axle, and 32.7% 2-axle trucks. All truck trips were converted to passenger car equivalents (PCEs), based on the Riverside County *Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled* (December 2020) using a 1.5 PCE factor for 2-axle trucks, 2.0 for 3-axle trucks, and 3.0 for 4- and more axle trucks.

As per the County's TA Guidelines, a LOS analysis is not required for a project if it generates less than 100 peak hour trips. While the proposed Project does require a General Plan Amendment, it should be noted that the anticipated number of peak hour trips generated by the proposed Project is less than the 100 peak hour trip threshold. As such, the proposed Project is screened out from a detailed LOS analysis.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Vehicle Miles Traveled (VMT) Analysis

As shown in previously referenced Table 23, the Project consists of a 24,906-sf industrial building which is lower than the 179,000-sf threshold for General Light Industrial buildings, and a 3,130 sf office building, which is lower than the 165,00 sf threshold for general office buildings. Since the Project qualifies as a Small Project, it meets the criteria to be screened out from a detailed VMT analysis per the TA Guidelines. Therefore, based on the County's TA Guidelines, the Project may be screened out from a detailed VMT analysis and is anticipated to have a less than significant VMT impact.

Since the Project is exempt from a VMT analysis, and will not generate a peak hour trip rate of more than 100 vehicles, there is a less than significant impact on transportation.

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

Less Than Significant Impact

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

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

Less Than Significant Impact

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

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

Less Than Significant Impact

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) *Would the Project result in inadequate emergency access or access to nearby uses?*

No Impact

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

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a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

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

No Impact

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

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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TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

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

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

☐ ☒ ☐ ☐

Source(s): Historical/Archaeological Resources Survey Report Prepared by CRM Tech on August 2025 (**Appendix C**), County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

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

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

Less than Significant Impact

On May 1, 2025, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's Sacred Lands File. On May 16, 2025, CRM TECH notified the nearest Native American group, namely the Agua Caliente Band of Cahuilla Indians, of the upcoming archaeological fieldwork, invited tribal participation, and in the meantime requested their input regarding potential tribal cultural resources in or near the proposed project location. Following the NAHC's recommendations and previously established consultation protocols, on June 12, 2025, CRM TECH further contacted in writing a total of 23 local Native American representatives for such information.

In response to CRM TECH's inquiry, the NAHC stated in a letter dated May 13, 2025, that the Sacred Lands File (SLF) identified no Native American cultural resources in the project vicinity. Noting that tribes are not required to record their sacred sites in the SLF, however, the NAHC recommended that local Native American groups be consulted for further information and provided a referral list of 22 individuals associated with 11 local Native American groups. Upon

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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receiving the NAHC's response, CRM TECH sent written requests for comments to all 11 Native American groups on the referral list.

As of this time, three of the tribes have responded to the inquiry in writing, including the Fort Yuma Quechan Indian Tribe, the Augustine Band of Cahuilla Indians, and the Agua Caliente Band of Cahuilla Indians. The Fort Yuma Quechan Indian Tribe deferred to local tribes in closer proximity to the project area. The Augustine Band of Cahuilla Indians stated that the tribe was not aware of any specific cultural resources within the project area and declined further consultation on this project. Should any Native American cultural resources be discovered during the project, the Augustine Band requested that the NAHC be contacted immediately.

The Agua Caliente Band of Cahuilla Indians identified the project location as a part of the tribe's Traditional Use Area. Therefore, the tribe requested to review all cultural resource documentation generated for this project, including the records search results, and to participate in the archaeological field survey. As noted above, the Agua Caliente Band was notified prior to the survey, and tribal monitors Xitlaly Madrigal, Claritsa Duarte, and Luz Salazar participated in the fieldwork on June 27, 2025.

Summary of Tribal Consultation

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.

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 April 05, 2024 list provided by NAHC, project notices were sent on March 20, 2024 to 24 Native American Tribal representatives. SB 18 consultations were requested by the Agua Caliente Band of Cahuilla

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Indians. There was no response from Augustine Band of Cahuilla Indians, Cabazon Band of Mission Indians, Cahuilla Band of Indians, Los Coyotes Band of Cahuilla and Cupeño Indians, Quechan Tribe of the Fort Yuma Reservation, Ramona Band of Cahuilla, Santa Rosa Band of Cahuilla Indians, Soboba Band of Luiseno Indians, Torres-Martinez Desert Cahuilla Indians, or Twenty-Nine Palms Band of Mission Indians. The Morongo Band of Mission Indians responded in an emailed letter dated April 17, 2024. The letter stated, *“The proposed Project is not located within the boundaries of the ancestral territory or traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.*

Thank you for notifying the MBMI about this project. MBMI encourages your consultation with tribes more closely associated with the lands upon which the project is located”.

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. . Also relevant is the category termed “traditional cultural property” (TCP) which is typically associated with cultural resource management performed under federal auspices. According to Guidelines for Evaluating and Documenting Traditional Cultural Properties (Parker and King 1998), “traditional” in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations, usually orally or through practice. The traditional cultural significance of a historic property, then, is significance derived from the role the property plays in a community’s historically rooted beliefs, customs, and practices. A TCP can be defined, generally, as one that is eligible for inclusion in the NRHP because of its association with cultural practices or beliefs of a living community that (a) are rooted in that community’s history, and (b) are important in maintaining the continuing cultural identity of the community. A landscape can be a TCP by extension a TCR, provided the cultural landscape meets the criteria and that the landscape is geographically defined in terms of the size and scope. 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 20, 2024. There was no response from the Augustine Band of Cahuilla Indians, Cabazon Band of Mission Indians, Cahuilla Band of Indians, Quechan Tribe of the Fort Yuma Reservation, Ramona Band of Cahuilla, Santa Rosa Band of Cahuilla Indians, Soboba Band of Luiseno Indians, Colorado River Indian Tribes (CRIT), Torres-Martinez Desert Cahuilla Indians, or Twenty-Nine Palms Band of Mission Indians

Morongo Band of Mission Indians

The Morongo Band of Mission Indians responded in an emailed letter dated April 17, 2024. The letter stated, *“The proposed Project is not located within the boundaries of the ancestral territory or traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians. Thank you for notifying the MBMI about this project. MBMI encourages your consultation with tribes more closely associated with the lands upon which the project is located”.*

Agua Caliente Band of Cahuilla Indians

The Agua Caliente Band of Cahuilla Indians responded in an emailed letter dated March 25, 2024, requesting to consult on the project. Project documents were provided to the tribe on August 12, 2025, September 03, 2025, and October 20, 2025. Agua Caliente provided specific information regarding the sensitivity of the area and requested that an Agua Caliente monitor be present during ground disturbing activities. Consultation was concluded by the tribe on October 21, 2025.

Findings

CEQA establishes that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (PRC 13 §21084.1). “Substantial adverse change,” according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.” In conclusion, Site 3824-1H does not meet CEQA definition of a “historical resource,” and no other potential “historical resources” were encountered within the project area. Based on these findings of the report prepared by CRM TECH the following mitigation measure should be implemented:

MM TR-1 Native American Monitor

Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the Agua Caliente Band of Cahuilla Indians 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.

MM TR-2 Artifact Disposition

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 TR-3 Human Remains

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

MM TR-4 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.

Mitigation: Compliance with **MM TR-1, MM TR-2, MM TR-3, and MM TR-4.**

Monitoring: Submit a detailed report to the County that documents any monitoring efforts.

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?

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

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Source(s): Project Application Materials, Beaumont Cherry Valley Water District

Findings of Fact:

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

Less Than Significant Impact

The Project site is currently served by water and electricity. The Project will connect to these utility service networks and, other than parcel-level connections, will not require the construction or expansion of additional facilities, because the proposed Project will not significantly increase demand for services. The Project proposes 8 employees will be on-site during normal operating hours. The site plan indicates only one restroom is proposed for the facility. Therefore, there is no substantial increase in wastewater production. Wastewater infrastructure is not available in the Project vicinity. Therefore, the Project will require a septic system on site and will not be connected to wastewater treatment facilities. As discussed in the Preliminary Hydrology Study for Rio Del Sol Rangel Steel Building by DRP Enterprises dated August 7, 2024 in Appendix H, the proposed on-site drainage will be accomplished by draining stormwater via ribbon gutters, catch basins and will be directed via storm drain pipes toward a proposed retention basin at the westerly side of the development. Additionally, the County requires the preparation of a Water Quality Management Plan (WQMP) C compliance with WQMP would ensure that the Project will not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems. The Project is not expected to require or result in the construction or relocation of new or expanded utility facilities. Impacts will be less than significant.

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

Less Than Significant Impact

The Project site is located within the water service boundary of the Coachella Valley Water District. The Project applicant has decided to extend district water service to the Project site from the nearest water line connection point located within Rio Del Sol Road. No additional off-site water supply infrastructure is anticipated in conjunction with the Project site development, as proposed.

The Coachella Valley Water District water supply/demand analysis within its service area is set forth in the *2020 Coachella Valley Water District Urban Water Management Plan (UWMP)* which assesses the District's ability to satisfy demands during three (3) hydrologic scenarios, including: 1) a normal water year, 2) single-dry water year, and 3) multiple-dry water years. The supply-demand balance for each of the hydrologic scenarios within the Coachella Valley Water District service area was projected for the 25-year planning period 2020 to 2045. The proposed Project is consistent with the land uses in the approved General Plan which was the basis for developing the UWMP. Based on the analysis and conclusions set forth in the *2020 Coachella Valley Water District UWMP*, the Coachella Valley Water District will be able to meet 100% of its demand under all three hydrologic scenarios through the year 2045.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

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

☐
☐
☒
☐

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

☐
☐
☐
☒

Source(s): Department of Environmental Health Review

Findings of Fact:

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

Less Than Significant Impact

The Project is proposing an onsite wastewater treatment system (OWTS) or self-contained septic system that would be approved by the Riverside County, Department of Environmental Health. Other than the proposed onsite septic system, implementation of the proposed Project would not require, or result in, the construction of new wastewater treatment facilities or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects. Any impact would be less than significant, and no mitigation is required.

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

No Impact

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

Less Than Significant Impact

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

All land uses within the unincorporated Riverside County area, inclusive of the unincorporated Thousand Palms community, that generate waste are required to coordinate with the County's contracted waste hauler (Burrtec Waste) to collect solid waste on a common schedule as established in applicable local, regional, and State programs. Additionally, all development within the unincorporated County jurisdiction is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939 (CalRecycle), Riverside County Ordinance 745, and other local, State, and federal solid waste disposal standards. The California Integrated Waste Management Act of 1989 (AB 939) requires every city and county in the state to prepare a Source Reduction and Recycling Element to its Solid Waste Management Plan, that identifies how each jurisdiction will meet the mandatory state diversion goal of 50 percent by and after the year 2000. The purpose of AB 939 is to "reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible."

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As set forth in Threshold 42.a, in response to the State requirements, the Riverside County Department of Waste Resources prepared the Countywide Integrated Waste Management Plan (CIWMP). All solid waste disposals within the unincorporated County of Riverside are subject to the requirements set forth in *Title 8, Health and Safety*, Chapter 8.136 - Comprehensive Collection and Disposal of Solid Waste within Specified Unincorporated Areas and Chapter 8.24 - County Solid Waste Facilities, other, as provided in Riverside County Ordinance 745 provide integrated waste management guidelines for service, prohibitions, and provisions of service. The provisions of service require that the County of Riverside shall provide for or furnish integrated waste management services relating to the collection, transfer, and disposal of refuse, recyclables, and compostables within and throughout the unincorporated County jurisdiction.

The Project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939, Riverside County Ordinance 745, and other applicable local, State, and federal solid waste disposal standards as a matter of regulatory policy, thereby ensuring that the solid waste stream to the waste disposal facilities is reduced in accordance with existing regulations. Any impacts would be less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

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

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Street lighting?	☐	☐	☒	☐
e) Maintenance of public facilities, including roads?	☐	☐	☒	☐
f) Other governmental services?	☐	☐	☒	☐

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

Findings of Fact:

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

a) *Electricity?*

Less Than Significant Impact

Facility Energy Demands (Electricity and Natural Gas)

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

Table 24: Project Unmitigated Annual Operational Energy Demand Summary¹

Natural Gas Demand	kBTU/year
General Light Industry	808,997
General Office Building	33,542
Total	842,539

Electricity Demand	kWh/year
General Light Industry	756,445
General Office Building	119,042
Parking Lot	53,503
Total	928,990

Notes:

¹Taken from the CalEEMod 2022.1.1.29 annual output.

As shown in Table 24, the estimated electricity demand for the proposed project is approximately 928,990 kWh per year. In 2022, the non-residential sector of the County of Riverside consumed approximately 8,720 million kWh of electricity. In addition, the estimated natural gas consumption for the proposed project is approximately 842,539 kBTU per year. In 2022, the non-residential sector of the County of Riverside consumed approximately 146.9 million therms of gas. Therefore, the increase in both electricity and natural gas demand from the proposed project is insignificant compared to the County's 2022 demand. Thus, impacts would be less than significant.

b) Natural Gas?

Less Than Significant Impact

As detailed above in Table 24, the proposed Project's natural gas consumption will be an insignificant increase on the overall supply of natural gas. Given that the Project is estimated to increase natural gas usage by an insignificant amount, So Cal Gas, will have sufficient capacity for the Project. Therefore, the proposed Project will not require the construction or modification of natural gas facilities, other than parcel level connections to existing natural gas pipelines. Any impacts to natural gas are considered less than significant.

c) Communications Systems?

Less Than Significant Impact

According to the Project Plans, communication systems for the Project area are provided by Verizon (cable TV and Telephone) which is a private company that provides connections to their communication systems on an as needed basis. No expansion of facilities will be necessary to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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connect the Project to the existing communication system located adjacent to the Project site, and therefore, such construction or relocation would not cause a significant environmental effect to communications systems. Impacts will be less than significant, and no mitigation is required.

d) Street Lighting?

Less Than Significant Impact

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

e) Maintenance of public facilities, including roads?

Less Than Significant Impact

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

f) other governmental services?

Less Than Significant Impact

Regional Multi-Service Centers impacts are typically attributed to residential development. This is reflected in Ordinance No. 659. Regional Multi-Service Centers are located throughout the County and provide a variety of services on a regional basis with events ranging from: athletic programs, wellness programs, senior citizen activities, arts and crafts, etc. The Project does not have a new residential component. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate development impact fees set forth in the Ordinance to offset any incremental increase in or demand for such services generated by the Project. Payment of such fees would ensure that the Project would not require or result in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant

environmental effects to other governmental services. Impacts would be less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

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

Findings of Fact:

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

Less Than Significant Impact

According to *Map My County*, the Project site is not mapped within a Fire Hazard Area. Additionally, the Project site is not adjacent to a designated County evacuation route. Operations and construction of the proposed Project would not interfere with the use of these routes during an evacuation. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Furthermore, the Project

site does not contain any emergency facilities. Continued operations at the Project site would not interfere with an adopted emergency response or evacuation plan. The proposed driveways would be maintained for ingress/egress and are adequately spaced to allow adequate emergency response.

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

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

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

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

Less Than Significant Impact

The Project site consists of a flat, nearly level site within a rural area. Additionally, the Project proposes new Industrial Facility. The structural improvements would be built to the most recent fire codes. These codes are designed to suppress any fire risks (including wildfire risks). Per the County of Riverside General Plan Safety Element Figure S-8, the Project site and surrounding area has a moderate wind susceptibility. The Project would be required to comply with California Fire Code Chapter 47 and the Riverside County No. 787 Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, adequate fire flows, etc. Based on this information, implementation of the Project would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Any impacts would be less than significant.

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

Less Than Significant Impact

The Project site would provide improvements to the property, including improved access to the site. The proposed Project does not include the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to the environment, since water would be provided from existing water infrastructure and wastewater would be provided by septic systems. Electrical service would be extended to the property. Such an extension of these services to the property would be part of any future development, since the site is zoned for commercial uses. Therefore, any impacts are considered less than significant, and no mitigation measures are required.

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

Less Than Significant Impact

The Project site and its immediate vicinity are relatively flat yet sloping to the southwest. One drainage does occur within the western portion of the site. The driveway will cross this drainage feature and will be constructed in a manor to allow for flows to continue on the current direction of travel. Therefore, the proposed Project would not result in post-fire slope instability and no impact is anticipated. The design of Project allows for conveyance of storm water flows into proposed storm water treatment facilities on-site without affecting upstream or downstream drainage characteristics. As a result, the proposed Project would not expose people or structure to significant risks, such as downslope flooding or landslides. No significant impacts are identified or anticipated, and no mitigation measures are required. Thus, impacts would be less than significant.

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

Less Than Significant Impact

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to a significant risk of loss, injury, or death involving wildland fires. Any impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? ☐ ☒ ☐ ☐

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant with Mitigation Incorporated

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

Please reference the discussions in Section 7 (Biological Resources – Wildlife & Vegetation), Section 8 and 9 (Cultural Resources – Historic Resources and Archaeological Resources), Section 28 (Paleontological Resources – Paleontological Resources), and Section 39 (Tribal Cultural Resources). In addition to **Mitigation Measures MM BIO-1** through **MM BIO-3**, **Mitigation Measures MM CR-1** through **MM CR-2**, **Measures MM PA-1**, and **Mitigation Measures MM TR-1** standard conditions will apply to the proposed Project. Any impacts are considered less than significant with mitigation incorporated.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant with Mitigation Incorporated

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

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant with Mitigation Incorporated

Effects on human beings were evaluated as part of this analysis of this Initial Study and found to be less than significant with implementation of mitigation measures, standard conditions, and/or Project design features in aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology & water quality, noise, paleontological resources, public services, transportation, and tribal cultural resources. Based on the analysis and conclusions in this Initial Study, the proposed Project will not cause substantial adverse effects directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are considered less than significant with mitigation incorporated.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

Revised: 5/19/2026 11:25 AM
Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS_Template.docx

VII. AUTHORITIES CITED

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

VII. SOURCES CITED

Note: All websites were accessed between July and August of 2025 by Jennings Environmental, LLC. Staff.

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

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

Coachella Valley Water District *2020 Urban Water Management Plan*
<https://www.cvwd.org/543/Urban-Water-Management-Planning>

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

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

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

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

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

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

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

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

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

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

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

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

Google Earth
<https://earth.google.com>

Google Maps
<https://maps.google.com>

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

Palm Springs Unified School District
<https://www.psusd.us/>

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

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

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

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

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

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

Riverside Transit Agency

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<https://www.riversidetransit.com/>

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

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

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