

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

671



FROM: Economic Development Agency

SUBMITTAL DATE:
February 28, 2013

SUBJECT: Van Horn Youth Treatment and Education Center – Adoption of a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), both attached hereto for Environmental Assessment No. FM08260000146, based on the findings incorporated therein; and
2. Find the Van Horn Youth Treatment and Education Center (YTEC) – Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program Project will not have a significant effect on the environment with implementation of the mitigation measures contained therein, and the Mitigated Negative Declaration reflects the Board's independent judgment and analysis; and

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

COMPANION ITEM ON BOARD AGENDA: No

SOURCE OF FUNDS: Capital Improvement Program (CIP) funds to be repaid by County Development Impact Fees (DIF)	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

BY: Jennifer V. Sargent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: March 12, 2013
xc: EDA, Recorder

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

Prev. Agn. Ref.: 3.16 of 6/19/12; 3.14 of 2/01/11

District: 1/1

Agenda Number:

3-69

FORM APPROVED COUNTY COUNSEL
BY: CYNTHIA M. GUNZEL
DATE: 3-1-13
Department: Concurrence

Dept't Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

RECOMMENDED MOTION: (Continued)

3. Approve the Van Horn YTEC – Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program as described in the attached Environmental Assessment No. FM08260000146; and
4. Direct the Clerk of the Board to file the attached Notice of Determination with the County Clerk for posting and the State Clearinghouse (SCH#2012121004) within 5 working days of this Board meeting.

BACKGROUND:

As the lead agency, the County of Riverside, Economic Development Agency (EDA), prepared an Initial Study for the proposed Van Horn YTEC project, located in the City of Riverside.

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21177) and California Code of Regulations Section 15063, an Initial Study was prepared to analyze the proposed project to determine if any potential significant impacts upon the environment would result from construction and implementation of the project.

The results of the analysis demonstrate that the project would not have any significant impacts on the environment with the implementation of the mitigation measures contained in the Initial Study. The Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for the mandated 30 day public review and comment period from December 3, 2012 to January 2, 2013.

Pursuant to CEQA Section 15074, the County will consider all comments received during the review period prior to adoption of the IS/MND. Only two comment letters were received. The comment letters and their responses are included in the final IS/MND.

Pursuant to CEQA (Public Resources Code Section 21081.6), the County is required to adopt a reporting and monitoring plan for the mitigation measures identified in the IS/MND to mitigate or avoid significant effects on the environment. The Mitigation Monitoring and Reporting Program (MMRP) contained in the IS/MND presented to the Board for adoption is designed to ensure compliance during project implementation. The IS/MND, MMRP and Notice of Determination are included.

All costs associated with this project will be fully funded by Capital Improvement Program funds to be repaid by County Development Impact Fees, thus no net county costs will be incurred.

Attachments:

Mitigated Negative Declaration
Mitigation Monitoring and Reporting Program



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

3/13/13
Date

KLO
Initial

Notice of Determination

To:
 Office of Planning and Research:

For U.S Mail: P.O. Box 3044
Sacramento, CA 95812-3044

Street Address: 1400 Tenth Street
Sacramento, CA 95814

From:
Public Agency: County of Riverside Economic Development Agency (EDA)

Address: 3403 10th Street, 5th Floor
Riverside, CA 92501

Contact: John Alfred
Phone: (951) 955-0911

County Clerk:

County of: Riverside

Address: 2724 Gateway Drive
P.O. Box 751
Riverside, CA 92502-0751

Lead Agency: Same as Public Agency

Address:

Contact:

Phone:

SUBJECT: **Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code**

State Clearinghouse Number: 2012121004

Project Title: Van Horn Youth Treatment and Education Center (YTEC) (FM8260000146)

Project Location: The Project is located at 10000 County Farm Road, Riverside, CA 92503.

The approximate 10.9 acre site is located within the City of Riverside, approximately one mile north of State Route 91, at the terminus of County Farm Road. The specific project site occupies the northeast portion of Assessor Parcel Number (APN) 145-120-003.

Latitude: 33°55'15.07"N, Longitude: 117°27'34.21"W.

Project Description: The existing Van Horn Youth Center is a 44-bed residential treatment facility provided and administered by Riverside County Probation Department. There are two separate living wings, each having 22 beds. Traditional team sports, as well as more individualized therapeutic recreational programs are provided. There is a six-foot fence around the perimeter of the property, primarily to keep out intruders.

The proposed treatment and education center will be approximately 75,000 square feet and comprised of up to 150 beds and will include group and individual therapy rooms, vocational classrooms and workshop space, nursing and medical facilities, school classrooms, multipurpose conference rooms, kitchen facilities, intake area with security room, visitation, maintenance and laundry facilities, administrative offices, transitional housing, and recreational space. The project will also include a ground lease (Site Lease) and facility sublease (Facility Lease) between the County of Riverside and the Department of Corrections and Rehabilitation of the State of California for the operation of the Youth Treatment and Education Center.

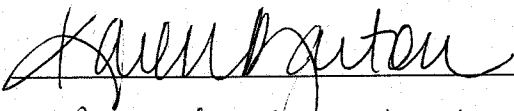
Demolition of the existing Van Horn facility is expected to begin in the fall of 2013. Demolition and construction is expected to be completed in 2015.

This is to advise that the Lead agency, **County of Riverside Economic Development Agency Board of Supervisors**, approved the above project on 3/12/13 and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring & Reporting Program was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Van Horn Youth Treatment and Education Center (YTEC) (FM8260000146) Final MND with comments and responses and record of project approval is available to the General Public at:

County of Riverside Economic Development Agency
3403 10th Street, 5th Floor
Riverside, CA 92501

Signature (Public Agency): 
Title: Board Assistant
Date: 3/12/13

Date received for filing at OPR: _____



COUNTY OF RIVERSIDE
ECONOMIC DEVELOPMENT AGENCY

FINAL
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
VAN HORN YOUTH TREATMENT
& EDUCATION CENTER (YTEC) PROJECT

State Clearinghouse # 2012121004
Riverside County, CA
FM 08260000146

Prepared By:

County of Riverside
Economic Development Agency
3403 10th Street, 5th Floor
Riverside, CA 92501

Consultant:

URS Corporation
4505 Allstate Drive, Suite 7
Riverside, CA 92501

URS

January 2013



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the public agency named below has completed an Initial Study of the following described project:	
Public Agency:	County of Riverside Economic Development Agency (EDA) 3403 Tenth Street, 5 th Floor, Riverside, CA 92501
Project Name:	Van Horn Youth Treatment and Education Center Project (FM 08260000146)
Project Location:	<p>The Project is located at 10000 County Farm Road, Riverside, CA 92503.</p> <p>The approximate 10.9 acre site is located within the City of Riverside, approximately one mile north of State Route 91, at the terminus of County Farm Road. The specific project site occupies the northeast portion of Assessor Parcel Number (APN) 145-120-003.</p> <p>Latitude: 33°55'15.07"N, Longitude: 117°27'34.21"W.</p> <p>Please see attached map.</p>
Project Description:	<p>The existing Van Horn Youth Center is a 44-bed residential treatment facility provided and administered by Riverside County Probation Department. There are two separate living wings, each having 22 beds. Traditional team sports, as well as more individualized therapeutic recreational programs are provided. There is a six-foot fence around the perimeter of the property, primarily to keep out intruders.</p> <p>The proposed treatment and education center will be approximately 75,000 square feet and comprised of up to 150 beds and will include group and individual therapy rooms, vocational classrooms and workshop space, nursing and medical facilities, school classrooms, multipurpose conference rooms, kitchen facilities, intake area with security room, visitation, maintenance and laundry facilities, administrative offices, transitional housing, and recreational space. The project will also include a ground lease (Site Lease) and facility sublease (Facility Lease) between the County of Riverside and the Department of Corrections and Rehabilitation of the State of California for the operation of the Youth Treatment and Education Center.</p> <p>There is the potential for asbestos-containing material (ACM) and lead-based paint (LBP) to be present therefore, the structures on-site will be tested for ACM and LBP prior to any demolition activities. If hazardous chemicals, such as LBP, mercury or ACMs are identified, proper precautions will be taken during demolition activities, and the contaminants will be remediated in compliance with California environmental regulations.</p> <p>Demolition of the existing Van Horn facility is expected to begin in the fall of 2013. Demolition and construction is expected to be completed in 2015.</p> <p>The participating county agencies in this project are Department of Mental Health, Probation Department and Office of Education. The goal of the Project is to provide a safe and secure environment where rehabilitation can take place.</p>
<p>This Initial Study was completed in accordance with the County's Guidelines implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the County Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the County.</p>	
<p>The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.</p>	

The proposed project IS NOT considered a project of statewide, regional or areawide significance.

The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.

A scoping meeting WILL NOT be held by the lead agency.

Copies of the Initial Study and Draft Mitigated Negative Declaration are on file and are available for public review at the Authority office, located at:

County of Riverside
Economic Development Agency (EDA)
3403 10th Street, 5th Floor
Riverside, CA 92501
John Alfred
(951) 955-0911
JAlfred@rivcoeda.org

Riverside Public Library – Arlington Branch
9556 Magnolia Avenue
Riverside, CA 92503
(951) 689-6612

Authority address: County of Riverside Economic Development Agency (EDA)
3403 10th Street, 5th Floor Riverside, CA 92501
Attn: John Alfred

Comments will be received until January 2, 2013. Any person wishing to comment on this matter must submit such comments, in writing, to the Authority prior to this date. Comments from all Responsible Agencies are also requested.

The Board of Supervisors (Board) will consider the project and the Draft Mitigated Negative Declaration. If the Board finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration. Therefore, the Board may make a decision on the project without the preparation of an Environmental Impact Report.



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INTRODUCTION

Purpose of the Environmental Assessment

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 – 21177), this Initial Study has been prepared to determine potentially significant impacts upon the environment resulting from the proposed *Van Horn Youth Treatment and Education Center (YTEC) Project*. In accordance with Section 15063 of the *State CEQA Guidelines*, this Initial Study is a preliminary analysis prepared by the County of Riverside (County) as Lead Agency, in consultation with other jurisdictional agencies, to inform the County decision makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project.

Incorporation by Reference

Pertinent documents relating to this Initial Study have been cited and incorporated, in accordance with Sections 15148 and 15150 of the State CEQA Guidelines, to eliminate the need for inclusion of large planning documents within the Initial Study. Of particular relevance are those previous studies that present information regarding description of the environmental setting, future development-related growth, and cumulative impacts. The following documents are hereby identified as being incorporated by reference:

City of Riverside General Plan, 2007

Riverside County General Plan, June 2003

Riverside County Integrated Project, General Plan Final Program Environmental Impact Report (SCH No. 20020511430), June 2003

Organization of the Environmental Assessment

The Initial Study is organized as follows:

Introduction: Provides the purpose for the Initial Study and applicable citations pursuant to CEQA and the *State CEQA Guidelines*.

County of Riverside Environmental Assessment Form/Initial Study Checklist: Provides the Project Description; existing environmental setting; the relationship of the Project to the County General Plan; and an environmental impact assessment for each impact area within the environmental checklist.

Summary of Mitigation Measures: Compilation of all proposed mitigation measures.

References: List of references used for the environmental analyses.

Environmental Process

The Initial Study was circulated through the State Clearinghouse (SCH #2012121004) and was subject to a 30-day public review period that ended on January 2, 2013. A Notice of Intent (NOI) to adopt a Mitigated Negative Declaration was sent via certified mail to property owners/residents within 600 feet of the proposed Project and the NOI was posted at the Riverside County Clerk office. The Draft Initial Study was available for public review at the Riverside County Economic Development Agency and also at the Arlington Library. In addition, the NOI and a copy of the Draft Initial Study were sent to applicable local agencies to solicit comments on the proposed Project. The agencies that submitted comment letters were the Native American Heritage Commission (NAHC) and the Department of Toxic Control Substances. Both comment letters and the County's responses are included herein under Appendix D. The Mitigation Monitoring and Reporting Program (MMRP) is contained herein under Appendix E. No changes were made to the Draft Initial Study. Comments received during the public review period will be considered as part of the project's environmental review and will be included for consideration by the Board of Supervisors (BOS). If the BOS determines that the project will have no significant, unmitigatable environmental effects, a Mitigated Negative Declaration will be adopted.

COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM/ INITIAL STUDY CHECKLIST

Environmental Assessment (EA) Number: FM08260000146

Project Name: Van Horn Youth Treatment and Education Center Project

Lead Agency Name: County of Riverside

Address: 3403 10th Street, 5th Floor, Riverside, CA. 92501

Contact Person: John Alfred

Telephone Number: 951.955.0911

Applicant's Name: County of Riverside Economic Development Agency (EDA)

Applicant's Address: 3403 10th Street, 5th Floor, Riverside, CA 92501

I. PROJECT INFORMATION

A. Project Description:

The County of Riverside (herein referred to as "County") is the Lead Agency for the proposed Project. The Project consists of the demolition of the existing Van Horn Youth Center, the construction of a new, expanded Youth Treatment and Education Center (YTEC), a ground lease (Site Lease) and facility sublease (Facility Lease) between the County of Riverside and the Department of Corrections and Rehabilitation of the State of California for the operation of the Youth Treatment and Education Center. The Project is referred to as the *Van Horn Youth Treatment and Education Center Project*, or is simply referred to herein as the Project.

The Project is located in Riverside County, California. Specifically, the Project occupies approximately 10.9 acres sited on the north eastern portion of APN 145-120-003 and is located at 10000 County Farm Road in the city of Riverside. The YTEC is surrounded by related public facility land uses such as Riverside County Department of Public Health, Riverside County Social Services, and Probation. Single family residential abut these County facilities. Figure 1 shows the regional and local project vicinity.

The existing Van Horn Youth Center is a 44-bed residential treatment and education center provided and administered by the Riverside County Probation Department. The center was established in November of 1973, as a treatment program for girls and has since been modified to include services for boys as well. On July 5, 1989, a mental health component was added to the program pursuant to a state grant (AB 377). There are two separate living wings, each having 22 beds. Traditional team sports, as well as more individualized therapeutic recreational programs are provided. There is a six-foot fence around the perimeter of the property, primarily to keep out intruders. Figure 2 provides existing conditions at the Project site.

The proposed treatment and education center will be approximately 75,000 square feet and comprise of a 10 bed assessment unit, a 20 bed transitional housing component, and four, 20-single cell living units (with the potential for a future 20 bed transitional housing component and a 20-single cell living unit with recreation areas for an additional 11,692 square feet. The new treatment and education center will also include group and individual therapy rooms, vocational classrooms and workshop space, nursing and medical facilities, school classrooms, multipurpose conference rooms, kitchen facilities, intake area with security room, visitation, maintenance and laundry facilities, administrative offices, and recreational space as required by the California Code of Regulations, Title 24. Figures 3 and 4 provide a site plan and proposed site configuration of the new Van Horn YTEC.

The new center will provide upgraded functions such as in-house food preparation, warehousing for bulk storage, and in-house laundry facilities. These components will reduce the amount of trips traveling to and from the site, while providing improved services. Figure 3 shows the existing conditions at the project site and the proposed site plan at the Van Horn YTEC, respectively.

Because the existing structures were constructed in the early 1970's, there is the potential for asbestos-containing material (ACM) and lead-based paint (LBP) to be present. Therefore, the structures on-site will be tested for ACM and LBP prior to any demolition activities. If hazardous chemicals, such as LPB, mercury or ACMs are identified, proper precautions will be taken during demolition activities, and the contaminants will be remediated in compliance with California environmental regulations.

The new Van Horn YTEC will be open to the public for visitation from 8:00 AM to 7:00 PM and will accommodate special visitation requests.

Leadership in Energy & Environmental Design (LEED) is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies intended to improve performance in metrics such as energy savings, water efficiency, CO₂ emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. LEED is intended to provide building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions. The new Van Horn YTEC will be LEED-certified, and will comply with the County's Sustainable Building Policy (H-29). The Project will also meet the County's Low Impact Development (LID) standards.

Demolition of the existing Van Horn treatment and education center is expected to begin in the fall of 2013. Demolition and construction is expected to be completed in 2015. The ground lease and facility sublease between the County and the Department of Corrections and Rehabilitation of the State of California will be for the purpose of staffing, operating and maintaining the Project as the Youth Treatment and Education Center described above.

The participating county agencies in this project are the Department of Mental Health, Probation Department and Office of Education. The goal of the Project is to provide a safe and secure environment where rehabilitation can take place.

B. Type of Project: Site Specific Countywide Community Policy

C. Total Project Area: 10.847 acres

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: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: 10.847 Acres	Lots: N/A	Sq. Ft. of Bldg. Area: 75,000	Est. No. of Employees: 131

D. Assessor's Parcel No(s): 145-120-003, previously 145-120-002

E. Street References: The Project is located at 10000 County Farm Road in the City of Riverside, California. The site is at the terminus of County Farm Road.

F. Section, Township & Range Description or reference/attach a Legal Description: The Project site is located within Township 3 South, Range 6 West, Section 12, San Bernardino Baseline and Meridian, and is identified on the Riverside West, California 7.5-minute series USGS Topographic Quadrangle map.

G. Brief description of the existing environmental setting of the Project site and its surroundings: The Project site is surrounded by commercial and residential uses. The Project site is located in the western portion in the City of Riverside within the city established Arlington Redevelopment Area. The topography of the subject property consists of relatively hilly land with an elevation ranging from approximately 756 to 884 feet above mean sea level (msl), however, the portion of the site to be developed is flat. Figure 1 illustrates the regional and local project vicinity of the Project site and Figure 2 provides existing conditions at the Project site.

H. Public Agency Approvals: The Project will require the approval by the County of Riverside Board of Supervisors. There are various public agencies involved in Project including the Santa Ana Regional Water Quality Control Board (RWQCB), and Riverside County Department of Environmental Health (DEH). Each of these entities will review the proposed improvements to ensure they meet all standards within their purview.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1) **Land Use:** The Project site is designated as Public Facilities/Institutional (PF), which allows for the development of educational facilities, libraries, governmental uses, utilities and other community supportive functions. Religious assembly and day care uses are also allowed within this land use designation. The demolition of the existing Van Horn YTEC and construction of a new treatment and education center would not result in any changes to the General Plan's land use designation of the Project site or adjacent uses.

2) **Circulation:** The Project consists of demolition of the existing 44-bed Van Horn YTEC and construction of a larger 110-bed treatment and education center. According to the Institution of Transportation Engineers (ITE) Trip Generation Handbook, the majority of residents of these facilities do not own cars. While the number of beds in the new treatment and education center will more than double the number of beds currently present, the anticipated impacts of an additional 66 beds will be nominal and not impactive to the surrounding roadways. It should also be noted that the project has the potential to be expanded to include an additional 40 beds. In any regard, implementation of the Project would be consistent with the City of Riverside's Circulation Element Policy CCM 2.3 which states:

CCM 2.3 - Maintain LOS D or better on Arterial Streets wherever possible. At key locations, such as City Arterials that are used by regional freeway bypass traffic and at heavily traveled freeway interchanges, allow LOS E at peak hours as the acceptable standard on a case-by-case basis.

Item 43 Transportation/Traffic Circulation further addresses traffic related impacts.

3) **Safety:** The Project is not located in any Airport Influence Area nor is it located in an Airport Compatibility Zone. The proposed Project is not located within a fault zone or within ½ mile of any known fault. The Project site is, however, in an area susceptible to subsidence and liquefaction potential ranges from high to very high throughout the project site.

4) **Noise:** Implementation of the proposed Project would generate noise during the demolition and construction phase of the Project. However, all demolition and construction activity would comply with County Ordinance No. 847 that places time restrictions on construction activities. The Project would be in compliance with the following County of Riverside Noise Element Policies:

N 12.1: Minimize the impacts of construction noise on adjacent uses within acceptable practices.

N 12.2: 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 12.4: 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.

In addition, the Project would also be in compliance with the following City of Riverside Noise Element Policies:

N-1.2: Require the inclusion of noise-reducing design features in development consistent with standards in Figure N-10 (Noise/Land Use Compatibility Criteria), Title 24 California Code of Regulations and Title 7 of the Municipal Code.

N-1.3: Enforce the City of Riverside Noise Control Code to ensure that stationary noise and noise emanating from construction activities, private developments/residences and special events are minimized.

- 5) **Housing:** The proposed Project does not involve the displacement of existing housing, nor does it create a need for new housing. Therefore, the proposed Project would not conflict with General Plan Housing Element policies.
- 6) **Air Quality:** The Project includes site preparation and construction-related activities. The Project would comply with all applicable regulatory requirements to control fugitive dust, which would comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities. As such, the Project would be in compliance with Riverside County General Plan policy AQ 4.9, which states:

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.

In addition, the project would also be consistent with the following policies from the City of Riverside Air Quality Element:

Policy AQ-4.2: Reduce particulate matter from agriculture (e.g., require use of clean non-diesel equipment and particulate traps), construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights-of-way and off-road vehicles to the extent possible, as provided in SCAQMD Rule 403.

Policy AQ-4.5: Require the suspension of all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.

Policy AQ-4.6: Cooperate with local, regional, State and Federal jurisdictions to better control particulate matter.

SCAQMD Rules 401, 403, and 1066 are included in Appendix A.

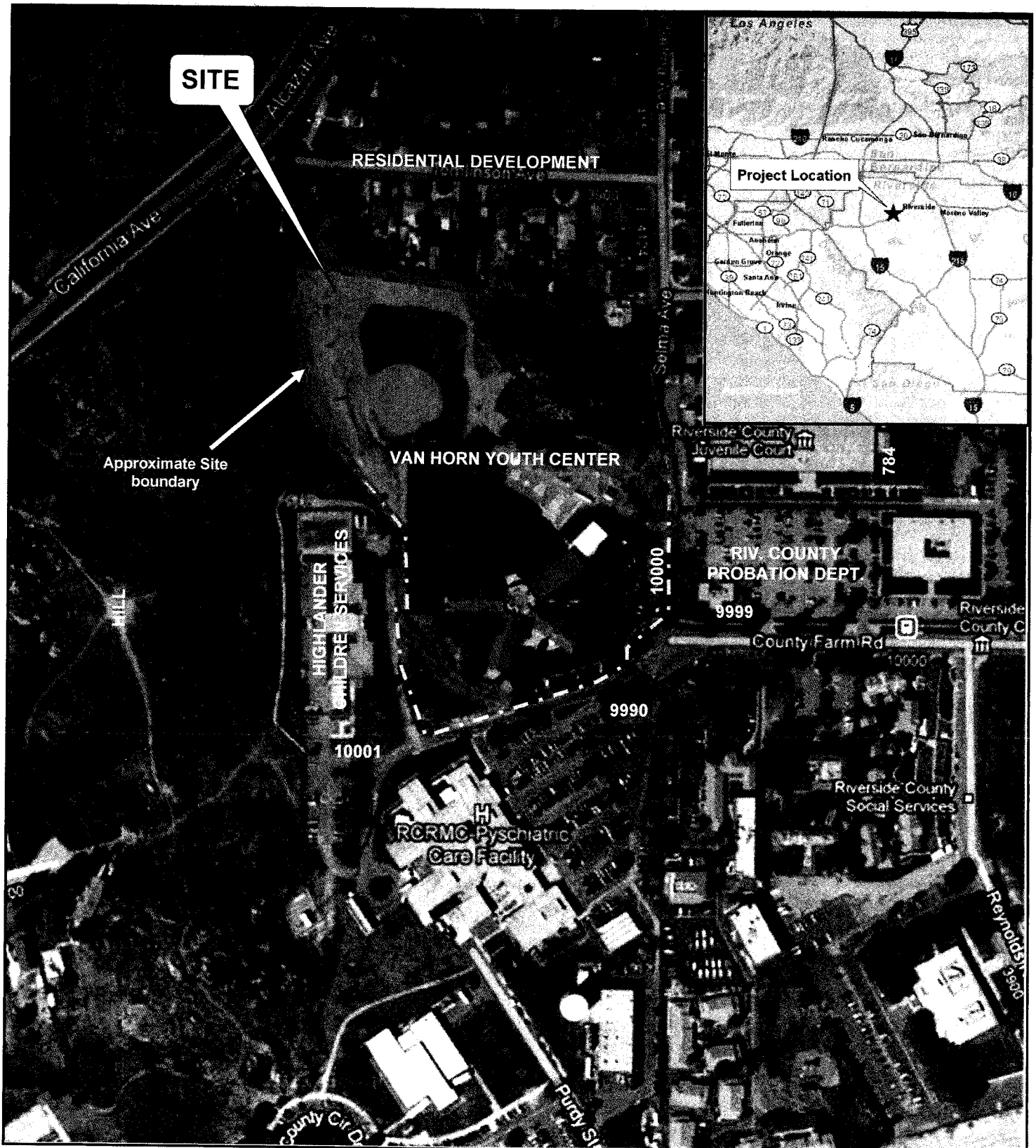
- 7) **Multipurpose Open Space:** The proposed Project is located within an High Sensitivity (High A) paleontological area. High A sensitivity is based on geologic formations or mappable rock units that are rocks that contain fossilized body elements, and trace fossils such as tracks, nests and eggs. Such fossils are anticipated to occur on or below the surface. The Project would be in compliance to the following Multipurpose Open Space Policies:

OS 19.8 Whenever existing information indicates that a site proposed for development may contain biological, paleontological, or other scientific resources, a report shall be filed stating the extent and potential significance of the resources that may exist within the proposed development and appropriate measures through which the impacts of development may be mitigated.

OS 19.9 This policy requires that when existing information indicates that a site proposed for development may contain paleontological resources, a paleontologist shall monitor site grading

activities, with the authority to halt grading to collect uncovered paleontological resources, curate any resources collected with an appropriate repository, and file a report with the Planning Department documenting any paleontological resources that are found during the course of site grading.

- B. General Plan Area Plan(s):** City of Riverside General Plan
- C. Foundation Component(s):** N/A
- D. Land Use Designation(s):** The City of Riverside has designated the project as Public Facilities/Institutions (PF). The City of Riverside PF land use designation allows for the development of educational facilities, libraries, governmental uses, utilities, and other community supportive functions.
- E. Overlay(s), if any:** None
- F. Policy Area(s), if any:** N/A
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The Project does not impact any other planning areas.
- H. Adopted Specific Plan Information**
 - 1) **Name and Number of Specific Plan, if any:** N/A
 - 2) **Specific Plan Planning Area, and Policies, if any:** N/A
- I. Existing Zoning:** According to the City of Riverside Zoning Code, the Project site is zoned Public Facilities (PF)
- J. Proposed Zoning, if any:** N/A.
- K. Adjacent and Surrounding Zoning:** According to the City of Riverside Zoning Map, all parcels in the immediate Project vicinity are zoned Residential (R-1-7000 and R-3-1500), Residential Conservation (RC), Commercial Retail (CR), and Office (O).



SOURCE: URS Phase I ESA

URS

08/2012

FIGURE 1

Existing Site Conditions

Van Horn Youth Treatment and Education Center

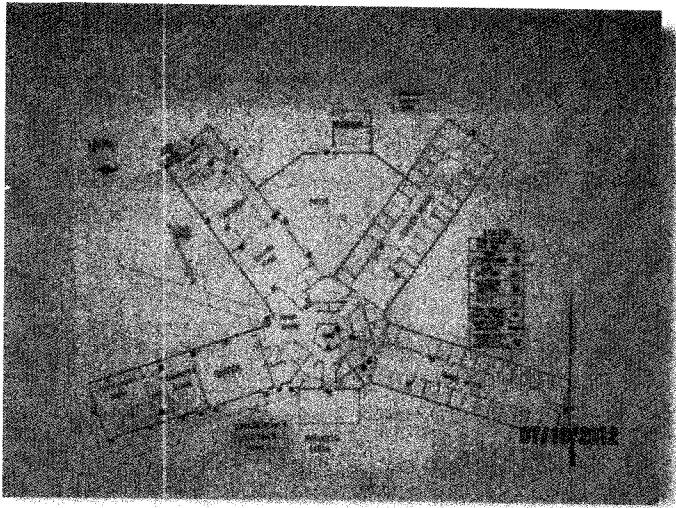


Photo 1: Existing site configuration

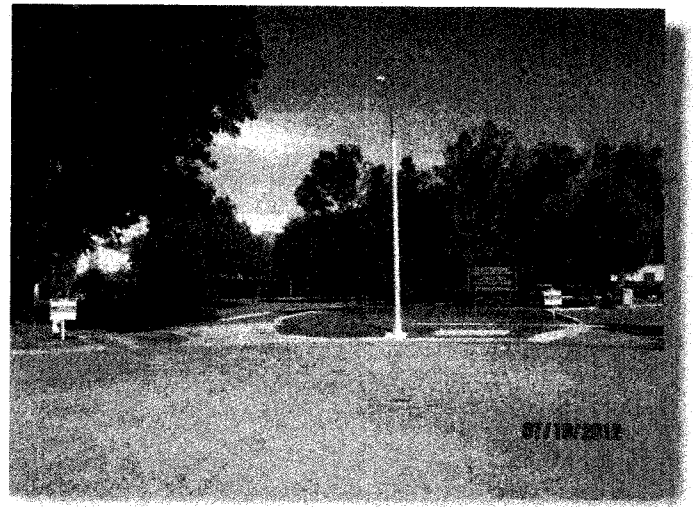


Photo 2: Entrance to existing Van Horn facility

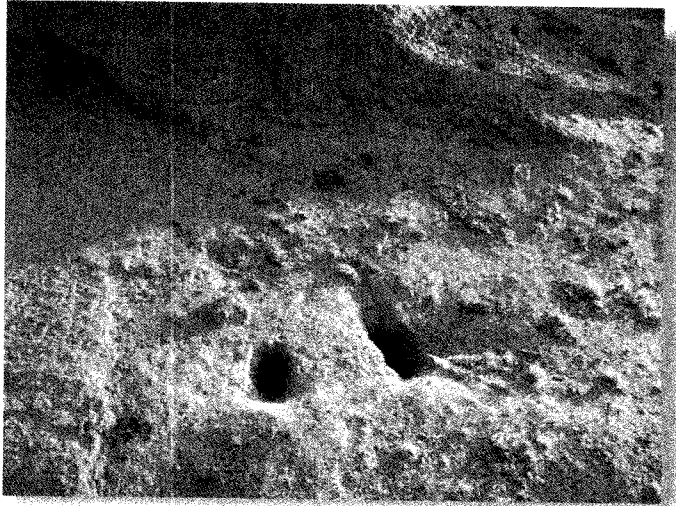


Photo 3: Potential Burrowing Owl burrows

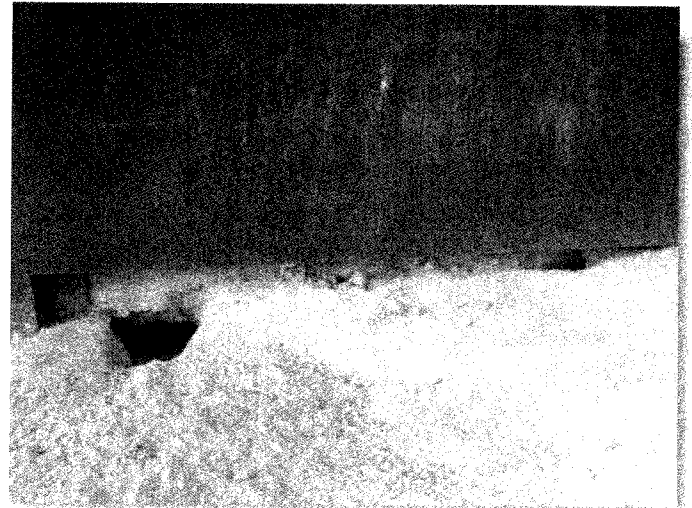


Photo 4: Potential Burrowing Owl burrow adjacent to building



Photo 5: Hills containing boulders on the NE portion of project site

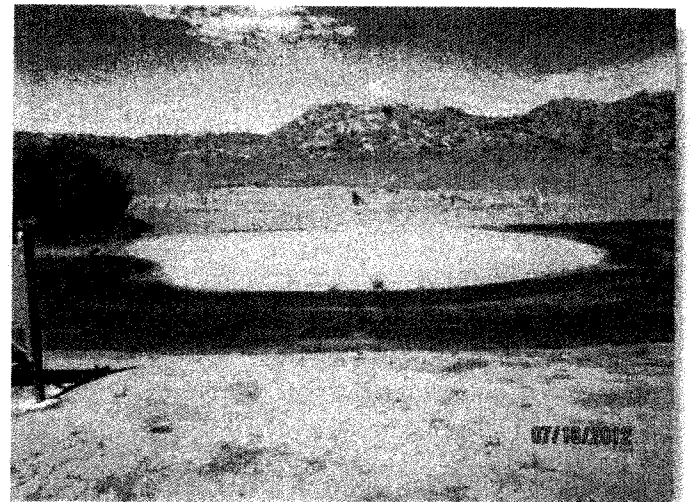


Photo 6: Stained surfaces on Project site

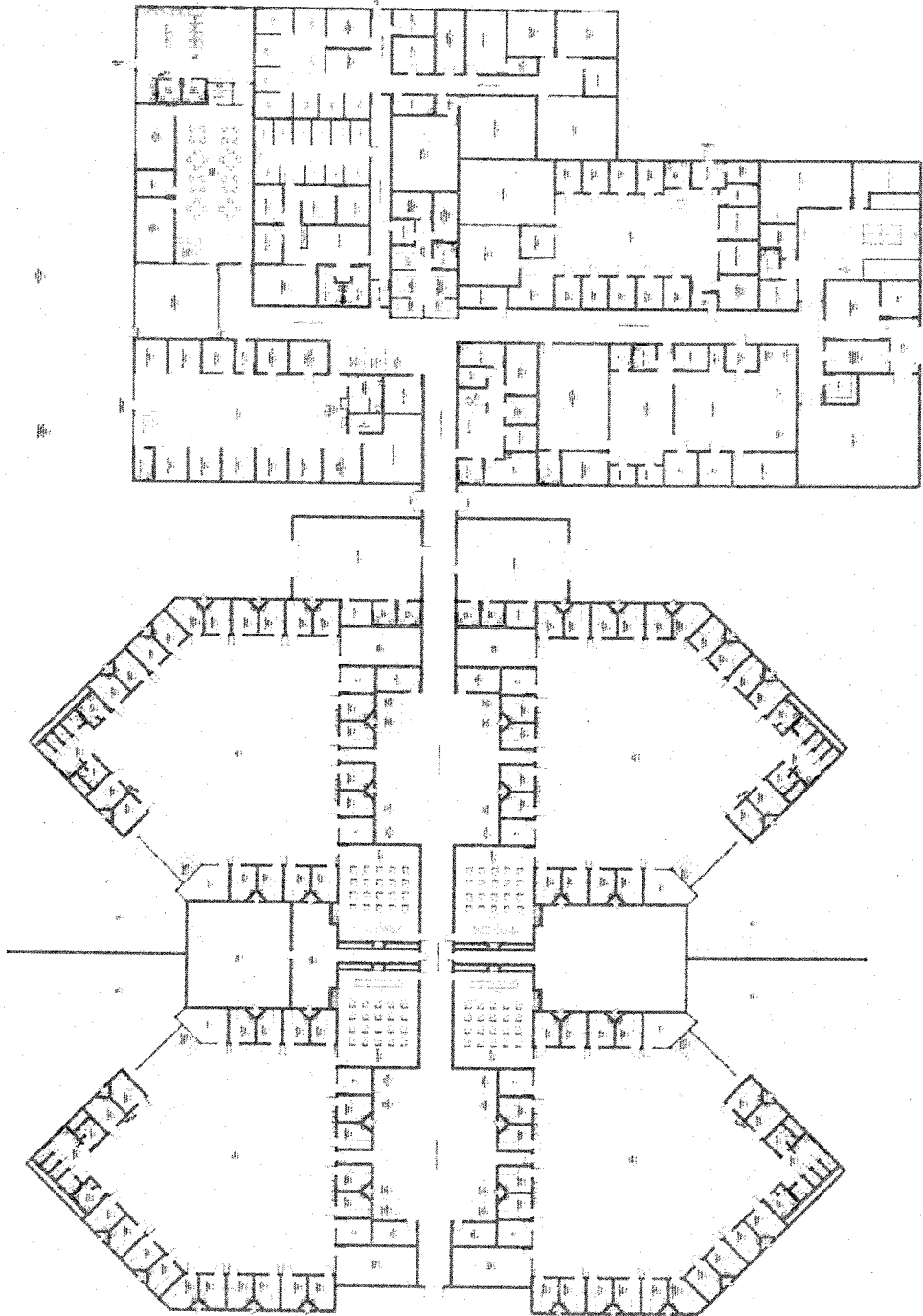
SOURCE: URS

URS

08/2012

FIGURE 2
Site Photos

Van Horn Youth Treatment and Education Center

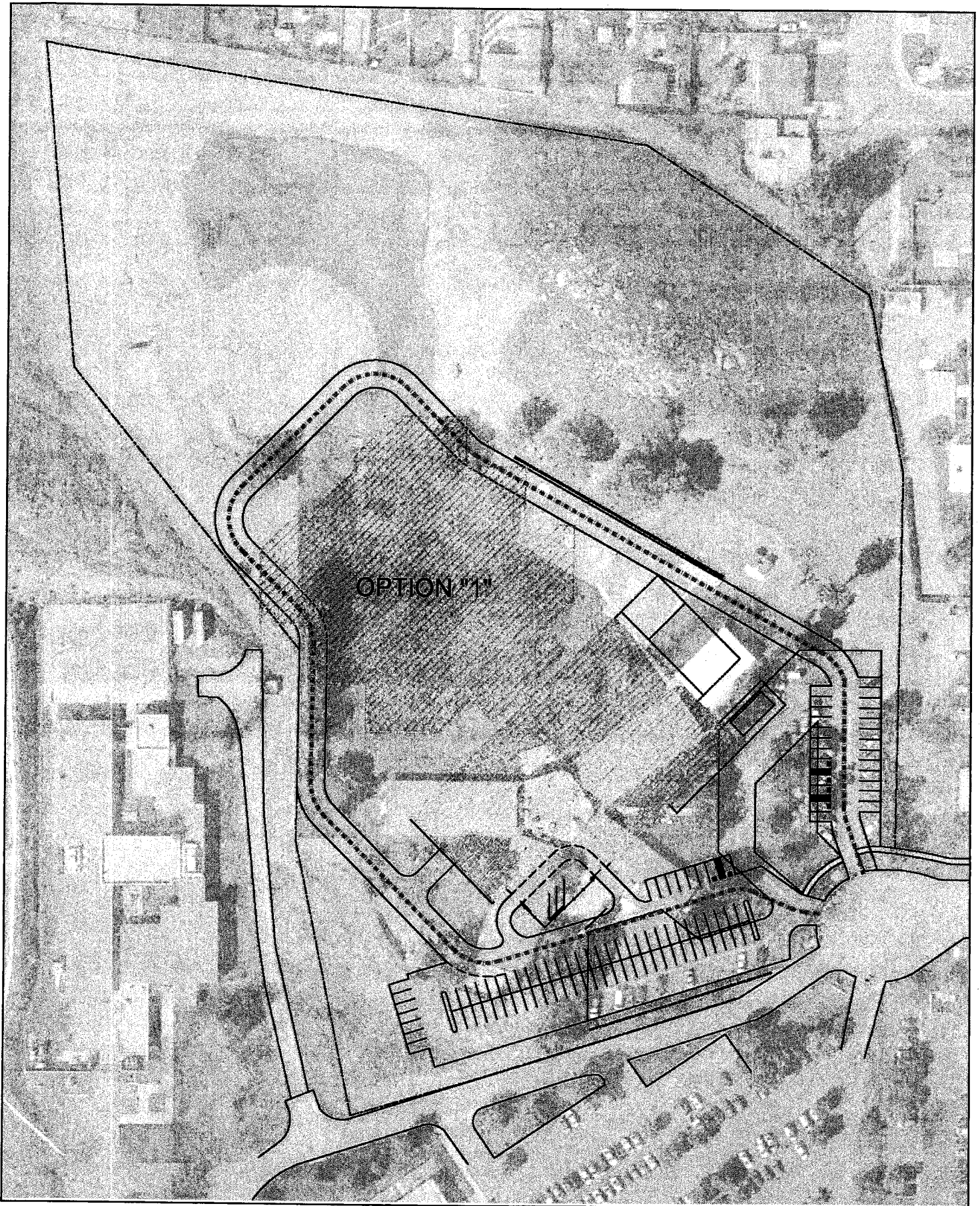


SOURCE: DLR Group



08/2012

FIGURE 3
Site Plan



SOURCE: Riverside County EDA

URS

08/2012

FIGURE 4

Proposed Site Configuration

Van Horn Youth Treatment and Education Center

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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.

for John Alfred

January 31, 2013

John Alfred
Acting Senior Environmental Planner
County of Riverside Economic Development Agency

Date

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

Source: City of Riverside General Plan Figure CCM-4 – Master Plan of Roadways; County of Riverside General Plan Figure C-9; California Department of Transportation Scenic Highway Guidelines; City of Riverside Municipal Code, City of Riverside General Plan

Findings of Fact:

a) Scenic Highways provide the motorist with views of distinctive natural characteristics that are not typical of other areas in the County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations and to manage development along these corridors so as to not detract from the area's natural characteristics. The Project site is not adjacent to or visible from a designated scenic highway corridor; thus, Project implementation would not result in any impacts to scenic highway corridors.

b) According to the City of Riverside General Plan, the City will work to preserve and protect its existing resources and to capture new resources as they become available. A number of scenic resources have been identified in the City's General Plan including, the Santa Ana River, Sycamore Canyon, La Sierra/Norco Hills and Box Springs Mountain, however none of the mentioned resources are within the Project vicinity. The site is currently developed and in an area surrounded by "Urban-Built up Land". The Project site does not contain any unique or landmark features, and the placement of the new building and site improvements avoid impacts to prominent topographic features such as rock outcroppings. Therefore, there will be no impact to scenic resources.

Mitigation: None

Monitoring: None

2. Mt. Palomar Observatory

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

Source: RCLIS (GIS Database); Project Description; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) Light pollution occurs when too much artificial illumination enters the night sky and reflects off of airborne water droplets and dust particles causing a condition known as "sky glow." It occurs when glare from improperly aimed and unshielded light fixtures cause uninvited illumination to cross property lines.

The Mount Palomar Observatory, located in San Diego County, requires unique nighttime lighting standards so that the night sky can be viewed clearly. The Project is located approximately 51.63 miles north of the Mt. Palomar Observatory. The Project is beyond a 45-mile radius of the Observatory and is therefore not subject to Ordinance No. 655. There will be no impact to the nighttime use of Mt. Palomar Observatory.

Mitigation: None

Monitoring: None

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection; Project Description; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a-b) The Project includes lighting upgrades. The lights associated with the parking areas and buildings will comply with the provisions and standards of Riverside County Ordinance No. 655, which requires that lighting be shielded, hooded, and directed downward; which will minimize light spillage onto adjacent properties. Existing land uses surrounding the Project site are developed with low to medium density residential uses. Because the spill of light onto surrounding properties and "night glow" will be reduced through the use of light fixtures with hoods and shielding to direct light onto the Project site and away from adjacent properties and other design features, The impacts will be less than significant.

Mitigation: None

Monitoring: None

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; RCLIS (GIS Database); U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-d) The Project is in an area designated as "Urban/Built-up Land." According to the Riverside County General Plan, the site is not located in an agricultural preserve and will not conflict with existing agricultural zoning or land subject to a Williamson Act contract. The Project will not cause the development of non-agricultural uses within 300 feet of agriculturally zoned property. According to the United States Department of Agriculture (U.S.D.A) Soil Conservation Service Soil Surveys, more than 40 percent of the parcel in which the existing Van Horn YTEC is sited is not considered farmland. The remaining parcel would be considered prime farmland but only if irrigated. It should further be noted that the areas considered prime farmland if irrigated have previously been developed/disturbed and therefore, is not suitable for farming. It should also be considered that parcels in the immediate Project vicinity are not designated for agricultural use. Therefore, no impact would occur.

Mitigation: None

Monitoring: None

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas"; Project Description

Findings of Fact:

a-c) The Project is located in a urbanized, developed area. The site does not contain forested land or a natural recreation area. Therefore, no impacts would occur.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY				
Would the Project				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or Projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2; CalEEMod 2011.1.1; and SCAQMD Rules (Appendix A)

The Air Quality section addresses the impacts of the proposed project on ambient air quality and the exposure of people, especially sensitive individuals, to unhealthful pollutant concentrations. Air pollutants of concern include ozone, carbon monoxide, particulate matter, and oxides of nitrogen. This section analyzes the type and quantity of emissions that would be generated by the construction and operation of the proposed project.

Geographic areas are classified under the National and California Clean Air Act as either in attainment or nonattainment for each criteria pollutant based on whether the Ambient Air Quality Standards (AAQS) have been achieved. The South Coast Air Basin (SoCAB), which is managed by the South Coast Air Quality Management District (SCAQMD), is designated as nonattainment for O₃ and PM_{2.5} under the National and California AAQS, and nonattainment for PM₁₀, NO_x, and Pb (Los Angeles County only) under the California AAQS. A background discussion on the air quality regulatory setting, meteorological conditions, existing ambient air quality in the vicinity of the project site, methodology, and air quality modeling data are included in Appendix A to this Initial Study.

Findings of Fact:

- a) The Project site is located within the South Coast Air Basin (SoCAB) and is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The boundaries of the SoCAB range from the Pacific Ocean on the west to the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. It includes portions of Los Angeles County, all of Orange County, and the non-desert areas of Riverside and San Bernardino counties. The final 2007 Air Quality Management Plan (AQMP) was adopted by the SCAQMD Governing Board on June 1, 2007 and provides updates to federal standards regarding carbon monoxide (CO), nitrogen dioxide (NO₂), and standards for ozone and particulate matter less than or equal to 10 microns in diameter (PM₁₀). The 2012 AQMP is currently in development and will include the latest scientific information and planning assumptions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The SoCAB is a federal and state non-attainment area for ozone, PM10, and PM2.5, and a state non-attainment area for NO2. An area is considered to be in non-attainment status when air pollution persistently exceeds the national ambient air standards. The 2007 AQMP establishes a comprehensive program to lead the SoCAB into compliance with all federal and state air quality standards. The AQMP is derived from General Plan assumptions, land use, population, and employment characteristics defined in consultation with local governments. As such, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections.

The Project seeks to expand from a 44 bed treatment and education center to a proposed 150 bed treatment and education center. This increase in the capacity of the YTEC is projected to increase vehicle trips by 290 trips per day as well as 26 morning peak hour trips and 44 afternoon peak hour trips. The project will not change the land use designated within the County's General Plan. The General Plans of cities and counties within the SoCAB were used as the basis for the emissions inventory within the AQMP. Individual projects and long-term programs within the region are required to be consistent with the AQMP. To demonstrate consistency with the AQMP, the population projections used to assess the need for the project must be approved by the South Coast Association of Governments (SCAG). The proposed project will not substantially alter the present or planned land use of this area due to the small increase in vehicle trips and energy consumption of the YTEC and would be consistent with the land use designation that was incorporated within the General Plan and consequently the AQMP. In addition, the project would not emit either short- or long-term quantities of criteria pollutants which exceed the SCAQMD's significance thresholds. The SCAQMD does not consider projects which result in emissions which are below the SCAQMD significance thresholds to interfere with the goals established in the AQMP. As such, a less than significant impact to the AQMP will occur as a result of the proposed project. No mitigation measures are necessary.

- b) Air quality impacts can be described in potential short and long-term impacts. Short-term impacts occur during Project construction. Long-term air quality impacts occur once the Project is complete and operational. These long-term impacts would occur as a result of increased vehicle traffic to the YTEC. The following analysis will address whether project generated emissions will significantly contribute toward an exceedance of the ambient air quality standards or a substantial contribution to an existing or projected air quality violation.

Short-term Air Quality Impacts

Construction activities would result in the generation of air pollutants. These emissions would primarily be 1) exhaust emissions from powered construction equipment, 2) dust generated from demolition, earthmoving, excavation and other construction activities, 3) motor vehicle emissions associated with vehicle trips, and 4) hydrocarbon emissions from the application of asphalt, paints, and coatings.

Construction activities are estimated to begin in the fall of 2013, while build-out of the project is scheduled for 2015. Air pollutant emissions associated with the project could occur over the short-term from site preparation to support the proposed land use. The included analysis is based on the CalEEMod computer model. To determine whether a significant regional air quality impact would occur, project emissions are evaluated against SCAQMD regional significance thresholds for construction activities. As shown in Table AQ-1, emissions are less than their respective significance threshold values. Because emissions are lower than the SCAQMD CEQA significance thresholds, the project's construction emissions are considered to result in a less than significant air quality impact. As such, the project's construction emissions are not anticipated to result in a substantial contribution to regional emissions. The output for the model run is included in Appendix A.

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

Table AQ-1 Summary of Peak Construction Emissions (Pounds per Day)

Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2013	10	80	47	<1	11	8
2014	5	33	25	<1	2	2
2015	30	30	25	<1	2	2
Maximum Daily Emissions	30	80	47	<1	11	8
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold?	NO	NO	NO	NO	NO	NO

Source: CalEEMod

Long-Term Air Quality Impacts

Long-term air quality impacts associated with the proposed project is generated from mobile and stationary emission sources. Emissions produced from mobile sources are from project-generated vehicle trips. Stationary sources related to the use of natural gas to meet the heating demand of the proposed structures and landscape maintenance add only minimally to these values. Area sources of emissions are those associated with landscaping and maintenance activities. The proposed project is projected to generate an increase of 290 daily trips over existing conditions. Emissions generated by project-related trips are based on the CalEEMod computer model. The project's emissions were evaluated against the SCAQMD significance thresholds as shown in Tables AQ-2. The project's emissions were found to be below the SCAQMD operational phase emissions thresholds and would not result in a significant air quality impact during the operations phase of the project.

Table AQ-2 Summary of Peak Regional Operational Emissions (Pounds per Day)

Operational Activity	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	2	<1	3	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Vehicles	1	3	15	<1	1	<1
Operational Emissions	3	3	18	<1	3	<1
SCAQMD Significance Threshold	55	55	550	150	150	55
Exceeds Significance Thresholds?	NO	NO	NO	NO	NO	NO

Source: CalEEMod, EMFAC 2007

- c) According the SCAQMD methodology, any project that does not exceed, or can be mitigated to less than, the daily threshold values will not add significantly to the cumulative impact. Construction and operational activities would not result in emissions in excess of SCAQMD's daily threshold values, and therefore the project would not result in cumulatively considerable net increase in criteria pollutants.
- d) Unlike the regional construction and operational emissions shown in Tables AQ-1 and AQ-2, which are measured in pounds per day, the localized emission concentrations are measured in parts per million and refer to the amount of pollutant in a volume of air. These emissions can be directly correlated to health effects. The localized air pollution is evaluated against the localized significance thresholds (LST) which are based on the ambient concentrations of a pollutant within the project Source Receptor Area, the size of the project site and distance to the nearest sensitive receptor. LSTs represent the maximum emissions from a project site that are not expected to cause or contribute to an exceedance of the most stringent national or state AAQS.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LSTs are based on the California AAQS, which are the most stringent AAQS established to provide a margin of safety in the protection of the public health and welfare. They are designed to protect those sensitive receptors most susceptible to respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise.

Construction LSTs

Emissions generated by construction activities would temporarily increase pollutant concentrations from onsite equipment (primarily mobile emissions) and fugitive dust (PM10 and PM2.5). Table AQ-3 shows the localized maximum daily construction emissions.

Table AQ-3 Localized Significance Threshold Summary - Construction

Construction	Pounds per Day			
	CO	NO ₂	PM ₁₀	PM _{2.5}
Peak Construction Emissions	47	80	11	7.8
LST Threshold	2,017	233	21	8.3
Significant Impact?	NO	NO	NO	NO

Source: CalEEMod Version 2011.1.1: Based on LSTs for a project site in SRA 33 for a 3.5-acre site within sensitive receptors located at a distance of 117 feet (36 meters).

The closest receptor distance for the LST methodology is within 36 meters. The closest sensitive receptors surrounding the site include the adjacent residences to the east of the project site. As shown in Table AQ-3, maximum daily emissions from demolition construction activities would not exceed the SCAQMD LSTs, therefore, construction emissions would not exceed the CAAQS and the project would not expose sensitive receptors to substantial pollutant concentrations. Construction LST impacts would be less than significant.

Operational LST

Operational activities would generate air pollutant emissions from onsite equipment (primarily stationary emissions). Table AQ-4 shows localized maximum daily operational emissions.

Table AQ-4 Localized Significance Threshold Summary - Operation

Construction	Pounds per Day			
	CO	NO ₂	PM ₁₀	PM _{2.5}
Peak Operational Emissions	18	3	3	<1
LST Threshold	1,439	233	5	2
Significant Impact?	NO	NO	NO	NO

Source: CalEEMod Version 2011.1.1: Based on LSTs for a project site in SRA 23 for a 3.5-acre site within sensitive receptors located at a distance of 117 feet (36 meters).

As shown in this table, maximum daily operational emissions would not exceed SCAQMD LST; therefore, operational emissions would not exceed the CAAQS and project operation would not expose sensitive receptors to substantial pollutant concentrations. Operational LST impacts would be less than significant.

Carbon Monoxide Hotspots

An air quality impact would be considered significant if the generated CO emission levels exceed the state or federal AAQS, which would expose receptors to substantial pollutant concentrations. Because CO is produced in greatest quantities from vehicle combustion and does not readily disperse into the atmosphere, adherence to AAQS is typically demonstrated through an analysis of localized concentrations.

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

Vehicle congestion has the potential to create elevated concentrations of CO called "hot spots." Thresholds for CO are state 1-hour standard of 20 ppm or the 8-hour standard of 9 ppm, and federal 1-hour standard of 35 ppm or the 8-hour standard of 9 ppm. Thus, a significant impact would use the state standard prior to the federal standard.

Typical hot spot locations are where traffic congestion is highest such as at intersections where vehicles line up or slow down. CO hotspots have been found to occur only at intersections that operate at or below level of service (LOS) E (Caltrans 1997).

Based on the project's traffic analysis, the project is anticipated to generate an additional 19 trips during the a.m. peak hour and 31 trips during the p.m. peak hour. This small magnitude increase in trips attributable to the project would not contribute toward substantially to traffic congestion at local roadway intersections nor pollutant concentrations along roadway segments and intersections. Therefore, sensitive receptors in the area would not be substantially affected by CO concentrations generated by operation of the proposed project.

- e) The Project involves the expansion of existing facilities which is considered a sensitive receptor. The project is located primarily in an area of institutional uses with residential uses located in every direction with the exception of the southwest. To the southwest are primarily commercial uses. Point sources of emissions are primarily located within industrial land uses. Substantial point sources are not located within 1 mile of the project site. In addition, the project would not create a new sensitive receptor but would expand the existing facilities.
- f) The project would not emit objectionable odors that would affect a substantial number of people. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

The type of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The proposed expansion of the YTEC would not generate objectionable odors that would lead to a public nuisance, therefore operational impacts would be less than significant. No further analysis is required.

During construction activities, construction equipment exhaust, application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary, intermittent in nature, and would not constitute a public nuisance. Impacts associated with construction-generated odors would be less than significant.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES				
Would the Project				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCLIS (GIS Database); Project Description; URS Burrowing Owl Habitat Assessment, 2012; Western Riverside County MSHCP, U.S. Fish & Wildlife Service

Findings of Fact:

a-c) Habitat modifications are actions that result in destruction or adverse modification of critical habitat. An example of habitat modification is site grading land that would remove the natural vegetation that supports a protected species. According to the Western Riverside County Multiple Species Habitat Conservation Plan, the Project site is within the survey area for burrowing owl (*Athene cunicularia*), thus a burrowing owl habitat assessment was conducted. While the burrowing owl is not considered an endangered species, it is however considered a Species of Special Concern in the state of California by the U.S. Fish and Wildlife Service (USFWS) due to recent population declines. An initial burrow investigation (habitat assessment) was performed on August 14, 2012 in accordance with MSHCP requirements prior to initiating focused owl surveys. The initial survey was performed to locate suitable owl habitat and potential nesting substrates. A focused burrow survey was then conducted within the Project site and a 500 foot buffer area, which together comprise the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Biological Study Area (BSA). Focused burrowing owl surveys were completed within the BSA between August 14 and August 17, 2012. The surveys were conducted following the Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area (County of Riverside 2006). The habitat assessment consisted of an investigation for habitat typically utilized by burrowing owls (e.g. mounds, rubbish piles, ditches, earthen berms, unpaved fields, and fallow/ruderal fields). Suitable habitat within the BSA was identified and a focused burrow survey was subsequently conducted.

The habitat assessment concluded that much of the BSA is disturbed or developed, however some areas provide suitable habitat for burrowing owls. Although twelve potential burrows were observed within the BSA, no burrowing owls were present on site and no signs of their potential presence were observed around any of the potential burrows (Figure 5). All burrows were observed within the 10.9-acre Project footprint and none were observed within the 500-ft buffer. The BSA provides marginal habitat, but only contains potential owl burrows with no sign of occupation. Field observations suggest that the developed and degraded nature of the BSA, the regular disturbances, and natural predators present generally preclude owls from occupying the BSA. However, prior to any ground disturbing activities, additional surveys would be needed to confirm the absence of that no burrowing owls at the locations identified on Figure 5. Biological mitigation measures **MM BIO-1** and **MM BIO-2** would reduce potential impacts to less than significant.

d) The Project is not located within a known wildlife corridor and as such, would not have an impact on native resident or migratory fish, or wildlife species, or impede the use of native wildlife nursery sites. There would be no impact

e) Riparian habitat is composed of the trees and other vegetation and physical features normally found on the stream banks and flood plains associated with streams, lakes, or other bodies of water. There are no waterbodies on the Project site therefore it is not located within a riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game (CDFG), or U.S. Fish and Wildlife Service (USFWS).

Sensitive Natural Communities generally are classified as dunes, scrub and chaparral, bog and marsh, coniferous upland forest and woodland, etc. The Project site is not considered a Sensitive Natural Community and as such, no impact will occur.

f) Jurisdictional waters and/or wetlands as defined by the U.S. Army Corps of Engineers and the state of California do not exist on the site; thus, no impacts will occur in this regard.

g) The proposed Project will not conflict with any local policies identified in the County General Plan. The proposed Project will not conflict with local policies or ordinances that identify areas or habitats for conservation, preservation, or reservation. No impacts will occur

Mitigation:

MM BIO-1: Prior to any ground-disturbing activity but no more than 30 days before Project start per MSHCP requirements, a preconstruction clearance survey will be conducted to determine if any burrowing owls are present in the disturbance limits by a qualified Biologist deemed by the County. If active burrows are located, no grading or heavy equipment activity shall take place within at least 160 feet of occupied burrows during the non-breeding season of September 1 through January 31, or within 250 feet during the breeding season of February 1 through August 31.

MM BIO-2: If project-related ground or vegetation disturbance is proposed to take place during the nesting season (February 1-August 31), a pre-activity field survey shall be conducted by a qualified biologist to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or California Fish and Game Code are present in the construction zone. If active nests are located, no grading or heavy equipment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activity shall take place within at least 500 feet of birds of prey or within 100 to 300 feet of songbirds (to be determined by a qualified biologist on a case-by-case basis).

Monitoring: Riverside County Economic Development Agency, project Construction Manager(s); Qualified Biologist.



SOURCE: URS BUOW Survey, 2012

URS

FIGURE 5

Burrowing Owl Potential Burrow Locations

Van Horn Youth Treatment and Education Center

08/2012

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

Would the Project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCLIS (GIS Database); Project Description; Riverside County General Plan; Riverside County General Plan Final Environmental Impact Report; Public Resource Code §5024.1, Title 14 CCR, Section 4850 et seq. Riverside County General Plan Figure OS-7 "Historical Resources"

Findings of Fact:

a-b) The Final Program EIR for the Riverside County General Plan identifies 138 historical resources in Riverside County (Table 4.7.A). These historical resources are identified due to their inclusion of one of more of the following: National Register of Historic Places, California Registered Historic Landmarks Architecture, California Points of Historical Interest, and/or Riverside County Historical Landmarks. The site contains the existing Van Horn treatment and education center; however, the structure is not considered to be a historic resource.

Public Resource Code section 5024.1(c) defines guidelines to being considered a historic resource within the state of California as stated below:

A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places 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.*

Based on this definition, the Project does not have historic relevance. Furthermore, the Project site has not been identified in Riverside County General Plan as a site having historical significance. Therefore, implementation of the Project will not alter or destroy a historic site and no further analysis is needed. The proposed Project will not result in impacts to a historic site and no impacts to historic resources are expected.

Mitigation: None

Monitoring: None

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCLIS (GIS Database); On-site Inspection; Project Description; CEQA Guidelines (2010); Riverside County General Plan Figure OS-6 "Relative Archeological Sensitivity of Diverse Landscapes"; Public Resource Code Section 5097.5(a); California Health and Safety (HSC) Sections 7052 and 7050.5

Findings of Fact:

a-b) The site has been previously graded and disturbed. Therefore, the potential to alter or destroy an archaeological site is very low. Additionally, according to the County's General Plan, there are no sites in the area that have been identified as having Archaeologically Sensitive sites. Ultimately, Section 5097.5(a) of the Public Resource Code protects archeological resources by mandating that, if encountered, the resource may not be disturbed without the consent of the public agency having jurisdiction over the land. Therefore, there would be no impact.

c) The Project site is not located on a known formal or informal cemetery. No discovery of human remains, including those interred outside of formal cemeteries is anticipated. Furthermore, there are several established regulations that protect against the disturbance of interred human remains, such as California Health and Safety (HSC) Sections 7052 and 7050.5, which mandates that in the event of an accidental discovery of human remains, the County Coroner must be contacted within 24 hours. If the County Coroner determines that the remains are Native American, the County is required to contact the Native American Heritage Commission (NAHC) and any applicable Tribes, pursuant to Section 7050.6 (c) and Public Resources Code 5097.98 (as amended by AB 2641). There will be no impact to archaeological resources.

d) There are no known religious or sacred uses within the Project site. Therefore, no impact will occur as a result of Project implementation.

Mitigation: None

Monitoring: None

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCLIS (GIS Database); Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; Public Resource Code Section 5097.5(a)

Findings of Fact:

a) The Project site is located within an area of high paleontological sensitivity identified as "High Sensitivity (High A)" in the Riverside County General Plan. "High A" is based on geologic formations or mappable rock units that are rocks that contain fossilized body elements, and trace fossils such as tracks, nests and eggs. These fossils occur on or below the surface. However, the site has been previously graded and disturbed. Therefore, the potential to discover and/or disturb any paleontological resource is very low. In addition, Section 5097.5(a) of the Public Resource Code protects paleontological resources by mandating that, if encountered, the resource may not be disturbed without the consent of the public agency having jurisdiction over the land. There will be no impact to paleontological resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None

Monitoring: None

GEOLOGY AND SOILS

Would the Project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS Database, Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones", County of Riverside General Plan

Findings of Fact:

a-b) The State of California Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface rupture along earthquake faults. The main purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to prevent the construction of buildings used for human occupancy along fault lines. The Project site is not located within an Alquist-Priolo earthquake fault zone or County Fault Hazard Zone. The proposed Project is not within any fault zone identified in the County of Riverside General Plan. As proposed, there would be no impact.

Mitigation: None

Monitoring: None

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCLIS (GIS Database), Riverside County Incorporated Plan EIR, California Building Code

Findings of Fact:

Soil liquefaction is a phenomenon in which saturated, cohesionless soils layers, located within approximately 50 feet of the ground surface, lose strength due to cyclic pore water pressure generation from seismic shaking or other large cyclic loading. During the loss of stress, the soil acquires 'mobility' sufficient to permit both horizontal and vertical movements. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface. According to the Riverside County Land Information System, the site has a potential for liquefaction that ranges from high to very high throughout the parcel. According to the Riverside County Incorporated Plan Environmental Impact Report and in accordance to the California Building Code and standard engineering practices, geologic and geotechnical investigations are required for areas with potential for earthquake-induced liquefaction as part of the development review process for any structure proposed for human

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occupancy and any structure whose damage would cause harm. Prior to issuance of grading or building permits the geotechnical investigation is required to incorporate building techniques to minimize seismic damage.

Mitigation: None

Monitoring: None

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk); California Building Code, 2007

Findings of Fact:

a) Southern California is a seismically active region; therefore, ground-shaking resulting from earthquakes may occur during the lifetime of the project. The proposed treatment and education center will not be subject or susceptible to strong seismic ground shaking beyond the current condition. Furthermore, Section 1631 of the California Building Code (CBC) states that every structure and portion thereof, including nonstructural components that are permanently attached to structures and their supports and attachments, shall be designed and constructed to resist the effects of earthquake motions in accordance with ASCE 7. As such, with adherence to the CBC, impact would be less than significant.

Mitigation: None

Monitoring: None

14. Landslide Risk

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

Source: On-site Inspection; Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: According to the City of Riverside General Plan, the portions of Riverside susceptible to landslides and rockfalls include areas in western and northeastern Riverside. Landsliding may result from heavy rain, erosion, removal of vegetation, seismic activity or combinations of these and other factors. The site itself is not located in an area that is subject to landslide. It should be noted that slightly sloped hills containing boulders abut the previously developed portion of the existing treatment and education center and would also be within close proximity to the proposed treatment and education center, however the proposed treatment and education center is sited far enough away from boulder containing hills that the proposed Van Horn YTEC would not be impacted in the event of seismic activity. According to the Riverside County General Plan, the County Building and Safety Department enforces current building codes. Such, building codes establish specific site investigation requirements and define various standards by which hillside projects are assessed. Additionally, the project site has been previously developed and the proposed treatment and education center will be similar in function and located on the same portion of land as the existing treatment and education center. As such, impact is not anticipated to occur beyond the existing condition. Therefore, the impact would be less than significant.

Mitigation: None

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None

15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas"; GIS Database (RCLIS)

Findings of Fact:

a) According to the Riverside County Land Information System, the Project site is identified as being susceptible to ground subsidence. Subsidence is compaction of soil and other surface material with little or no horizontal motion. Causes of subsidence include earthquake and changes in groundwater tables. Subsidence may occur if the groundwater level substantially decreases. The proposed project would demolish the existing Van Horn YTEC and reconstruct an expanded treatment and education center. The expansion of the treatment and education center would be constructed in accordance with the requirements of the CBC. As such, a less than significant impact is anticipated with respect to ground subsidence.

Mitigation: None

Monitoring: None

16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection; Project Description

Findings of Fact:

a) There are no known volcanoes in the vicinity of the proposed Project site. The topography of the site does not include steep slopes which could generate a mudflow, and there are no large bodies of water in proximity to the Project site that could produce earthquake-induced seiche. There are no other geologic hazards that may affect the site. There would be no impact.

Mitigation: None

Monitoring: None

17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Description; Ordinance No. 457; Riverside County General Plan Figures S-4 "Earthquake Induced Slope Instability" and S-5 "Regions Underlain by Steep Slopes"; City of Riverside General Plan Figure PF-1 "Water Service Areas"

Findings of Fact:

a-b) The majority of the site is relatively level and would remain so with Project implementation. The new building and site improvements would avoid the hilly terrain and would not result in a change in topography. No cut or fill slopes greater than 2:1 or higher than 10 feet are planned. There will be no impact.

c) The Project includes new storm drain connections, but will not affect the existing sewer infrastructure. Therefore, there will be no impact.

Mitigation: None

Monitoring: None

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: County of Riverside General Plan Figure S-8 "Wind Erosion Susceptibility Map"; U.S.D.A. Soil Conservation Service Soil Surveys; Project Description; On-site Inspection; California Building Code; City of Riverside General Plan Public Safety Element, Figure PS-3

Findings of Fact:

a) The proposed Project will not result in a substantial loss of soil due to erosion. The Project site has a mix of four different soil series. Table GS-1 details the different soils within the immediate project vicinity.

Table GS-1. Van Horn YTEC Soil Series

Map Unit Symbol	Map Unit Name	Percent of APN 145-120-003
AoA	Arlington fine sandy loam, deep, 0 to 2 percent slopes	39.3%
AoC	Arlington fine sandy loam, deep, 2 to 8 percent slopes	35.9%
FbF2	Fallbrook sandy loam, shallow, 15 to 35 percent slopes, eroded	21.6%
HgA	Hanford fine sandy loam, 0 to 2 percent slopes	3.2%

Source: U.S.D.A Natural Resources Conservation Service

According to United States Department of Agriculture (USDA), erosion hazard is described as slight, moderate, severe or very severe. A rating of slight indicates that erosion is unlikely under ordinary climatic conditions while very severe indicates that significant erosion is expected, loss of soil productivity and off-site damage are likely, and erosion-control measures are costly and generally impractical. The Project site ranges in rating from "moderate" to "slight". A rating of "moderate" indicates that some erosion is likely and that erosion control measures may be needed. Approximately 21.6 percent of the project site has an erosion hazard rating of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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“moderate”. Erosion control best management practices (BMPs), such as revegetation of bare areas, will be implemented during the lifespan of the Project therefore; very minimal soil erosion is anticipated. As such, a less than significant impact would occur.

b) Expansive soils are generally considered a threat because of the pressure that may be induced upon structures. In general, expansive soils include characteristics that may result in expansion or contraction when exposed to water. The extent of contraction (shrink) or expansion (swell) may be influenced by the amount and type of clay in the soil.

Section 1802.3.2 (Expansive soils) of the California Building Code (2007) describes expansive soil as meeting all four of the following provisions:

- 1) *Plasticity index (PI) of 15 or greater, determined in accordance with ASTM D 4318.*
- 2) *More than 10 percent of the soil particles pass a No. 200 sieve (75 mm), determined in accordance with ASTM D 422.*
- 3) *More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D 422.*
- 4) *Expansion index greater than 20, determined in accordance with ASTM D 4829. These soil types are noted as having low shrink-swell potentials.*

According to the U.S. Department of Agriculture Web Soil Survey, the soil types located on the Project site are AoA, AoC, FbF2, and HgA. Table GS-2 provides the plasticity index of all soils located on the project site.

Table GS-2. Van Horn YTEC Soil Plasticity Index

Map Unit Symbol	Map Unit Name	Rating
AoA	Arlington fine sandy loam, deep, 0 to 2 percent slopes	3.2
AoC	Arlington fine sandy loam, deep, 2 to 8 percent slopes	3.2
FbF2	Fallbrook sandy loam, shallow, 15 to 35 percent slopes, eroded	9.6
HgA	Hanford fine sandy loam, 0 to 2 percent slopes	1.7

Source: U.S.D.A Natural Resources Conservation Service

As shown in Table GS-2, none of the soils on site have a plasticity index greater than 15. The portion of the site that has the highest plasticity index is roughly located in the vicinity of the existing ball field and furthermore, is not planned for the construction of any habitable structures in the new Van Horn YTEC site design. Therefore, impact will be less than significant.

c) The site is equipped with existing sewer infrastructure. No impact will occur.

Mitigation: None

Monitoring: None

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Site Reconnaissance, U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

- a) There are no rivers, streams or lakes located on the Project site. No impact would occur
- b) Construction and grading activity can trigger erosion. However as described previously in Item 18, erosion control best management practices (BMPs) will be implemented during the construction and operation of the Project. The impact would be less than significant.

Mitigation: None

Monitoring: None

20. Wind Erosion and Blowsand from Project either on or off site.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"; Ord. 460, Section 14.2; Ord. 484; U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) Wind and wind-blown sand are an environmentally-limiting factor throughout much of Riverside County. Approximately 20 percent of the land area of Riverside County is vulnerable to "high" and "very high" wind erosion susceptibility. According to the County General Plan, the Project site is in an area susceptible to moderate wind erosion. During project demolition and construction and, compliance with SCAQMD Rule 403 will be implemented to reduce the potential for wind erosion. Rule 403 requires that exposed soils be treated at least twice a day and also requires the cessation of grading activity when wind speeds exceed 25 miles per hour. Compliance with Rule 403 as well as Ordinance 484 will reduce impacts to below the level of significance during the demolition phase of the Project. After construction, the new building and site improvements will consist of hardscape and groundcover materials that are not subject to wind erosion. Therefore, no additional measures are required to control wind erosion during construction. See Item 6, Air Quality, for more regarding the impacts of wind. The impact would be less than significant

Mitigation: None

Monitoring: None

GREENHOUSE GAS EMISSIONS

Would the Project

21. Greenhouse Gas Emissions

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: CalEEMod 2011.1.1 model

Findings of Fact:

This section analyzes the project's contribution to global climate change impacts by evaluating the project's contribution of greenhouse gas (GHG) emissions. The primary GHG of concern is carbon dioxide (CO₂), which represents the majority (greater than 99 percent) of project-related emissions. According to Section 15064.4, Determining the Significance of Impacts from Greenhouse Gas Emissions, of the CEQA Guidelines a lead agency must consider the following in the assessment of potential significant impacts from GHGs on the environment:

- 1) *The extent to which the project may increase (or reduce) GHG emissions as compared to the existing environmental setting;*
- 2) *Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project;*
- 3) *The extent to which the project complies with regulations or requirements adopted to implement an adopted statewide, regional, or local plan for the reduction or mitigation of GHG emissions.*

In accordance with the CEQA Guidelines, GHG emissions were calculated for construction and operation of the project.

a) Greenhouse gas emissions resulting from Project construction and operation were calculated using the CalEEMod model, and include emissions resulting from on-road and off-road diesel fuel consumption as well as worker commutes, vehicle travel, energy consumption, water consumption, and waste generation.

The Standard Operating Procedure was developed by the County Planning Department staff to provide guidance on the level of analysis required in determining a discretionary project's potential impact to global climate change in accordance with The California Environmental Quality Act (CEQA). The SOP identifies substantial sources of GHG emissions and standard mitigation required to minimize these. The SOP provides an initial screening of potential GHG impacts and screening thresholds vary according to the type of land use proposed. For commercial projects, a screening threshold of 900 metric tons (MTons) of GHG emissions per year has been developed. Projects that emit less than the screening thresholds are not considered a substantial source of GHG emissions. Projects that exceed the screening thresholds would be required to implement mitigation measures to minimize emissions.

As presented in Table GHG-1, the total operational carbon dioxide emissions generated as a result of the project is 511 metric tons (MT) per year, including construction-related emissions amortized over a typical project life of 30 years.

Table GHG-1 Annual Project-Related GHG Emissions

Source	Annual Emissions (MT)			
	CO ₂	CH ₄	N ₂ O	CO ₂ e
Construction Emissions	27	<1	<1	27
Area Emissions	<1	<1	<1	<1
Energy Consumption	67	<1	<1	68
Mobile Emissions	386	<1	<1	387
Solid Waste Generation	6	<1	<1	14
Water Consumption	13	<1	<1	15
Total	501	<1	<1	511
County of Riverside's GHG Threshold				900
Significant Impact?				No

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

CalEEMod, Appendix A

As shown in table GHG-1, the Project's operational GHG emissions are below the County of Riverside's GHG threshold and do not constitute a substantial contribution to global climate change and will not result in significant impacts on the environment.

b) The County of Riverside has adopted policies and programs in its General Plan to promote the use of clean and renewable energy sources, facilitate alternative modes of transportation, and for the sustainable use of energy. However, because the County does not have an adopted plan (e.g. Climate Action Plan or GHG Reduction Plan) or regulation, the CARB Scoping Plan has been used for the purposes of this analysis.

The project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The CARB Scoping Plan calls for a reduction in California's GHG emissions by approximately 30 percent as compared to business-as-usual projections for 2020, or about 10 percent from today's levels. The project is consistent with the CARB's Scoping Plan measures identified in Table GHG-2 and impact on global climate change is considered less than significant.

Table GHG-2 CARB Scoping Plan

Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
Energy Efficiency: Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policies, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	Consistent. The treatment and education center will be designed and constructed using sustainable building practices, and will comply with the County's Sustainable Building Policy (H-29). The project will be compliant with all current Title 24 standards.
Green Building Strategy: Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards that became mandatory in the 2010 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards. The project will also incorporate LEED energy efficiency building measures.
Recycling and Waste: Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	Consistent. A regulation to reduce methane emissions from municipal solid waste landfills is currently being developed by the state. The Riverside Countywide Integrated Waste Management Plan (CIWMP) outlines the goals, policies, and programs the County and its cities will implement to create an integrated and effective waste management system that complies with the diversion mandates in AB 939. The project will be required to participate with County programs for recycling and waste reduction which comply with the 50 percent reduction requirement of AB 939.
Water: Continue efficiency programs and use cleaner energy sources to move and treat water.	Consistent. The project will comply with all applicable County ordinances, including the County's Low Impact Development (LID) standards.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: CARB Scoping Plan

Mitigation: None

Monitoring: None

HAZARDS AND HAZARDOUS MATERIALS

Would the Project

22. 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 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: Google Earth™; Alvord Unified School District Site Map; Phase I ESA

Findings of Fact:

Summary of the Technical Support Documents: A Phase I Environmental Site Assessment (ESA) was prepared by URS on August 1, 2012 and provided a general overview of the existing site conditions. The Phase I did not include an analysis of asbestos-containing material or lead-based paint. However, given the age of the structures, there is high probability these materials are present. The Phase I ESA is included herein under Appendix C.

a-b) The Project will not generate waste that is considered hazardous. Likewise, a release of hazardous waste into the area is not expected. However, due to the age of the structure on the Project site, there is concern for Asbestos-Containing Materials (ACM) and Lead-based Paint (LBP) to exist. As a result of this potential for impact, the Project Proponent will perform ACM and LBP testing and removal (if positive results are indicated) on the structure prior to demolition as a part of the proposed Project. All testing and removal would be in accordance with all state and local guidelines and regulations. The impact would be less than significant.

c) Access to emergency vehicles will be allowed at all times. The proposed Project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. There will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Project site is located within the Alvord Unified School District. There are no schools located within one-quarter mile of the Project site. Myra Linn Elementary School, which is the school closest to the proposed Project site, is approximately 0.75 miles west of the Project site. There will be no impact.

e) The project site is not identified on any list of hazardous materials. Therefore, no impact will occur.

Mitigation: None

Monitoring: None

23. 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 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: Riverside County General Plan Figure S-19 "Airport Locations"; GIS Database; County of Riverside General Plan; US Department of Transportation Federal Aviation Administration ; City of Riverside General Plan, Figure PS-6 Airport Land Use Compatibility Zones and Influence Areas

Findings of Fact:

a-b) The Project is not located within an airport influence area nor is it located in an airport compatibility zone. The Airport Land Use Commission is not required to review the Project. No impact is expected.

c) The closest airport to the Project site is Riverside Municipal Airport (RAL) which is located approximately 2.29 miles north of the Project site. However, the Project site has been previously developed and will be reconstructed to provide the same use. Impacts are not anticipated to occur beyond the existing condition therefore impact would be considered less than significant.

d) The project is not within the vicinity of a private airstrip or heliport. As such no impact would occur.

Mitigation: None

Monitoring: None

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility"; RCLIS

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) No part of Riverside is immune from fire danger however, according to Riverside County Land Information System (RCLIS), the project site is not within a high fire area. No impact would occur.

Mitigation: None

Monitoring: None

HYDROLOGY AND WATER QUALITY

Would the Project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) 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 pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition; Phase I ESA; Phase II ESA; Riverside County General Plan; U.S.D.A. Soil Conservation Service Soil Surveys; CEQA Guidelines Section 15155

Findings of Fact:

a-b) The existing hydrology will not be substantially altered, although the Project will increase the area of impervious surfaces resulting in higher runoff volumes. Standard engineering practices and plan reviews will ensure that downstream volumes are not increased above the existing condition. As required by the Clean Water Act, the Project will comply with the Santa Ana Municipal Separate Storm Sewer (MS4) National

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pollution Discharge Elimination Permit (NPDES) Permit. As such, the Project will incorporate a Water Quality Management Plan (WQMP) with Best Management Practices (BMPs) to mitigate any potential water quality impacts associated with runoff from impervious surfaces such as roofs and pavement. Therefore operational impacts will be less than significant. Construction activity is regulated by the Clean Water Act (NPDES). The project will comply with applicable NPDES regulations and therefore, water quality impacts will be less than significant.

c) Per CEQA Guidelines Section 15155 et al., which is based on Sections 10910 to 10915 of the Water Code, the Project is not a "water-demand project" and therefore, a Water Supply Assessment is not required. A "water-demand project" is noted as being any one of the following:

- a) *A residential development of more than 500 dwelling units.*
- b) *A shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.*
- c) *A commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.*
- d) *A hotel or motel, or both, having more than 500 rooms.*
- e) *An industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.*
- f) *A mixed-use project that includes one or more of the projects specified in subdivisions (a)(1)(A), (a)(1)(B), (a)(1)(C), (a)(1)(D), (a)(1)(E), and (a)(1)(G) of CEQA Guidelines Section 15155.*
- g) *A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.*
- h) *For public water systems with fewer than 5,000 service connections, a project that meets the following criteria:*
 - 1) *A proposed residential, business, commercial, hotel or motel, or industrial development that would account for an increase of 10 percent or more in the number of a public water system's existing service connections; or*
 - 2) *A mixed-use project that would demand an amount of water equivalent to, or greater than, the amount of water required by residential development that would represent an increase of 10 percent or more in the number of the public water system's existing service connections.*

The proposed Project includes demolition and reconstruction of the Van Horn YTEC, neither of which would involve the use of substantial amounts of water during the construction and operational phases of the Project. The impact would be less than significant.

d) With the exception of a low hill in the northeast corner of the Project site, the topography of the proposed Project site is characterized by level terrain. The elevation of the subject property ranges from approximately 756 feet to 884 feet above msl. As discussed previously, BMPs would be developed to control runoff and protect water quality. In addition, the site hydrology will not be altered by the Project. Therefore, a less than significant impact would occur.

e-f) The proposed Project is not located within a 100-year flood hazard area. Therefore, no impact would occur.

g) The Project includes the development of BMPs that would mitigate the degradation of water quality during the construction and operational phases of the Project. See Item 18 and Item 19 for more regarding erosion and water quality impacts. Less than significant impact would occur.

h) Standard construction BMPs (i.e., silt fencing, sandbags, discharge point) will be applied to control storm water runoff and avoid significant environmental effects. Additionally, the Project will implement Low Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Development (LID) BMPs that will collect and treat urban runoff on-site. Less than significant impact will occur.

Mitigation: None

Monitoring: None

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones"; Figure S-10 "Dam Failure Inundation Zone"; Riverside County Flood Control District Flood Hazard Report/Condition; RCLIS (GIS Database); U.S.D.A. Soil Conservation Service Soil Surveys; City of Riverside General Plan Figure PS-4, Flood Hazard Areas

Findings of Fact:

a-b) The Project is not located within a 100-year flood zone nor is it located within a 500-year flood zone. Implementation of the Project will not substantially alter the existing drainage pattern of the site from its current condition; result in a change of absorption rate or the amount of surface run-off from the current condition; or, expose people or structures to a significant risk of loss, injury or death, or change the amount of surface water in any water body. Furthermore, the types of soils identified on the Project site have a flood rating of "none" which means flooding is not probable. Flooding occurs less than once in 500 years (U.S.D.A., 2012). There would be no impact.

c) The Project site is not located within a dam inundation area, nor is it located in an area that is prone to flooding. There would be no impact.

d) The Project would not change the amount of surface water in any body of water. There would be no impact.

Mitigation: None

Monitoring: None

LAND USE/PLANNING

Would the Project

27. Land Use

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City of Riverside General Plan; RCLIS (GIS Database); City of Riverside Municipal Code, Chapter 19.140

Findings of Fact:

a) The site is currently designated for Public Facilities/Institutions (PF) and is zoned as Public Facilities (PF). The reconstruction of the existing Van Horn YTEC would not result in a substantial alteration of present or planned land use in the areas. According to the City of Riverside Municipal Code, the Public Facilities Zone (PF) is established to create and preserve areas for official and public uses of property and related activities, including civic center, public schools, public buildings, parks and recreation facilities, waterworks and drainage facilities, and similar areas that, for the welfare of the City, should be kept clear of particular structures or improvements, and for watershed areas for conservation of flood or storm waters or for protection against flood or storm waters.

The existing Van Horn YTEC would be considered a public building and the Project does not propose any new uses nor does it propose or require a change in the land use designation or zoning. Therefore, there would be no impact.

b) The Project is not located in a sphere of influence. Furthermore, the Project involves the demolition of the existing Van Horn YTEC and reconstruction of an expanded treatment and education center of the same use. Therefore, there would be no impact.

Mitigation: None

Monitoring: None

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element; RCLIS (GIS Database); City of Riverside Municipal Code, Chapter 19.140

Findings of Fact:

a-e) The site is currently designated for Public Facilities/Institutions (PF) and is zoned as Public Institutions. As stated in the response to Item 27, the Public Facilities Zone (PF) is established to create and preserve areas for official and public uses of property and related activities, including civic center, public schools, public

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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buildings, parks and recreation facilities, waterworks and drainage facilities, and similar areas that, for the welfare of the City, should be kept clear of particular structures or improvements, and for watershed areas for conservation of flood or storm waters or for protection against flood or storm waters.

In addition to Public Facilities, surrounding land uses are designated as commercial retail, research conservation, and single family residential. The Project does not propose any new uses, and does not propose to change the land use designation or zoning. The Project would not disrupt or divide the physical arrangement of an established community. Therefore, there would be no impact.

Mitigation: None

Monitoring: None

MINERAL RESOURCES

Would the Project

29. 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) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"; City of Riverside General Plan

Findings of Fact:

a-d) As stated in the City of Riverside General Plan, historically, the quarrying of granitic rock was a significant industry in Riverside. However, these operations have not been active for decades and most extraction sites are now beyond the urban periphery. According to the Riverside County General Plan, the County has extensive deposits of clay, limestone, iron, sand, and aggregates however, the proposed Project is located in Mineral Resource Zone (MRZ) 3. MRZ 3 is an area where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The grading associated with the Project is highly unlikely to uncover any known mineral resources that have the potential to exist. The Project is not located on or near a locally-important mineral resource recovery site and would not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Consequently, there would be no impact.

Mitigation: None

Monitoring: None

NOISE

Would the Project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations"; County of Riverside Airport Facilities Map; US Department of Transportation Federal Aviation Administration

Findings of Fact:

- a) The Project site is not within an airport influence area and lies more than two miles away from the Riverside Municipal Airport (RAL). Consequently, residents of the Van Horn YTEC would not be exposed to excessive operational airport noise and there would be no impact.
- b) The proposed Project is not located within the vicinity of a private airstrip. Therefore, there would be no impact.

Mitigation: None

Monitoring: None

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan"; RCLIS (GIS Database); On-site Inspection; US Department of Transportation Federal Rail Administration

Findings of Fact:

The closest railroad to the Project site is owned by Burlington Northern Santa Fe (BNSF) and is located approximately 1.18 miles south of the Project site, beyond the CA-91 freeway. The proposed Project includes demolition and reconstruction of a new, expanded Van Horn YTEC. As such, the new treatment and education center would not be any more sensitive to railroad noise impacts than the existing treatment and education center. Therefore, impacts would be less than significant.

Mitigation: None

Monitoring: None

32. Highway Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NA <input type="checkbox"/>	A <input checked="" type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>

Source: Riverside County General Plan Circulation Element; Riverside County General Plan Noise Element; Riverside County General Plan Technical Noise Analysis

Findings of Fact: The Project site is located approximately 1.10 miles north of CA-91. The new Van Horn YTEC would not be any more susceptible to highway noise impacts than the existing treatment and education center. Therefore, impacts would be less than significant.

Mitigation: None
Monitoring: None

33. Other Noise				
NA <input type="checkbox"/>	A <input checked="" type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>

Source: Project Description; RCLIS (GIS Database)

Findings of Fact: There are no other noise impacts related to the proposed Project. Therefore, impacts would be less than significant.

Mitigation: None
Monitoring: None

34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Description; Riverside County Ordinance No. 847; Riverside Municipal Code Section 7.35

Findings of Fact:

a) The proposed Project would ultimately demolish the existing Van Horn YTEC located on APN No. 145-120-003. While there would be a temporary increase in noise levels within the Project vicinity during the proposed demolition, there would be no permanent increase in ambient noise levels once construction is completed. Therefore, less than significant impact would occur.

b-c) According to the City of Riverside General Plan Noise Element, construction noise typically involves the loudest common urban noise events associated with building demolition, grading, construction, large diesel engines and truck deliveries and hauling. Construction activity, although temporary at any given location, can be substantially disruptive to adjacent uses during the construction period. Riverside Municipal Code Section

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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7.35.010(B)(5) regulates the allowable hours of construction activity from 7:00 A.M. to 7:00 P.M. on weekdays and 8:00 A.M. to 5:00 P.M. on Saturdays, with no construction activities allowed on Sunday or Federal holidays. It should be noted however, that per County Noise Ordinance No. 847, facilities owned or operated by, or for a governmental agency are exempt. Nevertheless, construction activity would adhere to Noise Ordinance No 847 and Riverside Municipal Code Section 7.35 regarding construction hours. Further, application and enforcement of the City Noise Control Code will continue to be the primary means of regulating and controlling point-source noise. As such, the impact would be less than significant.

d) The proposed site demolition and reconstruction have the potential to produce short-term ground-borne vibrations. The closest land uses potentially impacted from groundborne vibration and noise (primarily from the use of heavy construction equipment) are the residential neighborhoods located adjacent to the site. However, Riverside County Ordinance No. 847 places time restrictions involving heavy equipment in order to protect sensitive receptors from impact. Furthermore, it should be emphasized that demolition and construction activities are anticipated to last no longer than 24 months. The impact would be less than significant.

Mitigation: None

Monitoring: None

POPULATION AND HOUSING

Would the Project

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population Projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Description; RCLIS (GIS Database); Riverside County General Plan Housing Element,

Findings of Fact:

a-f) The Project involves demolition and reconstruction of the existing Van Horn YTEC. The Project will not displace any existing housing, create a demand for new housing or interfere with the development of planned housing. No impact would occur.

Mitigation: None

Monitoring: None

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 public services:

36. Fire Services

Source: City of Riverside Fire Department, Google Earth

Findings of Fact:

The City of Riverside Fire Department provides fire protection and fire suppression services to the Project area. The nearest station is located approximately one mile southeast of the Project site at 9449 Andrew Street, Riverside, California. It is not anticipated that the expanded treatment and education center and associated population would trigger the need for new or altered facilities to meet the required service ratio or response times. Less than significant impact would occur.

Mitigation: None

Monitoring: None

37. Sheriff Services

Source: City of Riverside Police Department, Google Earth

Findings of Fact:

The City of Riverside provides police services to the City of Riverside. The nearest station is located approximately one mile southwest of the Project site at 10540 Magnolia Avenue, Riverside, California. The Project does not propose any action that would increase the permanent population beyond the current condition or change the land use to require a higher level of law enforcement services. As such, the project would not result in the need for new police facilities or increased law enforcement personnel. No impacts would occur.

Mitigation: None

Monitoring: None

38. Schools

Source: City of Riverside General Plan; Google Earth

Findings of Fact:

The Project would not result in the need for new or upgraded school facilities. The Project in and of itself will include its own classroom facilities to provide instruction to residents. Moreover, the Project would not increase the permanent population and number of resident school children beyond the current condition. As such, there would not be a need for new schools or increased school personnel. No impact would occur.

Mitigation: None

Monitoring: None

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

Source: City of Riverside General Plan; Google Earth

Findings of Fact:

Arlington Library located at 9556 Magnolia Avenue, Riverside, CA 92503, is located approximately 0.8 miles east of the Project site. Project implementation would not increase the permanent population and demand for library services beyond the current condition, and, as such, would not result in the need for new libraries or increased library personnel. No impact would occur.

Mitigation: None

Monitoring: None

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: City of Riverside General Plan; Google Earth

Findings of Fact:

The nearest hospital (Parkview Community Hospital) is approximately 1.24 miles northeast of the Project site. The treatment and education center is located at 3865 Jackson Street, Riverside, CA 92503. The Project would not increase the permanent population and demand for health services beyond the current condition, thus would not result in the need for new health facilities or increased health-care personnel. No impact would occur.

Mitigation: None

Monitoring: None

RECREATION

41. Parks and Recreation				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the Project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCLIS (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); City of Riverside General Plan

Findings of Fact:

a-b) The Project does not include the construction or expansion of a recreational facility and does not propose to include the use of existing neighborhood or regional parks or other recreational facilities. As such, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) According to Riverside County GIS, Van Horn YTEC is not within a County Service Area (CSA) or recreation and park district with a Community Park and Recreation Plan. Parks and recreation would not be affected as a result of Project implementation. The site is not subject to Quimby fees. There would be no impact.

Mitigation: None

Monitoring: None

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps; City of Riverside General Plan Figure PR-1, Parks, Open Space and Trails.

Findings of Fact:

There are no existing or proposed recreational trails in the vicinity of the Project site that will be impacted as a result of Project implementation. Therefore, no impact would occur.

Mitigation: None

Monitoring: None

TRANSPORTATION/TRAFFIC

Would the Project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Cause an effect upon circulation during the Project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Site Plan, Site Reconnaissance, ITE Manual, City of Riverside General Plan, City of Riverside 24 Hour Volume Counts

Findings of Fact:

a-b) The Regional Transportation Plan (RTP) is a multi-modal, long-range planning document and includes programs and policies for congestion management, transit, bicycles and pedestrians, roadways, freight, and finances. The RTP is prepared every three years by the Southern California Association of Governments (SCAG) and reflects the current future horizon based on a 20-year projection of needs.

Urbanized areas such as Riverside County are required by State law to adopt a Congestion Management Plan (CMP). The goals of the CMP are to reduce traffic congestion and to provide a mechanism for coordinating land use development and transportation improvement decisions. The Riverside County Congestion Management Program (CMP) is updated every two years in accordance with Proposition 111. The purpose of a CMP is to prompt reasonable growth management programs that would more effectively utilize new and existing transportation funds, alleviate traffic congestion and related impacts, and improve air quality.

Local agencies are required to establish minimum level of service (LOS) thresholds in their general plans and conduct traffic impact assessments on individual development projects. Deficiency plans must be prepared when a development project would cause LOS F on non-exempt CMP roadway segments. The deficiency plans outline specific mitigation measures and a schedule for mitigating the deficiency.

Per the City of Riverside General Plan, the City maintains LOS D or better on arterial streets wherever possible. At some key locations, such as City arterial roadways which are used as a freeway bypass by regional through traffic and at heavily traveled freeway interchanges, LOS E may be acceptable as determined on a case-by-case basis. A higher standard, such as LOS C or better, may be adopted for Local and Collector streets in residential areas.

The Project site is currently occupied by the existing Van Horn YTEC. Once the demolition and construction phase is complete, the operational phase of the Project will begin. The construction phase of the Project will involve construction workers traveling to and from the site. However, the increase in worker trips would not last for longer than the duration of the construction period and as such, would only result in a temporary increase in traffic. Operational traffic will result from employees and visitors traveling to and from the Project site. As a result of the larger treatment and education center being constructed, traffic volumes on surrounding streets would be increased. However, it is important to note that according to the ITE Trip Generation Handbook, assisted living/domiciliary care land uses (ITE 254) generate a relatively low amount of traffic. Furthermore, services such as laundry well as food preparation will be conducted on site further reducing the amount of traffic to be anticipated to and from the Project site. Table TT-1 below compares the existing daily trip generation to the proposed Van Horn YTEC treatment and education center trip generation.

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

Table TT-1 Weekday Trip Generation

Scenario	Land Use	Units		Daily Trip Rates		Daily Trips	AM Peak Hour	PM Peak Hour
			Occupied Beds		Trips/Bed			
Existing	Assisted Living (ITE 254)	44	Occupied Beds	2.74	Trips/Bed	121	7	13
Proposed	Assisted Living (ITE 254)	150 ¹	Occupied Beds	2.74	Trips/Bed	411	26	44
Net Difference:						290	19	31

Source: Institute of Transportation Engineers, *Trip Generation, 8th Edition*

The existing YTEC has 44 beds. According to the latest trip generation information available, an assisted living facility of that size produces approximately 121 trips per day when fully occupied. The new YTEC will add up to 66 beds, more than double the size of the original treatment and education center, with the potential to add an additional 40 beds, (150 total). The increase in size will create an additional 290 daily trips, bringing the proposed daily trip generation to 411 at maximum potential. The net difference of 290 trips, represents a 71 percent increase in project traffic from the current condition. While there will be a 71 percent increase in operational traffic during the weekday (Table TT-1), due to trip generation rates applied to the Assisted Living (ITE 254)² land use in the 8th Edition ITE Trip Generation Handbook, this increase would not only be nominal in the amount of daily traffic increased but would also be spread out over an entire workday during the Project's operational hours as opposed to being concentrated during the a.m. and p.m. peak hours. However, it is important to note that existing area roadways are most heavily traveled during standard peak hours and when local schools get out in the afternoon, but in general the area roadways are not impacted. Although Project-related traffic would double upon Project completion, as mentioned earlier, traffic will be dispersed throughout the day and will not substantially alter the low existing average daily trips (ADT) to surrounding roadways. Table TT-2 shows surrounding street network ADT and the level of service (LOS) that can be anticipated with the larger Project treatment and education center.

¹ 150 beds represent maximum potential of Van Horn YTEC at full build out.

² There is no trip generation rate specific to a code enforcement facility therefore the trip generation rate for an Assisted Living (Domiciliary Care) (ITE 254) facility was used. According to the 8th Edition ITE Trip Generation, this land use description is not only more similar in scope of services than the Prison (ITE 571) land use, but also more conservative.

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

Table TT-2 Existing Volume and Anticipated LOS/ V/C Ratio

Street Name	Vicinity of Count	County General Plan Classification	Existing Volume	With Project Volume	LOS D Capacity	With Project Volume to Capacity Ratio	LOS
County Farm Road	N/A	Local Roadway	N/A	+290	N/A	N/A	N/A
Harrison Street	N/A	Collector	N/A	+290	11,700	N/A	N/A
Hole Avenue	Polk Street	Secondary	11,884	12,174	23,300	0.522	Excellent
Magnolia Avenue	Tyler Street to Van Buren Boulevard	Urban Arterial	29,611	29,901	48,500	0.616	Very Good
Magnolia Avenue	La Sierra Avenue to Tyler Street	Arterial (to Polk St)/ Urban Arterial	26,727	27,017	30,700 (Arterial)/ 48,500 (Urban Arterial)	0.880/ 0.557	Fair/ Excellent
Magnolia Avenue	La Sierra Avenue to SR-91 FWY	Arterial	26,639	26,929	30,700	0.877	Fair
Tyler Street	California Avenue to Magnolia Avenue	Arterial	19,845	20,135	30,700	0.655	Very Good
Tyler Street	Magnolia Avenue to Indiana Avenue	Urban Arterial	40,874	41,164	48,500	0.848	Fair

Notes:

1. Assumes all project related traffic will impact all portions of street segments. It should be noted that this assumption is considered extremely conservative. As such, in order to determine a more accurate traffic impact, a detailed Traffic Impact Analysis is recommended.
2. Existing counts from City of Riverside 24 Hour Volume Counts

As shown, proposed Project trip generation is so nominal that it will not have a significant impact on the existing volume to capacity ratio of the local roadways. Therefore, any potential for impact will be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The Project would not have an effect on air transportation facilities. The nearest airport is Riverside Municipal Airport, situated 2.29 miles north of the Project site. The Project would not affect air traffic patterns as no structures are proposed. No impact would occur.
- d) The proposed Project would not alter rail, water or air traffic as none exist at or near to the Project. There is one railroad located one mile south of the Project site; however, the proposed Project does not propose any action that would alter existing rail circulation. No impact would occur.
- e) The proposed Project does not alter existing roadways. The Project would not have, or create any hazardous conditions to local roadways. No impact would occur.
- f) The Project would not trigger a need for new roadways. The demolition and construction activity would create only a nominal temporary increase in trips. Upon completion, the site would resume operations of the Van Horn YTEC and yield a nominal increase in operational traffic. Less than significant impact would occur.
- g) The demolition and construction phases of the Project would involve workers traveling to and from the Project site to haul away debris and bring materials. However, any potential for impact will be temporary, and the size of the Project is small enough in magnitude and scale that any increase in circulation will only marginally contribute to the existing traffic load. Therefore, there will be less than significant impact related to circulation.
- h) Fire and emergency access is provided in compliance with the Uniform Fire Code. The Project does not propose any action that would alter emergency access to and from the site beyond the existing condition. Therefore, no impact would occur.
- i) The proposed Project would not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impact would occur.

Mitigation: None
Monitoring: None

44. Bike Trails

Source: City of Riverside General Plan Figure PR-1, Parks, Open Space and Trails

Findings of Fact:

The proposed Project is not located adjacent to, or in the vicinity of existing bike trails. The Project does not propose any right-of-way acquisitions that could potentially impede upon proposed bike trails. Furthermore, the proposed Project does not include population inducing development that would promote increased usage of planned bike trails. For these reasons, there would be no impact.

Mitigation: None
Monitoring: None

UTILITY AND SERVICE SYSTEMS

Would the Project

45. Water

a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of which would cause significant environmental effects?

b. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: City of Riverside General Plan

Findings of Fact:

a) The Project site is within the water treatment service area of the Riverside Public Utilities District (RPU). As such, any wastewater generated by the Project will be treated by RPU wastewater treatment facilities. The Project is not expected to generate an amount of wastewater that will be considered as an impact necessitating new wastewater treatment facilities. Wastewater generated on the Project site will be conveyed in a sanitary sewer system and treated at wastewater facilities owned and operated by RPU. As such, a less than significant impact will occur.

b) Demolition and construction will require water for dust control during the construction phase of the project. Increased amounts of water will be needed during the operational phase than the existing condition to accommodate the additional 66 beds proposed by the project. As part of its long-range planning efforts, RPU has projected water demand through year 2030. Table US-1 provides water supply and projected demand for the City of Riverside through the year 2030.

Table US-1 Water Supply and Projected Demand 2010-2030

	2010	2015	2020	2025	2030
Water Supply	94,421	98,171	108,921	112,671	116,421
Projected Water Demand	85,231	91,048	95,858	99,835	104,374
Difference	9,190	7,123	13,063	12,836	12,047
Percent Surplus	10%	7%	12%	11%	10%

Source: City of Riverside General Plan Table PF-1, RPU Projected Domestic Water Supply (Acre-feet/year)

As shown in Table US-1, the City will have an average surplus of water of 10 percent per year. Even if the expandable portions of the project, which would add an additional 40 beds, are realized, the scale and scope of the project would still be small enough that it will be able to be serviced by the City without the need for new or expanded entitlements. A less than significant impact will occur.

Mitigation: None

Monitoring: None

46. Sewer

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

b. Result in a determination by the wastewater treatment provider that serves or may service the Project that it has

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?

Source: City of Riverside General Plan

Findings of Fact:

a-b) The Project would not generate wastewater that grossly increases the existing generation of wastewater for the City and necessitates the need for new or expanded facilities. Furthermore, the City has several planned water facilities throughout the city to accommodate future demand. Therefore, no new water or wastewater treatment facilities would be necessary. No impact would occur.

Mitigation: None

Monitoring: None

47. Solid Waste

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Does the Project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan; Riverside County Waste Management Department; California Department of Resources Recycling and Recovery

Findings of Fact:

a-b) According to the California Department of Resources Recycling and Recovery; the County's landfills collectively have a total capacity of approximately 2.6 million cubic yards. The County landfills are collectively at less than 30% capacity. Furthermore, the Project would be regulated by federal, state and local government and would be required to comply with all statutes and regulations related to solid waste. All solid waste generated by the Project would be disposed at a Riverside County permitted landfills. Any hazardous materials would be disposed of at a landfill specifically permitted to receive such waste. Therefore, a less than significant impact would occur.

Mitigation: None

Monitoring: None

48. Utilities

Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Electricity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Storm water drainage? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Street lighting? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) Other governmental services?

Source: RCIP; Project Description

Findings of Fact:

a-d) The proposed Project does introduce any new land use inconsistent with current City or County General Plans that would substantially increase demand on utility and service providers. Underground Service Alert (USA) will be notified prior to any on-site activity to identify any public utilities that may exist in the Project area. Therefore, no impact would occur.

e) The Project does not propose the construction of new street lighting. No impact would occur.

f-g) The proposed Project does not introduce any new land use inconsistent with current City or County General Plans that would induce growth and require additional government services to be allocated to the area. No impacts would occur.

Mitigation: None

Monitoring: None

SUSTAINABILITY

49. Energy Conservation

a) Would the Project conflict with any adopted energy conservation plans?

Source: Sustainable Building Policy H-29

Findings of Fact:

a) Structure demolition and reconstruction would be in compliance with state and local regulations. Therefore, it would not conflict with any adopted energy conservation plan. No impact would occur.

Mitigation: None

Monitoring: None

OTHER

50. Other:

Source: Staff review

Findings of Fact: No other impacts have been identified.

Mitigation: None

Monitoring: None

MANDATORY FINDINGS OF SIGNIFICANCE

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Project Description; RCLIS (GIS Database); Analyses contained herein

Findings of Fact:

Potential to Degrade Quality of Environment. Implementation of the Project will not degrade the quality of the environment. The greatest concern regarding degradation to the environment depends on whether or not ACM or LBP is found in the existing structure however; the Project Proponent will perform hazardous materials testing and abatement (if necessary) prior to any demolition activity. As indicated in the preceding analysis, no significant impacts would occur.

Potential to Impact Biological Resources: Implementation of the Project will not:

- 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; or
- Reduce the number, or restrict the range of an endangered, threatened, or rare species.

As discussed in the responses to Biological Resources, a preliminary reconnaissance of the Project site and that while the Project is not in an area of conservation designated by the Riverside County General Plan, it is considered suitable habitat for the burrowing owl. However, the Project site is located in an urban area and is developed/disturbed land so while potential burrows were observed on site during surveying, no burrowing owls nor traces of burrowing owls were observed. Therefore, with incorporation **MM BIO 1 & MM BIO 2**, impacts to Biological Resources would be less than significant.

Potential to Eliminate Important Periods of California History or Prehistory: As discussed in Cultural Resources section, there would be no impact to resources of historical, cultural or paleontological significance.

52. Does the Project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, other current Projects and probable future Projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff Review: Project Description

Findings of Fact:

The Project does not have impacts that are individually limited, but cumulatively considerable. There would be no impact.

53. Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project application

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Project impacts would be less than significant.

V. 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:

Riverside County Integrated Project, General Plan Final Program Environmental Impact Report (SCH No. 20020511430), June 2003

VI. AUTHORITIES CITED

California Building Code; California Department of Resources Recycling and Recovery; California Department of Transportation Scenic Highway Guidelines; California Environmental Quality Act Statutes and Guidelines, 2010; California Government Code; California Public Resource Code §5024.1, Title 14 CCR, Section 4850 et seq.; City of Riverside General Plan Figure PF-1 “Water Service Areas; City of Riverside General Plan Figure CCM-4 – Master Plan of Roadways; City of Riverside Municipal Code; City of Riverside General Plan; City of Riverside General Plan Public Safety Element, Figure PS-3; City of Riverside General Plan, Figure PS-6 Airport Land Use Compatibility Zones and Influence Areas; City of Riverside General Plan Figure PS-4, Flood Hazard Areas; City of Riverside Municipal Code; City of Riverside Municipal Code, Chapter 19.140; City of Riverside Fire Department; City of Riverside Police Department; City of Riverside General Plan Figure PR-1, Parks, Open Space and Trails; City of Riverside 24 Hour Volume Counts; County Board of Supervisors Resolution No. 94-125; Department of Environmental Health Review; Google Earth™; ITE Manual; On-site Inspection; Project Application Materials; Project Description; RCLIS GIS Database; Riv. Co. 800-Scale Equestrian Trail Maps; Riverside County Final Environmental Impact Report; Riverside County Flood Control District Flood Hazard Report/Condition; Riverside County General Plan; Riverside County General Plan Circulation Element; Riverside County General Plan Figure C-1 “Circulation Plan”; Riverside County General Plan Figure C-5 “Trails and Bikeways System; Riverside County General Plan Figure C-7 “Scenic Highways”; Riverside County General Plan Figure OS-2 “Agricultural Resources”; Riverside County General Plan Figure OS-3 “Parks, Forests and Recreation Areas”; Riverside County General Plan Figure OS-5 “Mineral Resources Area”; Riverside County General Plan Figure OS-6 “Relative Archeological Sensitivity of Diverse Landscapes”; Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”; Riverside County General Plan Figure S-10 “Dam Failure Inundation Zone”; Riverside County General Plan Figure S-11 “Wildfire Susceptibility”; Riverside County General Plan Figure S-13 “Inventory of Emergency Response Facilities”; Riverside County General Plan Figure S-14 “Inventory of School Locations”; Riverside County General Plan Figure S-15 “Inventory of Communication Facilities”; Riverside County General Plan Figure S-16 “Inventory of Dam Locations”; Riverside County General Plan Figure S-17 “Inventory of Highway Bridges”; Riverside County General Plan Figure S-18 “Inventory of Hazardous Materials”; Riverside County General Plan Figure S-19 “Airport Locations”; Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones”; Riverside County General Plan Figure S-20 “Major Highway Locations”; Riverside County General Plan Figure S-21 “Rail Facilities, Available Water, Oil and Natural Gas Pipeline Inventory Data”; Riverside County General Plan Figure S-4 “Earthquake Induced Slope Instability”; Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map”; Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slopes”; Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map”; Riverside County General Plan Figure S-9 “100- and 500-Year Flood Hazard Zones”; Riverside County General Plan Housing Element; Riverside County General Plan Land Use Element; Riverside County General Plan Noise Element;

Riverside County General Plan Safety Element; Riverside County General Plan Table N-1 "Land Use Compatibility for Community Noise Exposure" Project Application Materials; Riverside County General Plan Technical Noise Analysis; Riverside County Ordinance No. 457 (Building Codes and Fees Ordinance); Riverside County Ordinance No. 460 Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); Riverside County Ordinance No. 460 Section 14.2 (Regulating the Division of Land of the County of Riverside); Riverside County Ordinance No. 484 (Control of Blowing Sand); Riverside County Ordinance No. 655 (Regulating Light Pollution); Riverside County Ordinance No. 659 (Establishing Development Impact Fees); Riverside County Ordinance No. 847 (Regulating Noise in Riverside County); Riverside County Waste Management Department; SCAQMD CEQA Air Quality Handbook Table 6-2; U.S.D.A. Soil Conservation Service Soil Surveys; URBEMIS, 2007 Model, Appendix A; URS Burrowing Owl Habitat Assessment, 2012; URS Phase I Environmental Site Assessment, 2012; US Department of Transportation Federal Aviation Administration; US Department of Transportation Federal Rail Administration; Western Riverside County MSHCP, U.S. Fish & Wildlife Service;

VII. LIST OF PREPARERS

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Tin Cheung, Sr. Air Quality Specialist, URS

SUMMARY OF MITIGATION MEASURES

Biological Resources

MM BIO-1: Prior to any ground-disturbing activity but no more than 30 days before Project start per MSHCP requirements, a preconstruction clearance survey will be conducted to determine if any burrowing owls are present in the disturbance limits by a qualified Biologist deemed by the County. If active burrows are located, no grading or heavy equipment activity shall take place within at least 160 feet of occupied burrows during the non-breeding season of September 1 through January 31, or within 250 feet during the breeding season of February 1 through August 31.

MM BIO-2: If project-related ground or vegetation disturbance is proposed to take place during the nesting season (February 1-August 31), a pre-activity field survey shall be conducted by a qualified biologist to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or California Fish and Game Code are present in the construction zone. If active nests are located, no grading or heavy equipment activity shall take place within at least 500 feet of birds of prey or within 100 to 300 feet of songbirds (to be determined by a qualified biologist on a case-by-case basis).

RESOURCES

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- Riv Co Ord. 655 County of Riverside, *Ordinance No. 655, Regulating Light Pollution,* June 1988. (www.clerkoftheboard.co.riverside.ca.us/ords/600/655.htm).
- Riv Co Ord. 659 County of Riverside, *Ordinance No. 659, Establishing Development Impact Fees,* November 2006. (<http://www.clerkoftheboard.co.riverside.ca.us/ords/600/659.7.pdf>).
- Riv Co Ord. 754 County of Riverside *Ordinance No. 754 (As Amended through 754.2) Establishing Stormwater/Urban Runoff Management and Discharge Controls,* November 2006.
- Riv Co Ord. 847 County of Riverside *Ordinance No. 847, Regulating Noise,* (<http://www.clerkoftheboard.co.riverside.ca.us/ords/800/847.pdf>).



**MITIGATION MONITORING & REPORTING PROGRAM
VAN HORN YOUTH TREATMENT AND EDUCATION CENTER PROJECT (YTEC)**

Riverside County, CA

ED 08260000146

The Project consists of the demolition of the existing Van Horn Youth Center, the construction of a new, expanded Youth Treatment and Education Center (YTEC), a ground lease (Site Lease) and facility sublease (Facility Lease) between the County of Riverside and the Department of Corrections and Rehabilitation of the State of California for the operation of the Youth Treatment and Education Center. The Project is located at 10000 County Farm Road in the city of Riverside. The existing Van Horn Youth Center is a 44-bed residential treatment and education center provided and administered by the Riverside County Probation Department. The proposed treatment and education center will be approximately 75,000 square feet and comprise of up to 150 beds. The new treatment and education center will also include group and individual therapy rooms, vocational classrooms and workshop space, nursing and medical facilities, school classrooms, multipurpose conference rooms, kitchen facilities, intake area with security room, visitation, maintenance and laundry facilities, administrative offices, and recreational space.

Mitigation measures were incorporated into the project to reduce environmental impacts to below the level of significance. Section 21081.6 of the California Public Resources Code requires a Lead Agency to adopt a *reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment*. Section 15097 of the *State CEQA Guidelines* summarizes the criteria required for mitigation monitoring and/or reporting. This Mitigation Monitoring and Reporting Program (MMRP) has been compiled as a tool to verify implementation of adopted mitigation measures.

The County of Riverside (County) holds the primary responsibility for implementing the mitigation measures; however, the Economic Development Agency (EDA) for the County of Riverside is the Lead Agency, and various other public agencies share in the responsibility for enforcing, monitoring, and reporting the implementation of the mitigation measures.

This MMRP functions as a Compliance Report, with space for confirming the mitigation measures have been implemented.

For questions regarding the implementation and compliance of the MMRP, please contact:

County of Riverside Economic Development Agency (EDA)

3403 10th Street, 5th Floor, Riverside, CA 92501

John Alfred, Acting Senior Environmental Planner

951.955.4844



VAN HORN YOUTH TREATMENT AND EDUCATION CENTER (YTEC) PROJECT

Mitigation Measure	Timing for Implementation	Enforcement Agency	Monitoring Agency	Compliance Action	Verification of Compliance	
					Initials	Date
Biological Resources						
<p>MIM BIO-1: Prior to any ground-disturbing activity but no more than 30 days before Project start per MSHCP requirements, a preconstruction clearance survey will be conducted to determine if any burrowing owls are present in the disturbance limits by a qualified Biologist deemed by the County. If active burrows are located, no grading or heavy equipment activity shall take place within at least 160 feet of occupied burrows during the non-breeding season of September 1 through January 31, or within 250 feet during the breeding season of February 1 through August 31.</p>	<p>Within 30 days prior to ground-disturbing activities</p>	<p>Western Riverside County Regional Conservation Authority</p>	<p>County; Qualified Biologist</p>	<p>Survey</p>		
<p>MIM BIO-2: If project-related ground or vegetation disturbance is proposed to take place during the nesting season (February 1-August 31), a pre-activity field survey shall be conducted by a qualified biologist to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or California Fish and Game Code are present in the construction zone. If active nests are located, no grading or heavy equipment activity shall take place within at least 500 feet of birds of prey or within 100 to 300 feet of songbirds (to be determined by a qualified biologist on a case-by-case basis).</p>	<p>I. Preconstruction Prior to ground-disturbing activities if occurs between February 1-August 31</p> <p>II. During construction If ground disturbing activities cease for more than 30 days after the pre-construction survey.</p>	<p>California Department of Fish and Game (CDFG)</p>	<p>County; Qualified Biologist</p>	<p>Survey</p>		