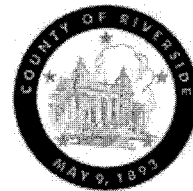


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.10
(ID # 6064)

MEETING DATE:

Tuesday, May 1, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA) AND RIVERSIDE COUNTY FIRE
DEPARTMENT :

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA) AND RIVERSIDE COUNTY FIRE
DEPARTMENT: Riverside County Fire Department Station # 77 - Lake Riverside
Expansion Project - Adoption of a Mitigated Negative Declaration and Mitigation
Monitoring and Reporting Program, Approval of Plans, and Specifications, and
Release of Bid Packages, District 3. [\$30,000 – Development Impact Fees –
Western Riverside County Fire Facilities Fund 30505 – 100%] (Clerk to File Notice
of Determination) (Clerk to Advertise for Bids)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring Reporting Program (MMRP), Environmental Assessment Number EA201701 for the Riverside County Fire Department Station # 77 - Lake Riverside Expansion Project (Project), based on the findings incorporated in the Initial Study and the conclusion that the project will not have a significant effect on the environment with implementation of the mitigation measures contained therein, and the MND reflects the Board's independent judgment and analysis, and approve the Project;

ACTION: Policy, Clerk to Advertise

Robert Field, Assistant County Executive Officer/ECD

3/8/2018

Daniel Talbot, Chief Cal Fire Riverside County

3/23/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Perez and Ashley
Nays: None
Absent: Washington
Date: May 1, 2018
xc: EDA, Fire, Recorder, COBcg

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

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

- 2 Approve the plans and specifications for bidding and construction of the Project using the approved pre-qualified list of General County Facilities Level 1 contractors and authorize the Clerk of the Board to advertise for bids;

- 3 Upon completion of the bid process, authorize the Assistant County Executive Officer/EDA to submit the contract for award of the bid to the lowest responsive and responsible bidder to the Chairman of the Board, and authorize the Chairman to execute the agreement on behalf of the Board provided that, if any of the following occur, the award will be submitted to the Board for action: there is a bid protest, the lowest bid exceeds the estimated construction budget, the low bidder is disqualified, two or more bids are the same and are the lowest, or a bidder requests relief from its bid due to an error;

- 4 Direct County Clerk to file the attached Notice of Determination within five days of adoption of the MND by the Board; and

- 5 Authorize the Assistant County Executive Officer/EDA or designee to sign any future utility connection contracts for this project that are within the approved project budget and in accordance with applicable Board policies.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|-----------------------------|-----------------------------|--------------------------|---------------------------------|---------------------|
| COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: N/A | | | Budget Adjustment: No | |
| | | | For Fiscal Year: 2017/18 | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Riverside County Fire Department provides first-responder fire protection services to both residents and businesses in unincorporated areas of Eastern and Western Riverside County. Fire Stations are strategically located based on service populations and response times.

On July 21, 2015, Item 3.22, the Board of Supervisors (Board) approved the purchase and acquisition of the property at 49937 Comanche Court, in the unincorporated community of Aguanga, which included the purchase of a residential structure later converted into Fire Station 77. With the increased demand for first-responder fire protection services within the unincorporated community of Aguanga and surrounding region, County Fire has identified the need to increase the quantity of fire apparatus vehicles at Fire Station 77. The current station maintains a detached

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

single bay metal garage building, incapable of expansion and insufficient for the current needs of the department.

The Riverside County Fire Department Station # 77 - Lake Riverside Expansion Project will construct a new two bay fire engine facility to replace the existing garage. It will have the capability of housing up to four fire engines, additional area for restrooms, a workshop, storage, laundry and locker room.

On March 7, 2017, Item 3.32, the Board approved the project budget of \$1,765,880, funded through the DIF Western Riverside County Fire Facilities Fund. The purpose of this fee is to fund fire protection facilities within the County service areas. As with the regional public facilities, there are differing levels of fire protection facilities between the eastern and western portions of Riverside County and this location requires additional resources.

EDA prepared an Initial Study for the proposed Project on behalf of the County of Riverside, which is the lead agency for the proposed Project. In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21177) and State CEQA Guidelines Section 15063, an Initial Study was prepared to determine if any potential significant impacts upon the environment would result from construction and implementation of the Project. The results of the initial study demonstrate that the Project would not have any significant impacts on the environment with implementation of the mitigation measures identified in the Initial Study and Mitigation Monitoring Report Program (MMRP). EDA prepared and circulated the Initial Study/Mitigation Negative Declaration (MND) for the mandated 20 day public review period from December 4, 2017 to December 23, 2017. Pursuant to State CEQA Guidelines Section 15074, the County will consider all comments received during the review period prior to adoption of the Initial Study/MND. At the time of preparing this staff report, no comments were received. 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 Initial Study/MND to mitigate or avoid significant effects on the environment. The MMRP contained in the Initial Study/MND presented to the Board of Supervisors for adoption is designed to ensure compliance during Project implementation. It is recommended that the Board adopt the attached MND and MMRP and approve the Project to fulfill the requirements under CEQA. In accordance with Assembly Bill 52, the Pechanga and Cahuilla Tribes were notified about the Project and invited to consult on September 20, 2017. The Cahuilla Band of Indians requested consultation and the initial consultation took place on October 24, 2017. Formal Consultation with this Tribe concluded on November 27, 2017, with the Cahuilla Tribe in agreement regarding the mitigation measures incorporated in order to address accidental discovery of cultural resources. No other Tribes requested consultation within the 30-day notification period.

EDA also requests that the Board of Supervisors authorize the Clerk of the Board to advertise the Notice Inviting Bids for the Project, and solicit bids from the pre-qualified contractors for General County Facilities Level 1 approved by the Board on March 14, 2017, Item 3.13.

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

Impact on Residents and Businesses

The Riverside County Fire Department Station # 77 - Lake Riverside Expansion Project will enhance fire protection services throughout the community of Aguanga.

Additional Fiscal Information

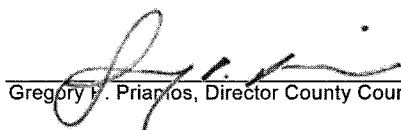
There are no costs associated with this Board action. The project budget in the amount of \$1,765,880 was previously approved on March 7, 2017 (Item 3.32) and is 100% funded by DIF Western Riverside County Fire Facilities Fund 30505.

Attachments:

- Initial Study/Mitigated Negative Declaration
- Notice of Determination
- Project Specifications

RF:HM:VC:SP:RM:ES:tv FM08270007841 6064 – 13763
S:\Project Management Office\FORM 11'S\FORM 11's in Process\6064 – 13763_D6 – Fire Station 77 Apparatus Bay Imp Proj-MMD,
MMRP, Plans&Specs, Relse Bids_042418.doc


Rehini Basma, Principal Management Analyst 4/23/2018


Gregory J. Priamos, Director County Counsel 4/17/2018



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

5/1/18
Date

MB
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 St.
Sacramento, CA 95814

From: Public
Agency: Riverside County
Address: 3403 10th Street, 4th Floor
Riverside, CA 92501
Contact: Mike Sullivan
Phone: (951) 955-8009

County Clerk
Riverside County -
County of: (County Clerk Office)
Address: 2720 Gateway Drive
Riverside, CA 92507

Lead Agency (if different from above):
Address: _____
Contact: _____
Phone: _____

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

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: Fire Station #77 Expansion Project (Initial Study: RIVCO/CEQA 201701I)

Project Location: The Fire Station #77 Expansion (project) is located at 49937 Comanche Court in the southwestern unincorporated Riverside County community of Lake Riverside. The Project site is located approximately 6.25 miles northwest of the Highway 79 and Highway 371 (Cahuilla Road) Interchange and approximately 3 miles northwest of Aguanga. The proposed Project is located on a 2.69-acre County-owned property consisting of one parcel, Assessor's Parcel Number 580-240-022, and bordered by Roundup Drive on the west, Comanche Court on the north, vacant land to the south and east, and a combination of residential and vacant land extending beyond the adjacent properties. The project is located within the Cahuilla Mountain Quadrangle at Latitude 33° 30' 35" North and Longitude 116° 47' 22.75" West.

Project Description: The project consists of the construction of an approximately 3,370 square-foot apparatus bay adjacent to the west of the existing Fire Station #77. The existing access points which currently consist of dirt roads, would be paved and reconfigured to facilitate ingress/egress into the Project site, with a paved parking lot in front of the existing station. The Project also entails the construction of drainage facilities and retention basins to ensure that no impacts from stormwater occur during operation of the Project. The new apparatus bay would contain two bays, a workshop, a restroom, a storage area, an entry hall, and locker room. The topography of the site is flat, but gradually slopes in a western direction. The Project site is at an elevation of approximately 3,465 feet above mean sea level. No existing structures would require demolition as part of the proposed Project. The Project would also involve some utility alterations to provide service to the new building. Construction is anticipated to start in summer of 2018 and would be completed by the end of 2018/ beginning of 2019.

This is to advise that the Riverside County Board of Supervisors approved the above project on

Lead agency or Responsible Agency

5/1/18 and has made the following determinations regarding the above described project:
(Date)

- 1. The project will will not have a significant effect on the environment.
- 2. An Environmental Impact Report and Addendum was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures were were not made a condition of the approval of the project.
- 4. A Mitigation reporting or monitoring plan was was not adopted for this project.
- 5. A statement of Overriding Considerations was was not adopted for this project.
- 6. Findings were were not made pursuant to the provisions of CEQA.

MAY 01 2018 3:10

This is to certify that the Final Initial Study with comments and responses and record of project approval, and/or the Mitigated Negative Declaration, is available to the General Public at:

County of Riverside
Economic Development Agency
3403 10th Street, 4th Floor
Riverside, CA 92501

Signature:  Title: Senior Environmental Planner

Date: 1/25/18 Date received for filing at OPR: N/A

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

SPECIFICATIONS AND CONTRACT DOCUMENTS
FOR

FM08270007841

RIVERSIDE COUNTY FIRE DEPARTMENT STATION # 77 - LAKE
RIVERSIDE EXPANSION PROJECT



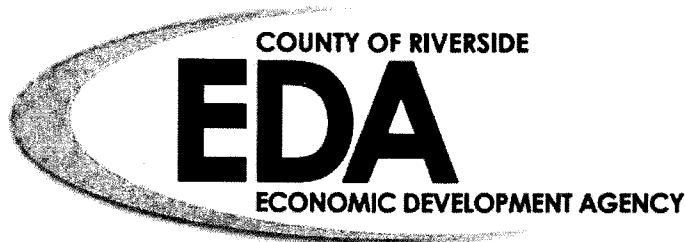
PREPARED BY
COUNTY OF RIVERSIDE
ECONOMIC DEVELOPMENT AGENCY

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 4-17-18
SYNTHIA M. GUNZEL DATE



MITIGATED NEGATIVE DECLARATION

FIRE STATION #77 EXPANSION PROJECT
Community of Lake Riverside, Riverside County,
California



November 2017



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 3403 Tenth Street, 4 th Floor, Riverside, CA 92501 |
| Project Name: | Fire Station #77 Expansion Project |
| Project Location: | The Fire Station #77 Expansion (project) is located at 49937 Comanche Court in the southwestern unincorporated Riverside County community of Lake Riverside. The Project site is located approximately 6.25 miles northwest of the Highway 79 and Highway 371 (Cahuilla Road) Interchange and approximately 3 miles northwest of Aguanga. The proposed Project is located on a 2.69-acre County-owned property consisting of one parcel, Assessor's Parcel Number 580-240-022, and bordered by Roundup Drive on the west, Comanche Court on the north, vacant land to the south and east, and a combination of residential and vacant land extending beyond the adjacent properties. The existing site is previously developed with the Fire Station #77, and currently has three access points to the property. |
| Project Description: | The project consists of the construction of an approximately 3,370 square-foot apparatus bay adjacent to the west of the existing Fire Station #77. The existing access points which currently consist of dirt roads, would be paved and reconfigured to facilitate ingress/egress into the Project site, with a paved parking lot in front of the existing station. The Project also entails the construction of drainage facilities and retention basins to ensure that no impacts from stormwater occur during operation of the Project. The new apparatus bay would contain two bays, a workshop, a restroom, a storage area, an entry hall, and locker room. The topography of the site is flat, but gradually slopes in a western direction. The Project site is at an elevation of approximately 3,465 feet above mean sea level. No existing structures would require demolition as part of the proposed Project. The Project would also involve some utility alterations to provide service to the new building. Construction is anticipated to start in 2018 and would be completed by the end of 2018/beginning of 2019. |
| 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. | |
| <input type="checkbox"/> | The Project site IS on a list compiled pursuant to Government Code section 65962.5. |
| <input checked="" type="checkbox"/> | The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5. |
| <input type="checkbox"/> | The proposed Project IS considered a project of statewide, regional or areawide significance. |
| <input checked="" type="checkbox"/> | The proposed Project IS NOT considered a project of statewide, regional or areawide significance. |
| <input type="checkbox"/> | The proposed Project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation. |
| <input checked="" type="checkbox"/> | The proposed Project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation. |
| <input type="checkbox"/> | A scoping meeting WILL be held by the lead agency. |
| <input checked="" type="checkbox"/> | A scoping meeting WILL NOT be held by the lead agency. |
| If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows: A scoping meeting will not be held for the Project. | |

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

County of Riverside
Economic Development Agency
3403 Tenth Street, 4th Floor,
Mike Sullivan
Riverside, CA 92501 (951) 955-8009
msullivan@rivcoeda.org

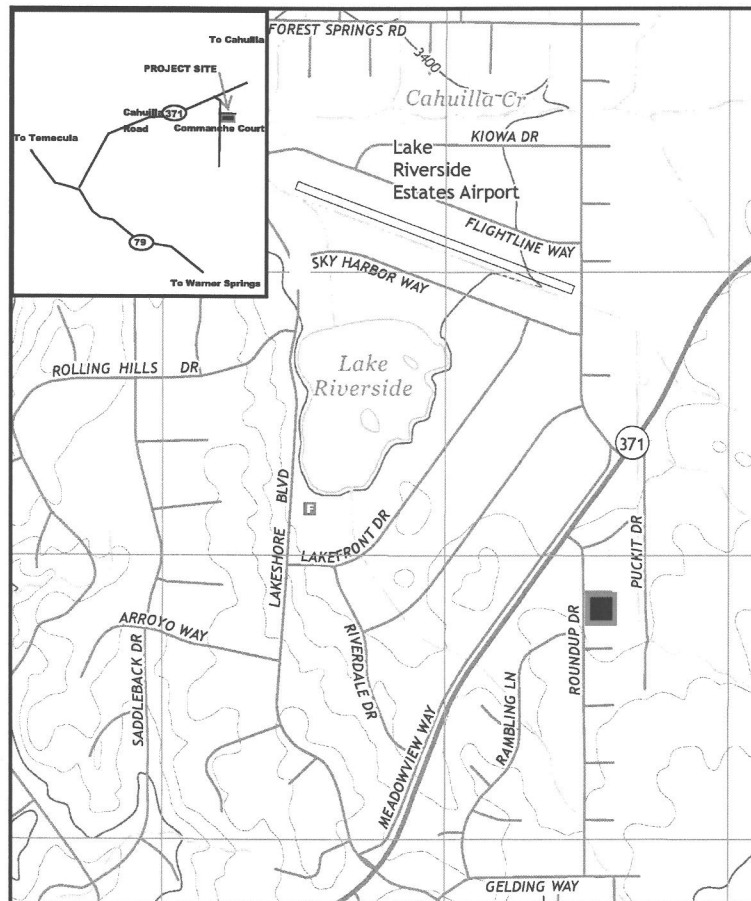
Anza Public Library
57430 Mitchell Road
Anza, California 92539

Authority address: **County of Riverside Economic Development Agency, 3403 Tenth Street, 4th Floor, Riverside, CA 92501**

Comments will be received until the following date: from **December 4, 2017 to December 23, 2017**

Any person wishing to comment on this matter must submit such comments, in writing, to EDA prior to this date. Comments of all Responsible Agencies are also requested.

The Board of Supervisors will consider the project and the Initial Study/Mitigated Negative Declaration. If the Board of Supervisors finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration. This means that the Board of Supervisors may proceed to consider the project without the preparation of an Environmental Impact Report.



LEGEND

■ Project Site

FIGURE 1



RIVERSIDE COUNTY FIRE DEPARTMENT
STATION #77 EXPANSION
PROJECT LOCATION

SOURCE: U.S.G.S. 7.5' Quad - Cahulla Mountain (2012), RivcoEDA, 2017

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| APPENDIX D | Mitigation Monitoring and Reporting Program |

SUMMARY OF MITIGATION MEASURES

Biological Resources

- BIO-1** A survey for burrowing owls will be conducted by a qualified biologist prior to construction. If the survey confirms occupied burrowing owl habitat, an impact assessment and avoidance measures will be implemented. The biologist will assess each occupied burrow to determine if the impact of the Project activities will directly or substantially indirectly impact the burrow, ultimately causing death of a burrowing owl. Active burrows will be monitored regularly to confirm avoidance and status of the burrow.
- BIO-2** The removal of trees and vegetation shall be conducted to the extent feasible outside the avian nesting season (February 1 – August 31). If construction is required during the avian nesting period, a preconstruction survey for active nests shall be conducted prior to the disturbance of any vegetation. If an active nest is observed within the vicinity, a minimum buffer of 250 feet shall be established to ensure to avoid impacts to sensitive avian species and could be greater depending on the bird species found to be occurring from the nest. A qualified biologist would be required to determine whether a smaller buffer can be implemented. The buffer will be delineated by roping or taping off the boundaries of construction and shall remain in place until the nest is either abandoned or the young have fledged. A qualified biologist would be required to determine that the nest is no longer active, at which time vegetation removal and/or ground disturbance could continue. Vegetation removal and/or ground disturbance activities within the vicinity of the nest may commence at the discretion of the biological monitor.

Cultural Resources

- CR-1** Prior to issuance of a grading permit, the County shall retain a qualified archaeologist (“Project Archaeologist”) to monitor during ground-disturbing activities. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
- CR-2:** At least 30 days prior to seeking a grading permit, the County shall contact the consulting Tribe(s) for notification of ground-disturbing construction work, and to provide notice of who will be responsible for archaeological monitoring during construction. Additionally, prior to the seeking and/or issuance of a grading permit, the applicant, Project Archaeologist, and consulting Tribes will co-create a Tribal Monitoring Agreement (“Agreement”) that (1) assures Tribal Monitors will be present during all grading, excavation, and ground-disturbing activities within the Project Area of Potential Effect (APE) and (2) discusses and delineates subjects including, but not limited to, (a) the monitors’ scheduling; (b) the monitors’ duties and/or SOW; (c) monitors’ compensation by the applicant; (d) safety requirements; and (e) the protocols and stipulations that the County/applicant, contractor, Tribal Monitors, and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries. The creation of the Agreement will be overseen by Riverside County EDA and enforced by the same. Stipulations for treatment and final disposition of any cultural resources, with the exception of human remains, funerary objects, and sacred objects are addressed in Mitigation Measure **CR-4**. The treatment of human remains, funerary objects, and sacred objects are addressed in Mitigation Measure **CR-5**.
- CR-3:** In accordance with Mitigation Measure **CR-1** and **CR-2**, both the Project Archaeologist and the Tribal Monitor(s)—together and/or separately—shall have the authority to stop and redirect any and all ground disturbing activities in order to identify and preliminarily evaluate any cultural resource(s) discovered on the property. If the resource(s) is determined to hold potential significance, a 25-foot buffer shall be established and the Project Archaeologist shall, in consultation with the Tribal Monitor(s) present on site, make a preliminary determination of the significance of the resource(s).

CR-4: In the event that Native American cultural resources are inadvertently discovered during the course of ground-disturbing activity for this Project, the following procedures will be carried out for treatment and disposition of the discoveries:

Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the Project Archaeologist. The removal of any artifacts from the Project site will need to be thoroughly documented via inventory and conducted with Tribal Monitor(s) oversight of the process.

Treatment and Final Disposition: The County/applicant/contractor shall relinquish ownership of all cultural resources, including sacred items, unassociated funerary objects/burial goods, all archaeological artifacts, and non-human remains as part of the required mitigation for impacts to cultural resources. The County/applicant/contractor shall relinquish the artifacts through one or more of the following methods and provide the County with evidence of same:

- a. Accommodate the process for onsite reburial of the discovered items with the consulting Tribes. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed. A reburial site shall be documented as a new site and recorded with the Eastern Information Center;
- b. A curation agreement with an appropriately qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 whereby the collections and associated records shall be transferred, including title, and accompanied by payment from the County/applicant of the fees necessary for permanent curation;
- c. On request by the consulting Tribe for repatriation of the discovered items, the County shall relinquish ownership and shall deliver the items to the custody of the consulting Tribe. For purposes of conflict resolution, if the consulting Tribes cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and
- d. At the completion of any and all ground disturbing activities on the Project site, a Phase IV Monitoring Report shall be written by the Project Archaeologist and submitted to the County within 120 days of the completion of ground-disturbing activities related to the Project. This report shall (1) document monitoring activities conducted by the Project Archaeologist and Tribal Monitors; (2) document the impacts to the known resources on the property, if any; (3) describe how each mitigation measure was fulfilled; (4) document the type of cultural resources discovered during Project implementation, the treatment of those resources, and their disposition; (5) provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and (6) in a confidential appendix, include the daily/weekly monitoring notes from the Project Archaeologist. All reports produced will be submitted to the County, Eastern Information Center and consulting Tribes.

CR-5: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98-.99 remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted by the County/applicant within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" (MLD) and provide the MLD(s) with notification of the discovery. The MLD(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains and any associated funerary objects/burial goods as provided in Public Resources Code 5097.98-.99.

CR-6: All sacred sites and burial sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, whenever feasible.

CR-7: If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, Riverside County EDA, the Project Archaeologist, and the monitoring Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code § 21083.2(b) and 21084.3(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the EDA, the Project Archaeologist and the monitoring Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Riverside County Archaeologist. The County Archaeologist shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and tribal cultural resources and shall take into account the religious beliefs, customs, and practices of the consulting Tribes.

CR-8 In the event that any paleontological resources are unintentionally discovered during proposed Project construction, construction activities in the vicinity of the resource shall immediately halt and/or be moved to other parts of the Project site. A Riverside County-qualified paleontologist shall be retained by the County or their designee to determine the significance of the resource, if any. If the find is determined to be significant, avoidance or other appropriate measures including extraction and relocation, as recommended by the paleontologist, shall be implemented.

Noise and Vibration

NOI-1 A construction noise coordinator shall be established prior to construction and signage will be provided on site that will identify the designated person and contact number. The coordinator shall be responsible for receiving calls from residents regarding specific construction noise-related complaints. The coordinator would then be responsible for taking appropriate measures to reduce or eliminate noise levels as appropriate.

NOI-2 Construction activity shall be prohibited during the hours of 6:00 p.m. and 7:00 a.m. and on weekends and County-designated holidays.

NOI-3 Construction equipment shall be properly maintained and equipped with mufflers and other State-required noise-attenuation devices.

INITIAL STUDY

INTRODUCTION

Environmental Assessment Determination

In accordance with Title 14 of the California Code of Regulations, Chapter 3 Guidelines for Implementation of the California Environmental Quality Act (CEQA) (State CEQA Guidelines) Section 15060 (Authority cited: Sections 21083 and 21087, Public Resources Code; Reference: Section 65944, Government Code; Section 21080.2, Public Resources Code), the determination of the type of environmental assessment documentation for compliance with CEQA, begins with a preliminary review of whether a proposed action is a project under CEQA, and if the action is determined to be a project under CEQA, a determination of whether the project is exempt from CEQA. If the Lead Agency determines the project is not subject to or is exempt under CEQA, the agency may prepare a Notice of Exemption as the appropriate form of environmental assessment. If the preliminary review conducted by the Lead Agency determines that the project is subject to CEQA, and does not qualify under an exemption, the Agency shall prepare an Initial Study as the appropriate environmental assessment documentation. The Initial Study will determine whether a more detailed environmental assessment in the form of an Environmental Impact Report is required for the proposed Project or if a Negative Declaration or Mitigated Negative Declaration may be adopted to complete the CEQA review process under *State CEQA Guidelines* Section 15063(b), (c).

Subsequent to the preliminary review conducted by the County of Riverside (“County”) as the Lead Agency, the County has determined that the preparation of an Initial Study was required as the appropriate environmental assessment under CEQA for the proposed Riverside County Fire Station #77 Project (Project).

Purpose of the Initial Study

In accordance with *State CEQA Guidelines* Section 15063 (a) (Authority cited: Section 21083, Public Resources Code; Reference: Sections 21080(c), 21080.1, 21080.3, 21082.1, 21100 and 21151), the County has prepared an Initial Study to analyze the proposed Project to determine any potential significant impacts upon the environment that would result from construction and implementation. This Initial Study is a preliminary analysis prepared by the 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 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:

Riverside County General Plan, June 2003 and December 2015.

Riverside Extended Mountain Area Plan, December, 2015.

Organization

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. After the assessment of each impact area, the source of information, a finding of fact, applicable mitigation measures, and monitoring responsibility are provided.

References: List of references used for the environmental analyses.

Environmental Process

The Initial Study for the proposed Project was circulated to the public, responsible agencies, and trustee agencies and was subject to a 20-day public review period that began on December 4, 2017 with the issuance of a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) and a close of December 23, 2017. The NOI was sent via certified mail to property owners/residents within 0.25 miles of the Project; a notice was posted in the Press Enterprise newspaper; and was posted at the Riverside County Clerk office. The Mitigated Negative Declaration and supporting documentation (Initial Study) were available for public review at the Riverside County Economic Development Agency and also at the Anza Public Library. The Mitigation Monitoring and Reporting Program (MMRP) is contained herein under Appendix C. Comments received during the public review period are considered as part of the Project's environmental review and are included for consideration by the Board of Supervisors. However, no comments were received on the Initial Study/Mitigated Negative Declaration during the public comment period. The Board of Supervisors may choose to adopt the Mitigated Negative Declaration should it be determined that the Project will have no significant, unmitigatable environmental effects.

COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM/ INITIAL STUDY CHECKLIST

Environmental Assessment (EA) Number: 2017011

Project Name: Riverside County Fire Station #77 Expansion Project

Lead Agency Name: County of Riverside

Address: 3403 10th Street, 4th Floor, Riverside, CA. 92501

Contact Person: Mike Sullivan

Telephone Number: 951.955.8009

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

Applicant's Address: 3403 10th Street, 4th Floor, Riverside, CA 92501

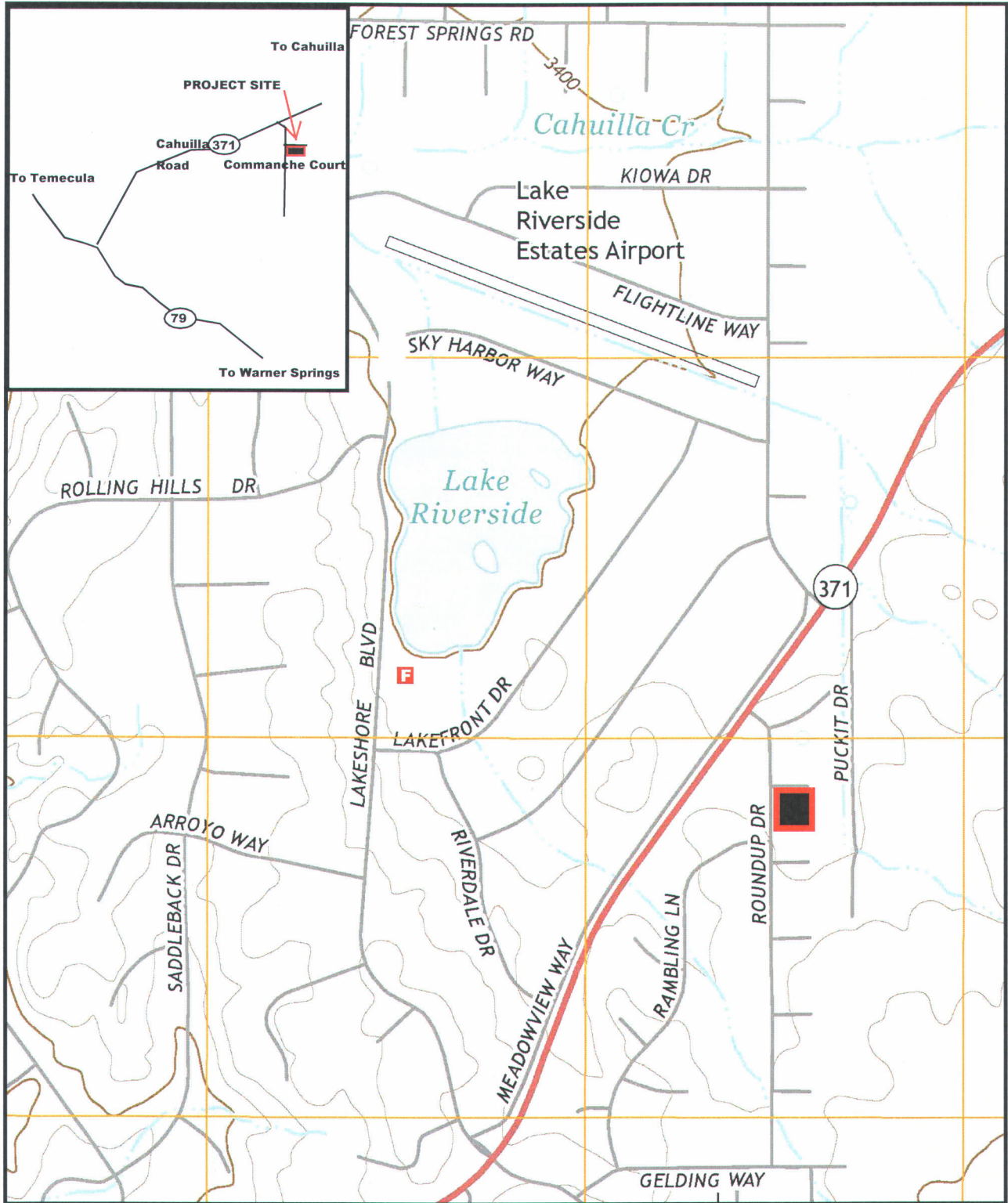
I. PROJECT INFORMATION

A. Project Description:

The Riverside County Fire Department (RCFD) is one of the largest regional fire service organizations in California and serves an area of 7,206 square miles. This service area consists of the unincorporated county areas; 20 cities, and one CSD. The Fire Department operates 97 fire stations in 15 battalions, providing fire suppression, emergency medical, rescue, and fire prevention services. Prior to the establishment of the RCFD, the County of Riverside has maintained a contractual relationship with CAL FIRE (formerly the California Department of Forestry and Fire Protection) since 1921. County Fire was officially established in 1946 and continues to coordinate with CAL FIRE to respond to fires throughout Riverside County. The RCFD operates an integrated regionalized fire protection system, which strives for seamless operations between fire stations with a goal to locate fire stations such that there is some degree of overlap in the response loops. The RCFD is organized into geographic battalions with the Project site being within the geographic area of Battalion 11, which is a part of the Bautista Division. In addition to providing fire protection and response services, The RCFD also provides hazardous materials incident response, emergency medical services, training for paid and volunteer emergency personnel, and other safety planning and emergency response services.

The Project consists of the expansion of the existing Fire Station #77. The Project site area, including parking reconfiguration and building footprint is on 2.69 acres of a County-owned parcel (Assessor's Parcel Number 580-240-022) that is previously developed with the Fire Station #77, and currently has three access points to the property, two 500 gallon water tanks, a concrete pad containing the approximately 1,000 square-foot firetruck garage, and the main building comprising the 3,222 square-foot Fire Station residence. Specifically, the expansion includes the construction of an approximately 3,370 square-foot apparatus bay adjacent to the west of the existing Fire Station #77. The existing access points which currently consist of dirt roads, would be paved and reconfigured to facilitate ingress/egress into the Project site, with a paved parking lot in front of the existing station. The Project also entails the construction of drainage facilities and retention basins to ensure that no impacts from stormwater occur during operation of the Project. The new apparatus bay would contain two bays, a workshop, a restroom, a storage area, an entry hall, and locker room.

The surrounding properties are primarily low density residential land. **Figure 1** shows the regional location and the Project site, **Figure 2** shows the overall site plan, and **Figure 3** shows the site plan for the new Apparatus Bay building. **Figure 4** shows the elevations for the Apparatus Bay. The topography of the site is flat, but gradually slopes in a western direction. The Project site is at an elevation of approximately 3,465 feet above mean sea level (amsl).



LEGEND

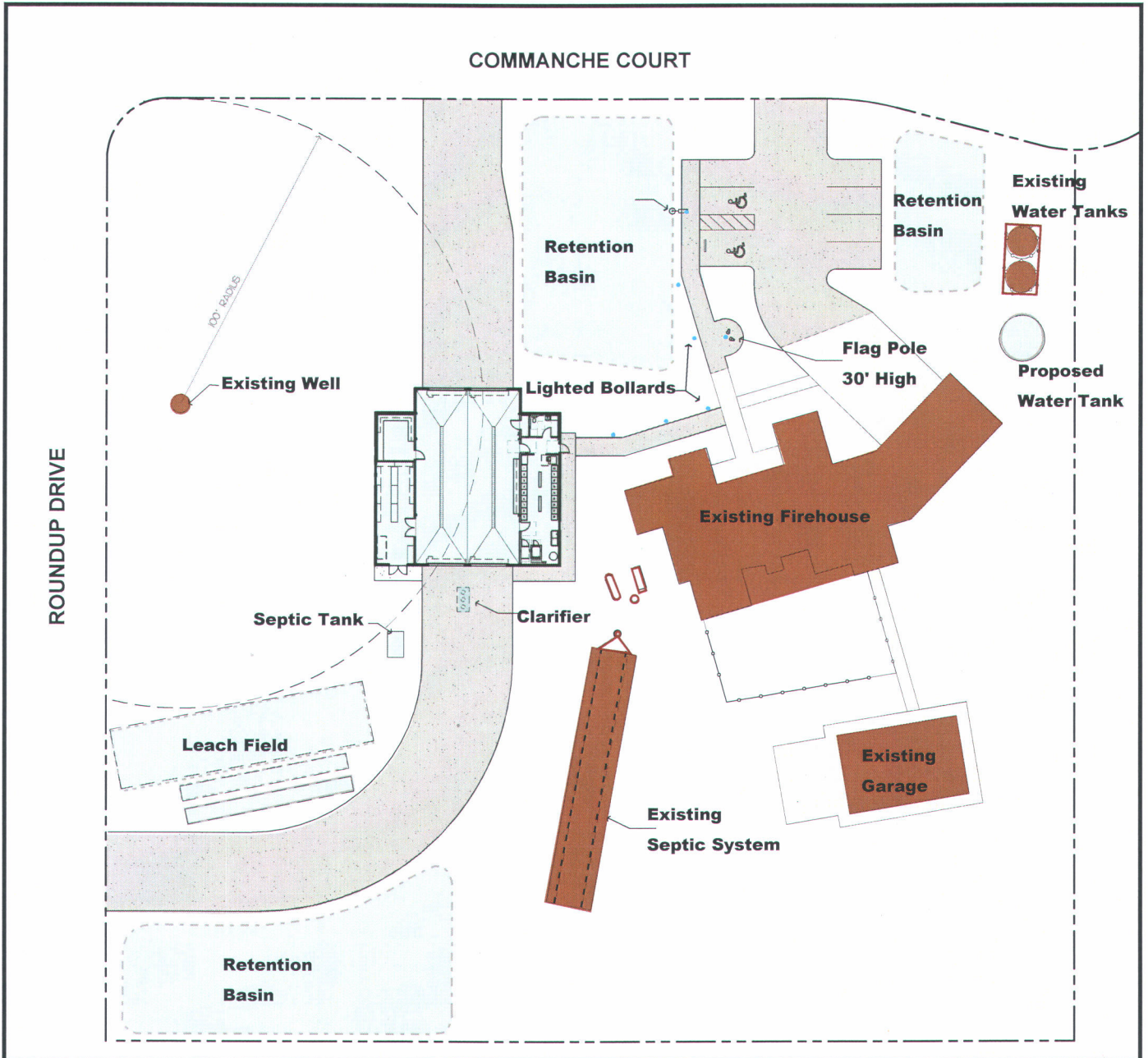
 Project Site

FIGURE 1



RIVERSIDE COUNTY FIRE DEPARTMENT
 STATION #77 EXPANSION
 PROJECT LOCATION

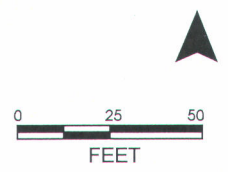
SOURCE: U.S.G.S. 7.5' Quad - Cahuilla Mountain (2012), RivoEDA; 2017



LEGEND

- - - Project Site Property Line
- Existing Fire Station Facilities
- Proposed Fire Station Expansion Facilities
- Existing Hardscape
- Proposed Access, Parking, and Circulation

FIGURE 2



**RIVERSIDE COUNTY FIRE DEPARTMENT
STATION #77 EXPANSION
CONCEPTUAL SITE PLAN**

SOURCE: STK Architects, Inc., RivcoEDA; 2017

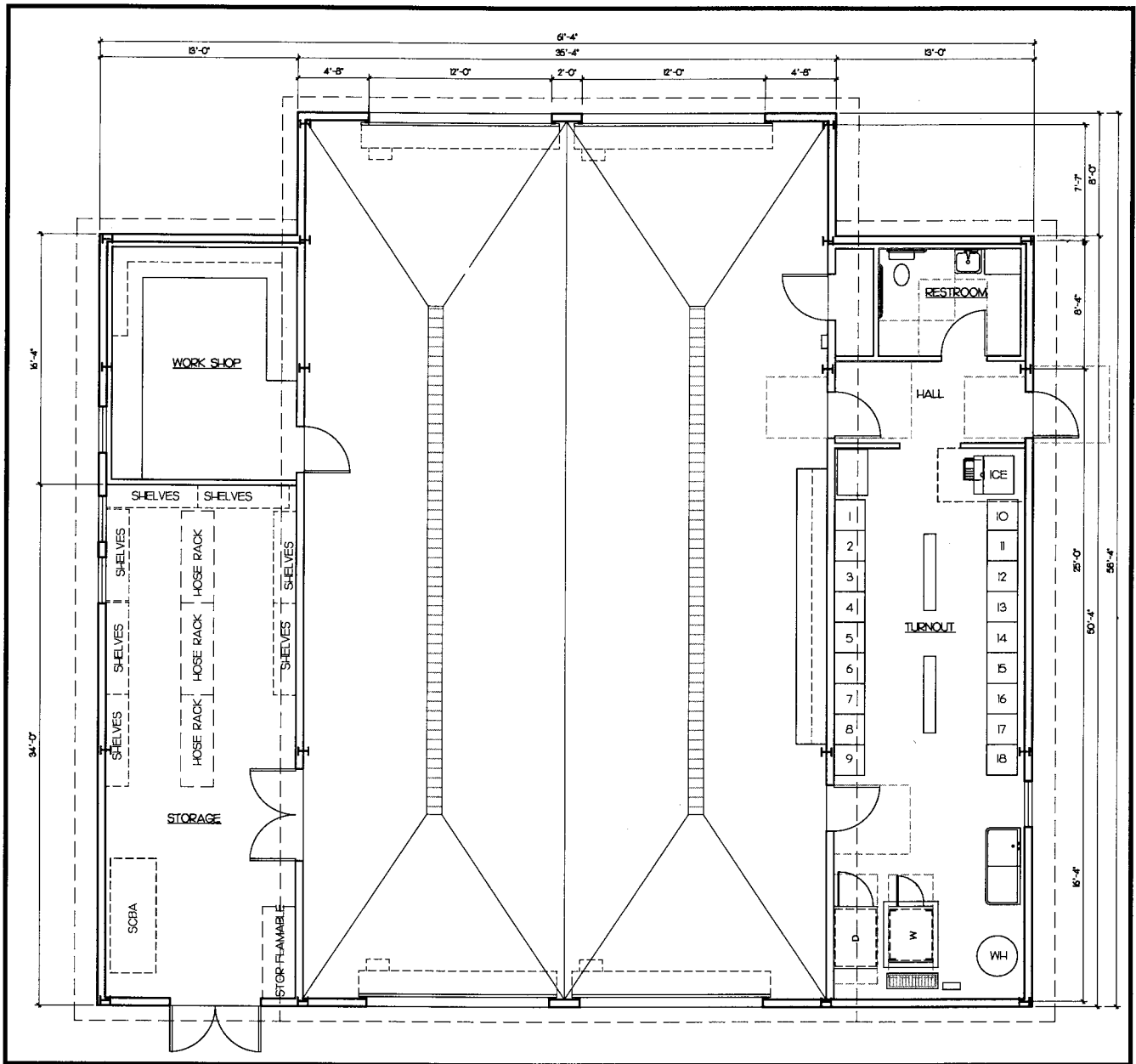


FIGURE 3



RIVERSIDE COUNTY FIRE DEPARTMENT
 STATION #77 EXPANSION
 APPARATUS BAY

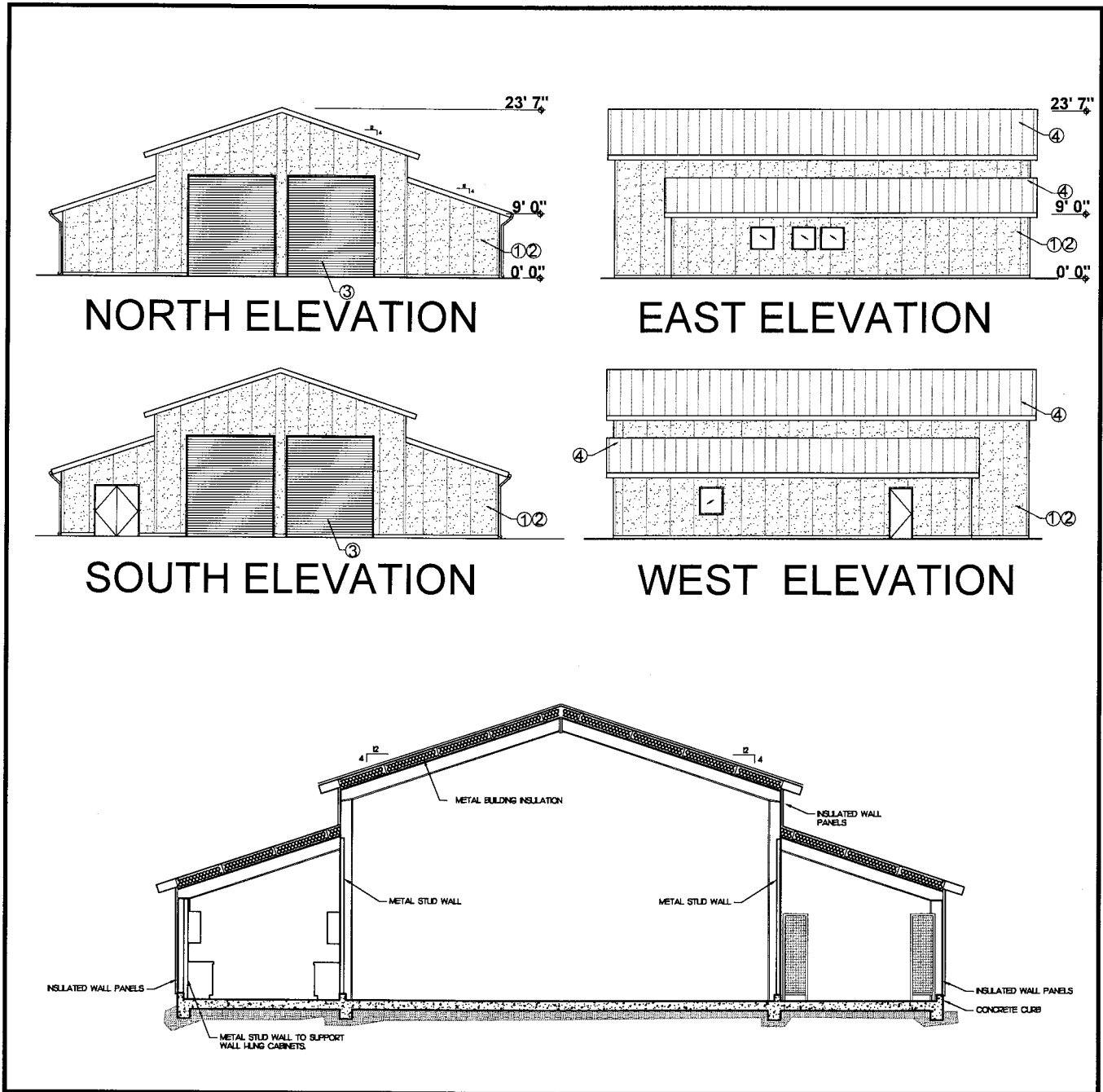


FIGURE 4

LEGEND

- ① Pre-Fabricated Metal Building/Structure
- ② Pre-Finished Metal Wall Panel
- ③ Overhead Coiling Door. Provide Secondary Framing as Required
- ④ Metal Roofing by Pre-Fabricated Building Manufacturer



NOT TO SCALE

RIVERSIDE COUNTY FIRE DEPARTMENT
 STATION #77 EXPANSION
 ELEVATIONS

The proposed Project would entail the construction of an apparatus bay and site improvements to improve local infrastructure and help ensure the safety and welfare of the community by providing fire protection and other emergency response services to the communities of Lake Riverside, Aguanga, and surrounding vicinity.

No significant increase in staffing would occur from the expansion. The additional infrastructure at the Fire Station would better equip the RCFD to provide fire suppression and emergency services to the surrounding community. The Project would also involve utility alterations, including stormwater drainage improvements, electrical and septic upgrades to provide service to the new building. Construction is anticipated to start in 2018 and would be completed by the end of 2018/beginning of 2019. The participating County agencies in this Project are the Department of Environmental Health and Economic Development Agency.

B. Type of Project: Site Specific Countywide Community Policy

C. Total Project Area: 2.79 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: Public Facility | Lots: N/A | Sq. Ft. of Bldg. Area: 3,370 | Est. No. of New Employees: 0 |

D. Assessor's Parcel No(s): 580-240-022

E. Street References: The proposed Project is located at 49937 Comanche Court in the unincorporated community of Lake Riverside, which is northwest of Aguanga off of Highway 371 and Roundup Drive intersection.

F. Section, Township & Range Description or reference/attach a Legal Description: The Project site is located within Township 8 South, Range 2 East, Section 5 East, San Bernardino Baseline and Meridian, and is identified on the Cahuilla Mountain 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 currently a Fire Station with three dirt access roads, two concrete parking pads, two water tanks, one fire garage, and one fire station residence. There is also a well on site in the northwest portion of the property. The areas adjacent to the Project site consist of low-density residential housing. The land use designation for the site is Rural Community – Estate Density Residential (RC-EDR). The Project site is zoned (R 1-2 1/2). The Project site is surrounded primarily by low density residential land use and the Cahuilla Indian reservation approximately 400 feet to the east. The topography of the subject property consists of relatively flat land that slopes gradually in a western direction. The Project site is at an elevation of approximately 3,465 feet above mean sea level (msl). **Figure 1** illustrates the regional and local Project vicinity of the Project site and **Figure 2** shows the Project site and the location of the proposed improvements.

H. Public Agency Approvals: The proposed Project will require the approval by the County of Riverside Board of Supervisors. The Santa Margarita River Regional Water Quality Control Board (RWQCB) will also be involved in the approval of the Project. The Santa Margarita River RWQCB is responsible for implementing the Statewide General Permit from the State Water Board. The General Permit will require the submittal and implementation of a Stormwater Pollution Prevention Program and filing of a Notice of Intent to obtain coverage under the General Permit and associated fees. An amendment to the existing Water Quality Management Plan will also be required as a result of the Project to control for changes in stormwater runoff created during the operation of the Project. A grading and building permit will also be issued by EDA. The proposed improvements will be reviewed by EDA prior to construction to ensure they meet all applicable standards.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

The Project site is located within the unincorporated community of Lake Riverside within the Riverside Extended Mountain Area Plan of the County of Riverside General Plan. The Project site is located on County-owned land and relevant County General Plan Policies (2008 and 2015) are also identified. The following Riverside Extended Mountain Area Plan and Riverside County General Plan policies would be relevant to the proposed Project.

- 1) **Land Use:** The Project site is designated as a Rural Community land use. Within the County zoning, there is no zoning classification for public facilities, as they are allowed within all zoning designations (except for Open Space) provided they are compatible with the surrounding land uses (LU 7.2). Fire Station #77 is an existing public facility that provides fire services to the community. The construction and operation of the proposed Project would not result in any changes or incompatibility with the City General Plan's land use designation of the Project site or adjacent uses.

Riverside Extended Mountain Area Plan

REMAP 1.1: In recognition of the history of the Anza area and the lifestyles of the residents of the Anza Valley, promote an overall rural agricultural and ranching "small town" character for the community, and promote a high-quality rural- oriented quality of life for its residents.

- a. *Promote the viability of existing rural lifestyles and the continued development of rural residences, ranches, and farms in the community, consistent with local constraints affecting future development that are posed by limited local natural resources and infrastructure.*
- b. *Provide for an adequate range of housing options in the Anza Valley area to meet the needs of a wide range of residents' ages, incomes, and lifestyles.*
- c. *Prepare and implement community design guidelines for new development that evoke the Anza Valley's history as a small, agricultural and ranching community. Some important subjects that should be considered for inclusion in the design guidelines include: i. provisions for some on-street parking, ii. an efficient road system to provide good access throughout the community, iii. "dark skies" lighting standards, iv. a "ranch" style architectural theme, v. the avoidance of walls and gated projects, vi. the preservation of natural streams and other prominent natural features, vii. the use of contour grading in hilly and mountainous areas, and viii. the protection of places important in the history and prehistory of the community.*
- d. *Provide for parks, equestrian trails, and other recreation facilities that improve the quality of rural living in the community, and that attract visitors and encourage tourism in the area.*

REMAP 8.1: Adhere to the lighting requirements of Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

County of Riverside General Plan

LU-4.1: Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts:

- a. *Compliance with the design standards of the appropriate area plan land use category.*
- b. *Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.*
- c. *Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.*
- d. *Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems.*

- e. *Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 of the California Administrative Code.*
- f. *Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate.*
- g. *Encourage innovative and creative design concepts.*
- h. *Encourage the provision of public art.*
- i. *Include consistent and well-designed signage that is integrated with the building's architectural character.*
- j. *Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.*
- k. *Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.*
- l. *Mitigate noise, odor, lighting, and other impacts on surrounding properties.*
- m. *Provide and maintain landscaping in open spaces and parking lots.*
- n. *Include extensive landscaping.*
- o. *Preserve natural features, such as unique natural terrain, drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.*
- p. *Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements.*
- q. *Design parking lots and structures to be functionally and visually integrated and connected.*
- r. *Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.*
- s. *Establish safe and frequent pedestrian crossings.*
- t. *Create a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.*

LU-5.1: Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, transportation systems, and fire/police/medical services.

LU-5.3: Review all projects for consistency with individual urban water management plans.

LU 7.3 Promote the development of focused employment centers rather than inefficient strip commercial development.

LU-8.2: Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and Federal and State regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act.

LU 10.1 Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting.

LU 12.2 *Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.*

Additional Land Use Policies Unique to the 2015 County of Riverside General Plan

LU 7.2 *Notwithstanding the Public Facilities designation, public facilities shall also be allowed in any other land use designation except for the Open Space-Conservation and Open Space-Conservation Habitat land use designations. For purposes of this policy, a public facility shall include all facilities operated by the federal government, the State of California, the County of Riverside, any special district governed by or operating within the County of Riverside or any city, and all facilities operated by any combination of these agencies.*

LU 11.5 *Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air Quality Element and Climate Action Plan.*

LU 18.1 **Ensure compliance with Riverside County's water-efficient landscape policies.** *Ensure that projects seeking discretionary permits and/or approvals develop and implement landscaping plans prepared in accordance with the Water-Efficient Landscape Ordinance (Ordinance No. 859), the County of Riverside Guide to California Friendly Landscaping and Riverside County's Friendly Plant List. Ensure that irrigation plans for all new development incorporate weather based controllers and utilize state-of-the-art water-efficient irrigation components.*

LU 18.2 **Minimize use of turf.** *Minimize the use of turf in landscape medians, front-yard typical designs, parkways, other common areas, etc. and use drought tolerant planting options, mulch, or a combination thereof as a substitute. Limit the use of natural turf to those areas that serve a functional recreational element. Incorporate other aesthetic design elements, such as boulders, stamped concrete, pavers, flagstone, decomposed granite, manufactured rock products to enhance visual interest and impact.*

LU 18.3 **Design and field check irrigation plans to reduce run-off.** *Emphasize the use of subsurface irrigation techniques for landscape areas adjoining non-permeable hardscape. Utilize subsurface irrigation or other low volume irrigation technology in association with long, narrow, or irregularly shaped turf areas. Minimize use of irregularly shaped turf areas.*

- 2) **Circulation:** The proposed Project consists of the construction and operation of the expansion of the existing fire station. The Project would add an apparatus bay but would not add staff or increase the capacity of the existing station. There would be no increase in vehicle trips associated with the Project and no effects would occur to the transportation network. The following General Plan Circulation policies would be relevant to the Project.

Riverside Extended Mountain Area Plan

REMAP 9.5: Support limiting improvements to State Routes 371, 74, and 243 to improving design and safety.

County of Riverside General Plan

C 1.4: *Utilize existing infrastructure and utilities to the maximum extent practicable and provide for the logical, timely, and economically efficient extension of infrastructure and services.*

C 2.1: *Maintain the following countywide target Levels of Service: LOS "C" along all County-maintained roads and conventional state highways. As an exception, LOS "D" may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways or freeway ramp intersections.*

- C 2.3: *Traffic studies prepared for development entitlements (tracts, plot plans, public use permits, conditional use permits, etc.) shall identify project-related traffic impacts and determine the significance of such impacts in compliance with CEQA.*
- C 2.4: *The direct project-related traffic impacts of new development proposals shall be mitigated via conditions of approval requiring the construction of any improvements identified as necessary to meet level of service standards.*
- C 3.10: *Require private and public land developments to provide all on-site auxiliary facility improvements necessary to mitigate any development-generated circulation impacts. A review of each proposed land development project shall be undertaken to identify project impacts to the circulation system and its auxiliary facilities. The Transportation Department may require developers and/or subdividers to provide traffic impact studies prepared by qualified professionals to identify the impacts of a development*
- C 3.26: *Plan off-street parking facilities to support and enhance the concept of walkable and transit-oriented communities.*
- C 4.1: *Provide facilities for the safe movement of pedestrians within developments, as specified in the County Ordinances Regulating the Division of Land of the County of Riverside.*

- 3) **Biological and Multipurpose Open Space:** The proposed Project includes site preparation and construction-related activities which would expand the existing Fire Station #77. The Project would require a Water Quality Management Plan to address changes in drainage and a SWPPP to manage runoff during construction. The Project site has been previously disturbed and graded, and vegetation on the Project site is mostly annual grassland, with patches of weedy species. There is limited landscaping immediately behind the existing Fire Station residence that would not be affected by the new Project elements. The following Multipurpose Open Space policies would be relevant to the Project.

Riverside Extended Mountain Area Plan

- REMAP 4.20: Locate, operate and maintain public services and facilities in a manner that will not degrade environmental quality.*
- REMAP 12.1: Protect sensitive biological resources in REMAP through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.*
- REMAP 12.5: Conserve open grasslands and sparse shrublands that support populations of Stephens' kangaroo rat, with a focus on suitable habitat in the Anza Valley, Cahuilla Valley along Cahuilla Creek, and the Sage and Aguanga areas in the vicinity of SR-79 and SR-371.*
- REMAP 12.16: Conserve sensitive plant species: Payson's jewelflower, California beardtongue, Valley needlegrass grassland and foothill needlegrass grassland supporting Jaeger's milk-vetch, Plummer's mariposa lily, a key population of prostrate spineflower, Nevin's barberry, Hall's monardella, cliff cinquefoil, shaggy-haired alumroot, Johnston's rock cress, California muhly, San Jacinto Mountains bedstraw, Munz's mariposa lily, Palomar monkeyflower and chickweed oxytheca.*
- REMAP 12.20: Provide for and maintain a continuous linkage along Cahuilla Creek from the confluence of Cahuilla Creek and Wilson Creek to the western boundary of the Cahuilla Indian Reservation. It is recognized that this linkage currently is constrained by the Lake Riverside subdivision present in this linkage area.*

County of Riverside General Plan

- OS-2.2: Where feasible, decrease stormwater runoff by reducing pavement in development areas, and by design practices such as permeable parking bays and porous parking lots with bermed storage areas for rainwater detention.*
- OS-3.3: Minimize pollutant discharge into storm drainage systems and natural drainage and aquifers.*
- OS-16.1: Continue to implement Title 24 of the State Building Code. Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of Title 24.*
- OS-18.1: Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCP's, if adopted.*
- OS-19.2: Review all proposed development for the possibility of archaeological sensitivity.*

Additional Open Space Policies Unique to the 2015 County of Riverside General Plan

- OS-3.4 Review proposed projects to ensure compliance with the National Pollutant Discharge Elimination System (NPDES) Permits and require them to prepare the necessary Stormwater Pollution Prevention Program (SWPPP).*
- OS-3.6 Design the necessary stormwater detention basins, recharge basins, water quality basins, or similar water capture facilities to protect water quality. Such facilities should capture and/or treat water before it enters a watercourse. In general, these facilities should not be placed in watercourses, unless no other feasible options are available.*
- OS-16.14 Coordinate energy conservation activities with the County Climate Action Plan (CAP) as decreasing energy usage also helps reduce carbon emissions.*
- 4) **Safety:** The proposed Project is not located in any Airport Influence Area nor is it located in an Airport Compatibility Zone. The Project is not located within a designated flood zone, designated wildfire area, fault zone or within ½ mile of any known fault. The Project site is, however, in an area susceptible to subsidence and liquefaction potential. The following General Plan Safety policies would be relevant to the Project.

Riverside Extended Mountain Area Plan

- REMAP 13.1: Protect life and property in REMAP by implementing the policies in the Disaster Preparedness, Response and Recovery section of the General Plan Safety Element.*
- REMAP 13.2: Cooperate with, and coordinate planning activities with, other state and federal agencies providing emergency services to REMAP residents.*

County of Riverside General Plan

- S-2.2: Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement as part of the environmental and development review process, for any structure proposed for human occupancy, and any structure whose damage would cause harm.*
- 5) **Noise:** Implementation of the proposed Project would generate noise during the demolition and construction phase of the Project, but during operation, would not increase noise beyond what currently exists at the station. The following General Plan Noise policies would be relevant to the Project.

County of Riverside General Plan

N-4.1: *Prohibit facility-related noise, received by any sensitive use, from exceeding the following worst-case noise levels:*

a. 45 dBA-10-minute Leq between 10:00 p.m. and 7:00 a.m.

b. 65 dBA-10-minute Leq between 7:00 a.m. and 10:00 p.m.

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-15.2: *Consider the following land uses sensitive to vibration:*

Hospitals;

Residential Areas;

Concert Halls;

Libraries;

Sensitive Research Operations;

Schools; and

Offices

- 6) **Air Quality:** Implementation of the proposed Project would potentially generate air emissions during the demolition and construction phase of the Project, but during operation, would not increase noise beyond what currently exists at the station. The following General Plan Air Quality policy would be relevant to the Project.

2015 County of Riverside General Plan

AQ-19.4 *All discretionary project proposals shall analyze their project-specific GHG reduction targets in comparison to the "business as usual" (BAU) scenario for the development's operational life and the "operational life" of a new development shall be defined as a 30-year span. Other methods for calculating BAU and showing GHG emissions reductions may be used provided such methods are both scientifically defensible and show actual emission reduction measures incorporated into project design, mitigation or alternative selection. Alternatively, a project may use the CAP Screening Tables to show the attainment of the applicable number of points needed to ensure adequate GHG reductions and CAP compliance.*

AQ-20.28 *Increase the energy efficiency of all existing and new County buildings and infrastructure operation (roads, water, waste disposal and treatment, buildings, etc.). Also, decrease energy use through incorporating renewable energy facilities (such as, solar array installations, individual wind energy generators, geothermal heat sources) on County facilities where feasible and appropriate.*

B. County General Plan Area Plan(s): County of Riverside General Plan, Riverside Extended Mountain Area Plan

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Residential

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 proposed Project is in close proximity to Cahuilla Indian Tribal Land (approximately 400 feet to the east).

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: Residential R-1-2 1/2.

J. Proposed Zoning, if any: No change.

K. Adjacent and Surrounding Zoning: Adjacent parcels are all zoned residential (R 1-2 1/2); parcels further to the east consist of tribal land and are zoned rural residential (R-R).

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 checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input 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 has been prepared.



Mike Sullivan
Senior Environmental Planner
County of Riverside Economic Development Agency

11-27-17
Date

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| AESTHETICS | | | | |
| <i>Would the Project</i> | | | | |
| 1. Scenic Resources | | | | |
| a) <i>Have a substantial effect upon a scenic highway corridor within which it is located?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: County of Riverside General Plan; County of Riverside General Plan Figure C-8; California Department of Transportation Scenic Highway Guidelines.

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, including, but not limited to low-lying valleys, mountain ranges, rock formations, rivers, and lakes. 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 an eligible or designated scenic highway corridor. The closest eligible or designated State scenic highway corridor is State Route 79, which is a State eligible scenic highway, located approximately 6 miles to the southwest. The nearest designated scenic highway is State Route 74 located approximately 12 miles to the northeast. The tallest Project element would be the apparatus bay at approximately 24 feet, and would be at a similar scale with the other residential structures in the surrounding area. As both corridors are located at least 6 miles from the Project site, none of the Project elements would be distinguishable from these roads. Therefore, no significant impact related to an effect on scenic highway corridors will occur.
- b) The Project site offers foreground views of Cahuilla Mountain and background views of the San Jacinto Mountains to the northeast and the Santa Rosa Mountains to the east. The surrounding rolling terrain obstructs most other views of the Santa Ana Mountains to the west and the Agua Tibia Mountains to the southwest. The views surrounding the Project site consist of vacant land and residential development. The Project site does not contain any unique or landmark features, and the placement of the new apparatus bay would be located within the middle of the property set back approximately 100 feet from both Roundup Drive and Comanche Court. Although the Project would introduce a new structure to the previously developed area, the apparatus bay and Project elements would be compatible in scale and size with the existing Fire Station residence and surrounding residential structures and would not result in an aesthetically objectionable view to the public. The expansion of Fire Station #77 would not create any additional significant blockage or obstruction of views from surrounding roadways or viewpoints. No additional visual obstruction would occur to any prominent topographic features such as rock outcroppings, or to scenic vistas of the surrounding mountains that are already disrupted by existing vegetation and development. Therefore, a less-than-significant impact to scenic resources will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 2. Mt. Palomar Observatory | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) <i>Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: RCIT (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 site is located approximately 11 miles northeast of the Mt. Palomar Observatory. The Project is within the 15-mile radius Zone A of the Observatory and is subject to Ordinance No. 655. Construction activities associated with the Project would not occur during evening hours. Nighttime lighting would be included as part of the expansion to provide safety and security and installed within bollards along the walkway from the parking lot to the Fire Station. This type of lighting is considered Class II lighting. Class I and Class II lighting permits the usage of colors under 3000 degrees Kelvin and high efficiency lights within Zone A. Class III (Decorative lighting) is not permissible with Zone A. The lighting will be focused to minimize spill-over and light pollution onto adjacent properties and into the night sky as required in accordance with Riverside County Ordinance No. 655. As a result, with adherence to Riverside County Ordinance No. 655, light leakage and spillage from the expansion of Fire Station #77 would not obstruct or hinder the views from the Mt. Palomar Observatory. Therefore, a less-than-significant impact related to an interference with the nighttime use of the Mt. Palomar Observatory will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 3. Other Lighting Issues | | | | <input checked="" type="checkbox"/> |
| a) <i>Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) <i>Expose residential property to unacceptable light levels?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a-b) A significant impact would occur if the proposed Project caused a substantial increase in ambient illumination levels beyond the property line or caused new lighting to spill over onto light-sensitive land uses such as residential, some commercial, institutional, and natural areas. The Project site is located in an area that contains residential development. Existing light sources from the Project site include interior and exterior lighting associated with the existing residence and vehicle luminaries. There are currently no substantial sources of glare on-site. Light and glare occur in the surrounding area from vehicle luminaries, residential daytime and nighttime lighting, and minimal security lighting. Development of the Project would include adherence to the lighting requirements specified in Riverside County Ordinance No. 655, which include the use of low impact lighting, focusing, and shielding. These requirements are intended to limit light leakage and spillage that may interfere with views and to protect residences from unacceptable light levels resulting from new development.

Operation of the Project would not expose residential property to unacceptable light levels or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Construction activities would occur during the daytime and would be temporary. Implementation of the Project would not expose residences to unacceptable light levels or create a new source of substantial lighting or glare. Therefore, no significant impact related to other lighting effects will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| AGRICULTURE & FOREST RESOURCES | | | | |
| <i>Would the Project</i> | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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: California Department of Conservation Farmland Mapping and Monitoring Program 2012 and Williamson Act Land Map 2012; RCIT Agricultural Preserve Contracts (GIS Database).

Findings of Fact:

a-d) The Project site is in an area designated as Other Land, by the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation. The Project site is not classified as prime farmland, unique farmland, or farmland of statewide importance. The Project site is not located or located adjacent to an agricultural preserve, a Farmland Security Zone, and will not conflict with existing agricultural zoning or land subject to a Williamson Act contract. The nearest Williamson Act land is located approximately 6.5 miles to the northeast of the Project site. The nearest land zoned for agriculture is approximately three miles to the southwest, and the expansion of Fire Station #77 is not anticipated to result in rezoning that would result in the conversion of agricultural zoned land to develop with non-agricultural uses. In addition, the expansion of Fire Station #77 is the continuation of an existing use, and is primarily limited to the addition of infrastructure to provide more efficient fire services. Therefore, no significant impact related to agricultural effects will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 5. Forest | | | | |
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure 4.16.1 "Parks, Forests and Recreation Areas"; Riverside County Parks, 2012.

Findings of Fact:

a-c) The Project site is located in an rural residential area. The area surrounding the Project site does not contain forested land or a natural recreation area. Therefore, no significant impacts will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| AIR QUALITY | | | | |
| <i>Would the Project</i> | | | | |
| 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 one 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: SCAQMD Attainment Status, South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook Table 6-2; CalEEMod 2016.3.1; and SCAQMD Rules (Appendix A).

Findings of Fact:

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 (O₃), carbon monoxide (CO), particulate matter less than 10 microns in diameter (PM₁₀), particulate matter less than 2.5 microns in diameter (PM_{2.5}), oxides of nitrogen (NO_x), sulfur dioxide (SO₂), and lead (Pb). This section analyzes the type

and quantity of emissions that would be generated by the construction and operation of the Project. Geographic areas are classified as either in attainment or nonattainment for each criteria pollutant based on whether the Ambient Air Quality Standards (AAQS) have been achieved under the state and federal Clean Air Acts (CAA).

The South Coast Air Basin, which is managed by the SCAQMD, is designated as nonattainment for O₃ and PM_{2.5} under the National and California AAQS, and nonattainment for PM₁₀ 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.

- a) Air quality in the United States is governed by the Federal CAA, administered by the United States Environmental Protection Agency (EPA). In addition to being subject to the requirements of the federal CAA, air quality in California is also governed by more stringent regulations under the California CAA, administered by the California Air Resources Board (CARB) at the state level and by the Air Quality Management Districts at the regional and local levels.

The Project site is located within the South Coast Air Basin ("Basin") and is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The boundaries of the Basin 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 2016 Air Quality Management Plan (AQMP) was adopted by the SCAQMD Governing Board in March of 2017 and provides updated emission inventory methodologies for various source categories, the new and changing federal requirements, implementation of new technology measures, and the continued development of economically sound, flexible compliance approaches. The Basin is a federal and state non-attainment area for O₃ and PM_{2.5}, and a state non-attainment area for PM₁₀ and Pb (Los Angeles County only). An area is considered to be in non-attainment status when air pollution persistently exceeds the national ambient air standards. The 2016 AQMP establishes a comprehensive program to lead the Basin 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 proposed Project would construct and operate an apparatus bay, and additional on-site improvements to circulation and parking, retention basins, additional septic system, and a new water tank at the existing Fire Station. The on-site improvements would provide more efficient operation and provision of fire services. The Project will not require changes to the designated land use and zoning by the County General Plan and Zoning Ordinance. The General Plans of cities and counties within the Basin 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 Southern California Association of Governments (SCAG). The Project will not substantially alter the present or planned land use of this area as the services offered by the existing Fire Station would not result in new trips as no increase in staff or capacity would occur as part of the expansion. Therefore, the Project 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 as discussed in 6b) below. 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. Therefore, a less-than-significant impact related to consistency with the AQMP will occur.

- 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 Project site due to periodic maintenance activity. 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) fugitive dust generated from demolition, earthmoving, excavation and other construction activities; 3) motor vehicle emissions associated with vehicle trips; 4) emissions generated from paving activity; and (5) reactive organic gases generated from architectural coating activities. The analysis assumes compliance with SCAQMD Rule 403 (Fugitive Dust). Construction activities are estimated to begin in 2018, while build-out of the proposed Project is scheduled for the fall of 2018. 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. The Project is required to comply with SCAQMD Rule 403, which establishes control measures for fugitive dust. Compliance with this rule will reduce short-term particulate pollutant emissions and is included as part of the air quality modeling assumptions. As shown in **Table AQ-1**, the Project's construction emissions are not anticipated to result in a substantial contribution to regional emissions. Project emissions are less than the SCAQMD CEQA significance threshold values. The output for the model run is included in Appendix A. Therefore, a less-than-significant impact related to violation of air quality standards will occur.

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

| Activity | VOC | NOX | CO | SO2 | PM10 | PM2.5 |
|---|-----------|-----------|-----------|--------------|-----------|-----------|
| Site Preparation | 1 | 10 | 5 | <1 | 1 | <1 |
| Grading | 2 | 17 | 10 | <1 | 1 | 1 |
| Building Construction | 1 | 11 | 8 | <1 | 1 | 1 |
| Paving | 1 | 9 | 8 | <1 | <1 | <1 |
| Architectural Coating | 4 | 2 | 2 | <1 | <1 | <1 |
| Maximum Daily Construction Emissions | 4 | 17 | 10 | <1 | 1 | 1 |
| SCAQMD Threshold | 75 | 100 | 550 | 150 | 150 | 55 |
| Exceeds Significance Thresholds? | NO | NO | NO | NO | NO | NO |

Source: CalEEMod Version 2016.3.1.

Long-Term Air Quality Impacts

Long-term air quality impacts associated with the proposed Project would be generated from primarily area sources. Operation of Fire Station #77 would not result in additional stationary source emissions from on-site equipment. Area sources of emissions are those associated with landscaping maintenance and energy use. The Project is not adding staff or capacity and would not generate additional trips that would result in mobile emissions. As a conservative estimate, emissions based on the new building square footage were calculated from the CalEEMod computer model. The Project's emissions were evaluated against the SCAQMD significance thresholds as shown in **Table AQ-2**. The Project's emissions were found to be below the SCAQMD operational phase emissions thresholds. Therefore, a less-than-significant impact related to long term air quality impacts will occur.

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

| Operational Activity | ROG | NOx | CO | SOx | PM10 | PM2.5 |
|---|--------------|-----------|-----------|--------------|--------------|--------------|
| Area | <1 | <1 | <1 | <1 | <1 | <1 |
| Energy | <1 | <1 | <1 | <1 | <1 | <1 |
| Vehicles | <1 | 1 | 1 | <1 | <1 | <1 |
| Operational Emissions | <1 | 1 | 1 | <1 | <1 | <1 |
| SCAQMD Significance Threshold | 55 | 55 | 550 | 150 | 150 | 55 |
| Exceeds Significance Thresholds? | NO | NO | NO | NO | NO | NO |

Source: CalEEMod 2016.3.1, EMFAC 2014

- c) According to 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. Therefore, a less-than-significant impact related to a cumulatively considerable net increase in criteria pollutants will occur.
- d) 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. The LSTs represent the maximum emissions from the Project site that are not expected to cause or contribute to an exceedance of the most stringent national or state AAQS. The 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. The SCAQMD has established guidance for the use of the results of the CalEEMod model to be applied to the LST methodology. In order to compare CalEEMod emissions against the LST thresholds, Project design features or mitigation measures should be established that describe the off-road equipment list and hours of operation assumed with maximum daily emissions; the maximum number of acres disturbed on the peak day using the equipment list; emission control devices added to off-road equipment; and dust suppression techniques used.

Construction LSTs

Emissions generated by construction activities would temporarily increase pollutant concentrations from onsite equipment (primarily mobile emissions) and fugitive dust (PM₁₀ and PM_{2.5}). **Table AQ-3** shows the localized maximum daily construction emissions. As the Fire Station is located within a residential area, the most conservative receptor distance of 25 meters was used for the LST methodology. As shown in **Table AQ-3**, maximum daily emissions from 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. Therefore, a less-than-significant impact related to construction LSTs will occur.

Operational LSTs

Operational activities would generate air pollutant emissions from mobile and area emissions. **Table AQ-4** shows localized maximum daily operational emissions. As shown in **Table AQ-4**, maximum daily operational emissions would not exceed the SCAQMD LSTs and would not expose sensitive receptors to substantial pollutant concentrations. Therefore, a less-than-significant impact related to operational LSTs will occur.

Table AQ-3: Localized Significance Threshold Summary – Construction

| Construction | Pounds per Day | | | |
|--|----------------|-----|------|-------|
| | CO | NO2 | PM10 | PM2.5 |
| Peak Construction Emissions | 10 | 17 | 1 | 1 |
| Localized Significance Thresholds | 1,100 | 234 | 7 | 4 |
| Significant Impact Without Mitigation? | NO | NO | NO | NO |

Source: CalEEMod Version 2016.3.1: Based on SCAQMD LST methodology on a 2-acre site that uses one graders, one dozer, and two tractors for eight hours a day during grading, which is equivalent to a disturbed acreage of 2 acres and compared against the 2-acre LST lookup table within SRA 27 and adjacent sensitive receptors (25m).

Table AQ-4: Localized Significance Threshold Summary – Operation

| Construction | Pounds per Day | | | |
|-----------------------------------|----------------|-----------|-----------|-----------|
| | CO | NO2 | PM10 | PM2.5 |
| Peak Operational Emissions | 1 | 1 | <1 | <1 |
| Localized Significance Thresholds | 1,100 | 234 | 2 | 1 |
| Significant Impact? | NO | NO | NO | NO |

Source: CalEEMod Version 2016.3.1: Based on SCAQMD LST methodology for operational emissions which does not include off-site mobile emissions. The localized emissions were compared against the most stringent LST threshold for SRA 27 with a 25 meter receptor distance.

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.

Vehicle congestion has the potential to create elevated concentrations of CO called “hot spots.” Localized CO concentrations hot spots are caused by vehicular emissions, primarily when idling at congested intersections. Due to the implementation of strict vehicle emissions standards over the last 20 years, the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentrations have steadily declined. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams per mile for passenger cars. A CO “hot spot” would occur if an exceedance of the state one-hour standard of 20 ppm or the 8-hour standard of 9 ppm were to occur.

A CO hot spot analysis was conducted in 2003 for four high volume intersections in the City of Los Angeles in the peak-hour periods to establish a better threshold for the volume of vehicles necessary to generate a violation of CO standards to better reflect the effect of the increasing proportion of cleaner burning vehicles. The hot spot analysis for the 2003 analysis did not predict any violation of CO standards. The busiest intersection (Wilshire Boulevard/Veteran Avenue) had a daily traffic volume of 100,000 vehicles today and the estimated one-hour concentration was 4.6 ppm. The 20 ppm standard would not have been exceeded until the intersection exceeded more than 400,000 vehicles per day.¹

The Bay Area Air Quality Management District has also looked at the effect of cleaner burning vehicles and concluded that under existing and future vehicle emissions rates, a given project would have to increase traffic volumes at a single intersection by 24,000 vehicles per hour where vertical and/or horizontal air does not mix (worst case condition) to generate a significant CO impact.² Based on these factors, that the Project would not generate peak-hour trips, there is no potential for the Project to generate CO concentrations higher than the state and federal standards. As a result, sensitive receptors in the area would not be substantially affected by CO concentrations generated by operation of the Project. Therefore, a less-than-significant impact related to CO hot spots will occur.

Toxic Air Contaminants

The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a toxic air contaminant (TAC); thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. The Project site is not located within 500 feet of a freeway or major roadway, near any rail yards, stationary diesel engines, or facilities attracting heavy and constant diesel vehicle traffic such as warehouse distribution centers. The surrounding Project area consists primarily of vacant land and residences, and the majority of vacant land surrounding the Fire Station #77 is planned to be developed with additional residential uses.

¹South Coast Air Quality Management District, *Carbon Monoxide Redesignation Request and Maintenance Plan*, Hot Spot Analysis, February 2005.

²Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Section 3.3 Carbon Monoxide Screening Criteria, May 2011.

Health risks from TACs are a function of both the concentration of emissions and the duration of exposure. Health-related risks associated with DPM in particular are primarily associated with long-term exposure and associated risk of contracting cancer. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution.

Operational-related emissions of TACs are typically associated with stationary diesel engines or land uses that involve heavy truck traffic or idling. The fire station is located within a residential area, which is presumed to have sensitive receptors. However, the expansion of the Fire Station would not result in additional diesel equipment or other heavy truck uses, so there would not be any additional long-term exposure to TACs. The CARB Air Quality and Land Use Handbook: A Community Health Perspective Handbook includes facilities with associated diesel truck trips of more than 100 trucks per day as a source of substantial TAC emissions. The Project is not anticipated to receive frequent truck deliveries and would not involve a substantial source of TAC emissions. Therefore, the operation of the Project would not expose any existing sensitive receptors to any new permanent or substantial TAC emissions.

During construction, diesel particulate emissions associated with heavy-duty equipment operations would occur. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk. "Individual Cancer Risk" is the likelihood that a person continuously exposed to concentrations of TACs over a 70-year lifetime will contract cancer based on the use of standard risk assessment methodology. Based on the construction schedule, limited amount of imported/exported material, and equipment mix as described in Appendix A, the construction of the Project is not anticipated to result in more than 20 truck trips per day and would not be a substantial source of TAC emissions. Given the short-term construction schedule of approximately 9 months, the proposed Project would not result in a long-term (i.e., 70 years) source of TACs. No significant emissions and corresponding individual cancer risk are anticipated after construction. Because of the short-term exposure period during construction and low level of truck activity during construction and operation of the expansion of Fire Station #77, a less-than-significant impact related to TACs will occur.

- e) The proposed Project involves the expansion of the existing Fire Station #77, which is not considered a sensitive receptor. Land uses located within a one mile of the Project site are limited to vacant and residential land. The Project is not located within one mile of existing substantial point source emitters. The Project will not introduce a new significant source of air pollution into the Project vicinity and will not substantially reduce the existing ambient air quality. Therefore, no significant impact related to the siting of a sensitive receptor in proximity to a substantial point-source emitter will occur.
- f) The proposed 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 Project would be consistent and compatible with existing land uses surrounding the Project site. Government uses, such as that of the Project, are typically interior uses and do not generate substantial odors. The Project will not introduce a new stationary source of air pollution into the Project vicinity that may cause objectionable odors. Odorous emissions anticipated from the Project are primarily from mobile sources (vehicles) coming to and from the Project site, which are existing and common sources of emissions in the area. No increase in the intensity of odors from vehicle emissions would result as there would not be an increase in vehicle trips. Therefore, no significant impact related to the creation of objectionable odors will occur. During construction activities, construction equipment exhaust would temporarily generate odors. Any construction-related odor emissions would be temporary, intermittent in nature, and would not constitute a public nuisance. Therefore, no significant impacts related to objectionable odors during construction will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| BIOLOGICAL RESOURCES | | | | |
| <i>Would the Project</i> | | | | |
| 7. Wildlife & Vegetation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input 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: RCIT (GIS Database); Project Description; WRCMSHCP, USFWS, On-site Biological Assessment conducted by Dudek & Associates, October 17, 2017.

Findings of Fact:

- a) The Project site lies within the Western Riverside Multiple Species Habitat Conservation/Natural Communities Conservation Plan (WRMSHCP) which is a comprehensive, multijurisdictional Habitat Conservation Plan focusing on conservation of species and their associated habitats in the Western Riverside region of the County. The overall goal of the WRMSHCP is to maintain biological and ecological diversity within a rapidly urbanizing region. The WRMSHCP area is divided into 12 Habitat Management Units. The Project site is located within the Sage Habitat Management Unit of the WRMSHCP. The Project site is not located within one of the criteria cell areas identified in the Plan. Despite being located outside the Criteria Cells, a consistency analysis is still required under the WRMSHCP under Other Plan Requirements. This consistency analysis establishes habitat assessment requirements for certain species of plants, birds, mammals, and amphibians identified in Section 6.1.2, 6.1.3, 6.3.2, and 6.1.4 of the Plan. The Project site is developed with an existing building and access and circulation infrastructure. Newly developed area on the Project site would require the payment of MSHCP development fees to the Western Riverside County Regional Conservation Authority. The Project site does not have any riparian resources and only has riverine resources in the form of onsite swale that does not display downstream connectivity. This feature is not suitable for riparian/riverine associated species. No indicators of ponding or vernal pool plant species were observed during the biological assessment. Historic aerials and topographic maps were reviewed for signatures of ponding. No topographic low points or indicators of ponding are present on historic aerials or topographic maps. The soils present within the Project site are not typically associated with vernal pools. Furthermore, upon surveying, there are no areas that would likely hold water for an extended amount of time, and therefore the site does not support any vernal pools or potential fairy shrimp habitat. No riparian/riverine areas, vernal pools, or fairy shrimp habitat is present; therefore, the Project will be consistent with the Riparian/Riverine requirements of Section 6.1.2 of the WRMSHCP.

The Project site is not located within habitats of Narrow Endemic Plants, Criteria Area Plant Species, mammal or amphibian survey areas as defined in Section 6.1.3 and 6.3.2 and the reconnaissance survey did not result in the presence of special-status species; therefore, the Project will be consistent with the Section 6.1.3 and with 6.3.2 of the WRMSHCP (other than for the LA Pocket Mouse, which is discussed below).

According to the Western Riverside County Multiple Species Habitat Conservation Plan, the Project site is within the survey area for the LA Pocket Mouse, (*Perognathus longimembris brevinasus*), thus a biological assessment was conducted. While the LA Pocket Mouse 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 due to recent population declines. An initial investigation (habitat assessment) was performed on October 17, 2017 in accordance with WRMSHCP requirements. The initial survey was performed to locate suitable habitat and potential nesting substrates. The entire Project site was physically walked to allow 100 percent visual coverage. Any features that may provide suitable nesting conditions for the LA Pocket Mouse were closely examined. In addition, areas within 150 meters of the Project site were also visually inspected. If access was not possible within the surrounding buffer area 10 x 42 optic power binoculars were used to search for potential nesting sites. The Project site is developed with a fire station, septic leach field, groundwater well, garage, and parking area and has high rates of disturbance. The site lacks burrows or other manmade features suitable for occupation by the LA Pocket Mouse. No fossorial mammal activity was observed within the Project site or the 150 meter buffer that was surveyed.

Based on the assessment, the site does not support suitable habitat for the LA Pocket Mouse. Due to the level of development present on the site and the levels of disturbance associated with daily operations of the fire station, the LA Pocket Mouse is not expected to occupy the Project site. The MSHCP does not require focused surveys to be conducted for the LA Pocket Mouse if a habitat assessment does not find suitable burrows within the Project site. No further surveys were recommended for the Project site.

According to the WRMSHCP, the Urban/Wildlands Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. The Project site is not within the vicinity of a conservation area; therefore, the Project will be consistent with the Section 6.1.4 of the WRMSHCP.

The above consistency analysis of the WRMSHCP demonstrates that the proposed Project would be consistent with the provisions of the relevant habitat conservation plan. Therefore, no significant impact related to conflicts with habitat conservation plans would occur.

- b-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. The Project site has been developed with an existing parking lot and contains only nonnative ornamental plants that are regularly maintained. Due to the lack of native habitat, no sensitive plant species were determined to occur on the site. No significant impacts to sensitive plant species will occur. The Project site is not in an area that requires a habitat assessment for burrowing owl; however, the Project site demonstrated marginally suitable habitat for burrowing owl and therefore a preconstruction survey will be conducted within 30 days prior to ground disturbance activities, and no less than 14 days prior to ground-disturbance activities. A minimum of one survey site visit within the described time frame prior to disturbance is required to document/confirm presence or absence of owls on the site. In addition, although the site is devoid of native habitat, the Project site contains suitable roosting and nesting habitat for a number of common and sensitive avian species protected under the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. Mitigation Measures **BIO-1** and **BIO-2** would require a preconstruction survey prior to construction and a pre-construction survey for nesting birds should construction occur during nesting season to identify and avoid impacts to any nesting birds. With implementation of Mitigation Measures **BIO-1** and **BIO-2**, less-than-significant impacts related to habitat modifications on endangered, threatened, candidate, sensitive, or special status species will occur.
- d) The Project site is located in a developed area and outside of the WRMSHCP designated conservation areas that identify wildlife corridors and linkages. The Project would not interfere with any existing functioning wildlife corridor areas or Linkage Systems identified by the WRMHSCP or other designated habitat areas. Therefore, no significant impacts to wildlife movement or corridor linkages will occur.
- e-f) The entire Project site is developed and the Project site and adjacent areas do not contain areas to be considered jurisdictional waters and/or wetlands by the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, or the California Department of Fish and Wildlife. Therefore, no significant impacts to sensitive biological areas will occur.
- g) No qualifying native trees have been identified on the Project site that would be subject to regulation under the Riverside County Tree Protection Ordinance. Therefore no significant impacts related to local policies protecting biological resources will occur.

Mitigation

BIO-1 A survey for burrowing owls will be conducted by a qualified biologist prior to construction. If the survey confirms occupied burrowing owl habitat, an impact assessment and avoidance measures will be implemented. The biologist will assess each occupied burrow to determine if the impact of the Project activities will directly or substantially indirectly impact the burrow, ultimately causing death of a burrowing owl. Active burrows will be monitored regularly to confirm avoidance and status of the burrow.

BIO-2 The removal of trees and vegetation shall be conducted to the extent feasible outside the avian nesting season (February 1 – August 31). If construction is required during the avian nesting period, a preconstruction survey for active nests shall be conducted prior to the disturbance of any vegetation. If an active nest is observed within the vicinity, a minimum buffer of 250 feet shall be established to ensure to avoid impacts to sensitive avian species and could be greater depending on the bird species found to be occurring from the nest. A qualified biologist would be required to determine whether a smaller buffer can be implemented. The buffer will be delineated by roping or taping off the boundaries of construction and shall remain in place until the nest is either abandoned or the young have fledged. A qualified biologist would be required to determine that the nest is no longer active, at which time vegetation removal and/or ground disturbance could continue. Vegetation removal and/or ground disturbance activities within the vicinity of the nest may commence at the discretion of the biological monitor.

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

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| CULTURAL RESOURCES | | | | |
| <i>Would the Project</i> | | | | |
| 8. Historic Resources | | | | |
| a) <i>Alter or destroy an historic site?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) <i>Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIT (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. 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.*

A cultural resources literature and records search for the Project site was conducted at the Eastern Information Center (EIC) on August 30, 2017. This search included the Project site with a one-mile radius buffer. The objective of this records search was to determine whether any prehistoric or historical resources have been recorded previously within the Project area or within a one-mile radius of it. Additional sources consulted during the cultural resource literature review and records search include the Office of Historic Preservation Archaeological Determinations of Eligibility and the Office of Historic Preservation Directory of Properties in the Historic Property Data File.

As a result of these and other similar studies, five cultural resources have been documented within a one-mile radius of the Project area. These resources include four historical built-environment resources. The historic-period resources consist of a residential ranch complex and three road segments. None of the previously identified cultural resources are reported to be located within the Project area. In addition, there are no listed historic properties, historical resources, or historic landmarks recorded within or near the Project area. 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 Project will not result in impacts to a historic site and no significant impacts to historic resources will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 9. Archaeological Resources | | | | |
| a) <i>Alter or destroy an archaeological site.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Disturb any human remains, including those interred outside of formal cemeteries?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Restrict existing religious or sacred uses within the potential impact area?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIT (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 Project site has been previously disturbed, graded, and developed with buildings and landscaping. Therefore, the potential to alter or destroy an archaeological resource is 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. A previous cultural resources record search for the Project site was conducted at the EIC on August 31, 2017. The records search determined that three studies had been conducted within one mile of the Project site and five cultural resources have been recorded within a one mile area. One of the five resources was a prehistoric archaeological village. However, no cultural resources have been recorded within or adjacent to the Project site.

In accordance with Assembly Bill 52 (AB 52), Tribes were notified about the Project and invited to consult on September 20, 2017. One requested consultation and the initial consultation took place on October 24, 2017. Formal Consultation with this Tribe concluded on November 27, 2017. No other Tribes requested consultation within the 30-day notification period. No known archaeological sites or resources exist at the Project site which could be adversely affected and a less-than-significant impact would occur. While not required, Mitigation Measures **CR 1** through **CR 7** were developed in coordination with the Tribes to address concerns related to the accidental discovery of cultural resources. Compliance with these mitigation measures will provide a redundancy mechanism to ensure that potential impacts from inadvertent discoveries of archeological resources do not occur and remain less than significant. Therefore, a less-than-significant impact to archaeological resources will occur.

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, defined in California Health and Safety (HSC) Sections 7050.5 through and 7054, which mandate 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. Adherence to the regulatory requirements would result in a less-than-significant impact and, while not required, Mitigation Measure **CR-4** will provide a redundancy mechanism to ensure that potential impacts from inadvertent discoveries of human remains do not occur and remain less than significant. Therefore, a less-than-significant impact to human remains will occur.

d) There are no known religious or sacred uses within the Project site that were identified through the cultural records search and consultation with Native American Tribes. Therefore, no significant impact related to the restriction of sacred or religious uses will occur.

Mitigation:

- CR-1** Prior to issuance of a grading permit, the County shall retain a qualified archaeologist (“Project Archaeologist”) to monitor during ground-disturbing activities. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
- CR-2:** At least 30 days prior to seeking a grading permit, the County shall contact the consulting Tribe(s) for notification of ground-disturbing construction work, and to provide notice of who will be responsible for archaeological monitoring during construction. Additionally, prior to the seeking and/or issuance of a grading permit, the applicant, Project Archaeologist, and consulting Tribes will co-create a Tribal Monitoring Agreement (“Agreement”) that (1) assures Tribal Monitors will be present during all grading, excavation, and ground-disturbing activities within the Project Area of Potential Effect (APE) and (2) discusses and delineates subjects including, but not limited to, (a) the monitors’ scheduling; (b) the monitors’ duties and/or SOW; (c) monitors’ compensation by the applicant; (d) safety requirements; and (e) the protocols and stipulations that the County/applicant, contractor, Tribal Monitors, and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries. The creation of the Agreement will be overseen by Riverside County EDA and enforced by the same. Stipulations for treatment and final disposition of any cultural resources, with the exception of human remains, funerary objects, and sacred objects are addressed in Mitigation Measure **CR-4**. The treatment of human remains, funerary objects, and sacred objects are addressed in Mitigation Measure **CR-5**.
- CR-3:** In accordance with Mitigation Measure **CR-1** and **CR-2**, both the Project Archaeologist and the Tribal Monitor(s)—together and/or separately—shall have the authority to stop and redirect any and all ground disturbing activities in order to identify and preliminarily evaluate any cultural resource(s) discovered on the property. If the resource(s) is determined to hold potential significance, a 25-foot buffer shall be established and the Project Archaeologist shall, in consultation with the Tribal Monitor(s) present on site, make a preliminary determination of the significance of the resource(s).
- CR-4:** In the event that Native American cultural resources are inadvertently discovered during the course of ground-disturbing activity for this Project, the following procedures will be carried out for treatment and disposition of the discoveries:

Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the Project Archaeologist. The removal of any artifacts from the Project site will need to be thoroughly documented via inventory and conducted with Tribal Monitor(s) oversight of the process.

Treatment and Final Disposition: The County/applicant/contractor shall relinquish ownership of all cultural resources, including sacred items, unassociated funerary objects/burial goods, all archaeological artifacts, and non-human remains as part of the required mitigation for impacts to cultural resources. The County/applicant/contractor shall relinquish the artifacts through one or more of the following methods and provide the County with evidence of same:

- a. Accommodate the process for onsite reburial of the discovered items with the consulting Tribes. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed. A reburial site shall be documented as a new site and recorded with the Eastern Information Center;
- b. A curation agreement with an appropriately qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 whereby the collections and associated records shall be transferred, including title, and accompanied by payment from the County/applicant of the fees necessary for permanent curation;
- c. On request by the consulting Tribe for repatriation of the discovered items, the County shall relinquish ownership and shall deliver the items to the custody of the consulting Tribe. For purposes of conflict resolution, if the consulting Tribes cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and
- d. At the completion of any and all ground disturbing activities on the Project site, a Phase IV Monitoring Report shall be written by the Project Archaeologist and submitted to the County within 120 days of the completion of ground-disturbing activities related to the Project. This report shall (1) document monitoring

activities conducted by the Project Archaeologist and Tribal Monitors; (2) document the impacts to the known resources on the property, if any; (3) describe how each mitigation measure was fulfilled; (4) document the type of cultural resources discovered during Project implementation, the treatment of those resources, and their disposition; (5) provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and (6) in a confidential appendix, include the daily/weekly monitoring notes from the Project Archaeologist. All reports produced will be submitted to the County, Eastern Information Center and consulting Tribes.

CR-5: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98-.99 remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted by the County/applicant within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" (MLD) and provide the MLD(s) with notification of the discovery. The MLD(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains and any associated funerary objects/burial goods as provided in Public Resources Code 5097.98-.99.

CR-6: All sacred sites and burial sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, whenever feasible.

CR-7: If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, Riverside County EDA, the Project Archaeologist, and the monitoring Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code § 21083.2(b) and 21084.3(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the EDA, the Project Archaeologist and the monitoring Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Riverside County Archaeologist. The County Archaeologist shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and tribal cultural resources and shall take into account the religious beliefs, customs, and practices of the consulting Tribes.

Monitoring: Riverside County Economic Development Agency, Project Construction Manager(s), Qualified Archaeological Monitor

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 10. Paleontological Resources | | | | |
| a) <i>Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: RCIT (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 "Low Sensitivity (L)". Low sensitivity is defined as having a low potential for containing significant paleontological resources subject to adverse impacts. As described previously, the site has been previously graded and disturbed. Therefore, the potential to discover and/or disturb any paleontological resource is low, and impacts would be less than significant. In the unlikely event that paleontological resources are discovered during construction, Mitigation Measure **CR-8** shall be implemented. While not required, Mitigation Measure **CR-8** will ensure potential impacts to paleontological resources remain less than significant. Therefore, a less-than-significant impact related to paleontological resources will occur.

Mitigation:

CR-8 In the event that any paleontological resources are unintentionally discovered during proposed Project construction, construction activities in the vicinity of the resource shall immediately halt and/or be moved to other parts of the Project site. A Riverside County-qualified paleontologist shall be retained by the County or their designee to determine the significance of the resource, if any. If the find is determined to be significant, avoidance or other appropriate measures including extraction and relocation, as recommended by the paleontologist, shall be implemented.

Monitoring: Riverside County Economic Development Agency, Project Construction Manager(s); Qualified Paleontologist, if needed.

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| GEOLOGY AND SOILS | | | | |
| <i>Would the Project</i> | | | | |
| 11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <i>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?</i> | | | | |
| <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 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, or any fault zone identified in the County of Riverside General Plan. The nearest fault zone is the Lancaster Fault Zone, which is located approximately 3.9 miles to the northeast. The Project would not contain any structures that result in a risk of exposure to people to adverse effects. Therefore, less-than-significant impacts to earthquake fault and County fault hazard zones will occur.

Mitigation: None

Monitoring: None

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

Source: RCIT (GIS Database), Riverside County Incorporated Plan EIR, 2016 California Building Code. Geotechnical Investigation by Inland Foundation Engineering.

Findings of Fact:

- a) 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 RCIT GIS Database, the Project site has a very high potential for liquefaction. According to the Riverside County Integrated General Plan Program Environmental Impact Report, 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 occupancy and any structure whose damage would cause harm. Prior to issuance of a grading permit, and as part of the environmental plan check process, a geotechnical investigation is required to incorporate building techniques to minimize seismic damage. The geotechnical investigation was conducted by Inland Foundation Engineering and determined that existing groundwater levels at the site are at 43 feet. Based on surrounding well data, a historic high of 25 feet was assumed for the site.

Approximately 2.5 feet of artificial fill was encountered during the boring samples at the site. Soil testing indicated that the near surface on-site soils are expansive, but not subject to saturation collapse. The 2016 CBC requires that foundations on expansive soils be designed in accordance with *WRI/CRSI Design of Slab-on-Ground Foundations (1981)* or *PTI Standard Requirements for Analysis of Shallow Concrete Foundations on Expansive Soils (2012)*. The concrete slabs on grade are required to have a minimum thickness of four inches and maintain a minimum compacted fill thickness of 12 inches. If a conventional slab on grade is utilized, it will require support by at least four feet of imported non-expansive soil. With implementation of these design requirements, less-than-significant impacts to seismic-related ground failure and liquefaction will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 13. Ground-shaking Zone | | | | |
| a) <i>Be subject to strong seismic ground shaking?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 proposed Project. The Project 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. Therefore, less-than-significant impacts related from strong seismic ground shaking will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 14. Landslide Risk | | | | |
| a) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: RCIT (GIS Database) Elevation Contours, On-site Inspection; Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; Geologic Map of the 7.5' Cahuilla Mountain Quadrangle, 2012.

Findings of Fact:

- a) Seismically-induced landslides and rock falls occur most often on steep or compromised slopes. Factors controlling the stability of slopes include: 1) slope height and steepness; 2) engineering characteristics of the earth materials comprising the slope; and 3) intensity of ground shaking. Landslides may result from heavy rain, erosion, removal of vegetation, seismic activity or combinations of these and other factors. The Project site contains a combination of geological soils composed of very old alluvial-fan deposits on the eastern portion of the Project site and younger alluvial fan deposits on the western portion of the site. The very old alluvial fan deposits are from the early Pleistocene period containing mostly well dissected, well-indurated, reddish-brown sand deposits, with minor gravel. The young alluvial fan deposits are from the Holocene and late Pleistocene periods containing gray-hued sand and cobble- and gravel-sand deposits derived from lithically diverse sedimentary units. The soils on the Project site occur on relatively flat land, are stable and not susceptible to landslides. According to the USGS, areas most prone to landslides occur at the top or base of a slope. The Project site is not located on or in proximity to a steep slope (less than 15 percent) and is generally flat in elevation for a one mile distance in all directions. The nearest peaks are the Cahuilla Mountain peak located four miles to the northeast and the Tule Peak located four miles to the southeast. Based on these factors, the risk from landslides, lateral spreading, collapse or rockfall hazards would not be considered substantial. Therefore, less-than-significant impacts from landslide risk will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 15. Ground Subsidence | | | | |
| a) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-7 "Subsidence Areas"; GIS Database (RCIT); State of California National Resources Agency Department of Water Resources, California's Groundwater Update 2013, South Coast Hydrologic Region, April 2015; Inland Foundation Engineering, Preliminary Geotechnical Report New Apparatus Bay Fire Station #77, March 29, 2017.

Findings of Fact:

- a) According to the RCIT GIS Database, 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 groundwater level monitored at the site was determined to be 43 feet below the ground surface. The Project site is located within the Lower Cahuilla subbasin of the Cahuilla Valley Groundwater Basin within the South Coast region. This Basin is bounded by impermeable crystalline rocks of the Peninsular Ranges and the northeastern boundary is the San Jacinto fault zone. In the South Coast region,

land subsidence associated with groundwater withdrawal has been documented in the Chino Groundwater Subbasin, Coastal Plain of Orange County Groundwater Basin, Oxnard Groundwater Subbasin, and San Jacinto Groundwater Basin, but not within the Cahuilla Valley Basin. Based on the relatively high water levels and lack of documentation regarding subsidence, the potential risk for subsidence would not be substantial at the Project site. The Project would be graded and constructed in accordance with the recommendations of the geotechnical investigation which would provide a stable foundation to further eliminate the risk of subsidence. Therefore, less-than-significant impacts from subsidence will occur.

Mitigation: None

Monitoring: None

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

Source: GIS Database (RCIT) for Topography; USGS 7.5' Geological Map for the Cahuilla Quadrangle; On-site Inspection; Project Description.

Findings of Fact:

- a) There are no known volcanoes in the vicinity of the Project site. There are no large bodies of water in proximity to the Project site that could produce earthquake-induced seiche. The nearest body of water, Riverside, is located more than 0.5 miles to the northwest. The man-made private lake is 55 acres and does not contain sufficient depth or volume to result in a seiche that could adversely impact the Project site. The Project site is located on a relatively flat site that is greater than four miles from the nearest peak (Cahuilla Mountain); therefore, conditions do not exist which could generate a mudflow which could adversely affect the Project site. There are no other geologic hazards that may affect the Project site. Therefore, no significant impacts from other geologic hazards will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 17. Slopes | | | | |
| a) <i>Change topography or ground surface relief features?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) <i>Create cut or fill slopes greater than 2:1 or higher than 10 feet?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) <i>Result in grading that affects or negates subsurface sewage disposal systems?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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".

Findings of Fact:

- a-b) The Project site is located on a relatively flat site with an elevation ranging between 3,461 feet amsl and 3,471 feet amsl. The Project site generally flows to the southeast and the proposed Project would not affect the surrounding topography, and would not result in the modification of any existing ground surface release features that could potentially result in adverse effects to the environment. No cut or fill slopes greater than 2:1 or higher than 10 feet would occur with the proposed grading. Therefore, no significant impact from slopes would occur.

- c) The proposed Project consists of the construction and operation of an additional apparatus bay and additional associated infrastructure on a developed site. The Project would include upgrades to the existing infrastructure including the septic system and storm drainage. Therefore, a less-than-significant impact to subsurface sewage systems will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 18. Soils | | | | |
| a) <i>Result in substantial soil erosion or the loss of topsoil?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: U.S.D.A. Soil Conservation Service Soil Survey WSS.

Findings of Fact:

- a) The proposed Project will not result in a substantial loss of soil due to erosion. The Project site consists of Bull Trail (34 percent) and Calpine (66 percent) sandy loams. According to United States Department of Agriculture (USDA), Bull Trail Series soils are well drained, formed in mixed alluvium, and have moderately slow permeability. The risk of erosion is moderate to low. Calpine Series soils consist of well-drained soils that have a very low to low surface runoff, a moderately quick permeability, and moderate risk from erosion. The Project would be subject to Storm Water Pollution Prevention Plan (SWPPP) requirements for erosion control during construction and would require the fugitive dust control measures during construction. Best management practices (BMPs) would be undertaken to control runoff and erosion from earthmoving activities such as excavation, grading, and compaction. All grading and compaction activities would be performed under the observation of a qualified engineer. After completion of construction, the erosion potential will be decreased. All soils used in the Project would be properly compacted in accordance with the Geotechnical Investigation and the County of Riverside specifications. In addition, a Water Quality Management Plan (WQMP) would be prepared for the site to address all changes to runoff potential. Implementation of the WQMP would further prevent undirected runoff from eroding soils at the Project site. Therefore, less-than-significant impacts to soil erosion will 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. The USDA Soil Conservation Service identifies shrink swell potential for soils as low, moderate, and high. Soils with high shrink swell potential include Altamont, Auld, Bonsall, Bosanko, Las Posas, Madera, Murrieta, Placentia, Porterville, Vallecitos, Waukena, Willows and Yokohl. The Project site contains Bull Trail and Calpine Series soils, which have a low shrink swell potential. As a result, the Project is not located on expansive soil and no substantial risks to life or property would occur; therefore, no significant impacts from expansive soil will occur.
- c) The proposed Project is the expansion of an existing fire station and the additional Project elements would not generate substantial amounts of sewage or wastewater. Nonetheless, upgrades to the sewage and drainage infrastructure are included as part of the Project to avoid substantial effects to sewage and wastewater. Therefore, no significant impact to septic tanks or wastewater disposal systems will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 19. Erosion | | | | |
| a) <i>Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) <i>Result in any increase in water erosion either on or off site?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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. Therefore, no significant impact from river channel erosion will occur.
- b) Construction activity can trigger erosion; however as described in Item 18, erosion control BMPs will be implemented. Therefore, less-than-significant impacts related to increased water erosion will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 20. Wind Erosion and Blowsand from Project either on or off site. | | | | |
| a) <i>Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 high wind erosion. Wind directions at the Project site blow in a southerly direction. Short-term erosion effects during the construction phase of the Project would be prevented through implementation of dust control measures and a SWPPP, which would include site-specific BMPs addressing erosion and dust suppression methods. The SWPPP includes standard construction methods such as sandbags, silt fencing, and temporary detention basins to control on-site and off-site erosion. During Project demolition and construction, 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 County Ordinance 484 will reduce impacts to below the level of significance during the construction of the proposed Project. After construction, the site would be developed with impervious surface that would not increase impacts from blow sand or wind erosion on site from the existing conditions. Therefore, less-than-significant impacts from wind erosion and blowsand will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| GREENHOUSE GAS EMISSIONS | | | | |
| <i>Would the Project</i> | | | | |
| 21. Greenhouse Gas Emissions | | | | |
| a) <i>Generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: CalEEMod 2016.3.1 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 proposed Project-related emissions. According to Section 15064.4, of the State CEQA Guidelines for determining the significance of GHG emissions, a lead agency must consider the following in the assessment of potential significant impacts:

- 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.*

To address the State’s requirement to reduce GHG emissions, the County prepared the 2015 Climate Action Plan (CAP) with the target of reducing GHG emissions within the unincorporated County by 15 percent below 2008 levels by the year 2020. The County’s target is consistent with the AB 32 target and ensures that the County is providing GHG reductions locally that will complement the State and international efforts of stabilizing climate change.

The County determined the size of development that is too small to be able to provide the level of GHG emission reductions expected from the Screening Tables or alternate emission analysis method. To do this the County determined the GHG emission amount allowed by a Project such that 90 percent of the emissions on average from all projects would exceed that level and be “captured” by the Screening Table. The 3,000 MT CO₂e per year value is the low end value within that range rounded to the nearest hundred tons of emissions and is used in defining small projects that are considered less than significant and do not need to use the Screening Tables or alternative GHG mitigation analysis used in the County CAP.³

- a) In accordance with the State CEQA Guidelines, GHG emissions were calculated for construction and operation of the Project and will be assessed against the County CAP threshold of 3,000 MT CO₂e/yr. GHG 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.

As presented in **Table GHG-1**, the total operational CO₂E emissions generated as a result of the Project is 69 metric tons (MT) per year, including construction-related emissions amortized over a typical Project life of 30 years.

³Riverside County Transportation and Land Management Agency, *Greenhouse Gas Emissions Screening Tables*, March 2015.

Table GHG-1: Annual Project-Related GHG Emissions

| Source | Annual Emissions (MT) | | | |
|--|-----------------------|-----------------|------------------|-------------------|
| | CO ₂ | CH ₄ | N ₂ O | CO ₂ e |
| Construction Emissions | 3 | <1 | <1 | 3 |
| Area Emissions | <1 | <1 | <1 | <1 |
| Energy Consumption | 12 | <1 | <1 | 12 |
| Mobile Emissions | 47 | <1 | <1 | 47 |
| Solid Waste Generation | 2 | <1 | <1 | 2 |
| Water Consumption | 5 | <1 | <1 | 5 |
| Total | 69 | <1 | <1 | 69 |
| County of Riverside's GHG Threshold | | | | 3,000 |
| Significant Impact? | | | | No |

Source: CalEEMod, Appendix A

As shown in **Table GHG-1**, the proposed Project's operational GHG emissions are below the County CAP GHG threshold, as well as the SCAQMD threshold for most land use types, of 3,000 MT CO₂e and do not constitute a substantial contribution to global climate change. Therefore, a less-than-significant impact related to GHG emissions on the environment will occur.

- 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. The County CAP, described above, was adopted by the Board on December 8, 2015. In particular, the CAP elaborates on the County General Plan goals and policies relative to GHG emissions and provides a specific implementation tool to guide future decisions of the County. The 2015 CAP is used as the baseline for the evaluation of consistency with applicable GHG plans, policies, or regulations. The Project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The County CAP identifies three main goals which are to: provide a list of specific actions that will reduce GHG emissions, giving the highest priority to actions that provide the greatest reduction in GHG emissions and benefits to the community at the least cost; reduce emissions attributable to the County to levels consistent with the target reductions of AB 32; and establish a qualified reduction plan for which future development within the County can tier and thereby streamline the environmental analysis necessary under CEQA. Because GHG emissions are only important in the context of cumulative emissions, the focus of the analysis is on answering the question of whether incremental contributions of GHGs are a cumulatively considerable contribution to climate change impacts.

The County CAP has incorporated the measures identified in the CARB Scoping Plan as a means for reducing GHG emissions. Table GHG-2 summarizes the CARB Scoping Plan Policies for reducing GHG emissions. As shown in **Table GHG-2**, the Project is consistent with the CARB Scoping Plan Policies and County CAP. Therefore, a less-than-significant impact related to consistency with plans, policies, or regulations for reducing GHG emissions will occur.

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 Project 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. |

Source: CARB Scoping Plan.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| HAZARDS AND HAZARDOUS MATERIALS | | | | |
| <i>Would the Project</i> | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within 0.25-mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Google Earth™; Hemet Unified School District Site Maps; DTSC, Cortese List.

Findings of Fact:

- a) No hazardous materials or conditions exist on the Project site and no demolition would occur which could encounter hazards, such as lead-based paint or asbestos-containing materials. Project construction, may involve the limited transport, storage, use, or disposal of hazardous materials from the fueling or servicing of construction equipment on-site. Construction activities could also include general commercial cleaners, solvents, lubricants, paints, industrial coatings and other substances utilized for resurfacing. These types of chemicals are not acutely hazardous, and would be used in limited quantities and in adherence to the manufacturers' guidelines. Further, these activities would be minimal, short-term, or one-time in nature. These materials are anticipated to be similar to other substances used on-site for the existing County-owned building.
- During operation, the Fire Station #77 would incorporate special storage requirements and other safety measures into Project design in order to minimize potential impacts. All facilities within the fire station would be equipped with adequate fire suppression equipment. Furthermore, fire stations are specially trained and equipped to handle and store hazardous materials. Any hazardous materials would be properly locked and made inaccessible to the public and/or untrained personnel in order to prevent unauthorized usage of these materials. Lastly, all hazardous materials would be used, transported, and stored in accordance to the manufacturer's labels and with all accepted BMPs, and the use of hazardous materials and substances would be subject to federal, state, and local health and safety requirements. Compliance with the applicable laws and regulations would ensure that less-than significant impacts associated with the transport, use, or disposal of hazardous materials will occur.
- b) Construction vehicles and equipment contain substances such as gasoline, diesel, antifreeze, and lubricants that, if accidentally released to the environment, could be hazardous. Existing Spill Prevention, Control, and Countermeasure requirements would reduce potential impacts by requiring the development and implementation of hazardous substance control and health and safety measures. During operation, the proposed Project could require the use of hazardous materials including, but not limited to, industrial chemicals, oils, flammables, glue, and paint. However, the Project would incorporate all appropriate safety measures to minimize potential impacts, including the use of fire suppression equipment and fire- retardant metal cabinets for storage. All hazardous materials utilized would be properly locked and made inaccessible to the public and/or untrained personnel in order to prevent unauthorized usage of these materials. Compliance with the applicable laws and regulations would ensure that the risks associated with the potential accidental release of hazardous materials were minimized to the greatest extent feasible. Therefore, less-than-significant impacts related to the creation of significant hazards to the public either through routine use or foreseeable accident will occur.
- c) The proposed Project will be confined within the existing County-owned property and would not create any conditions that would impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. The Project would adhere to the emergency response plans and emergency evacuation plans currently established at the fire station, and the County's design review process would also ensure Project conformance with these plans. Therefore, no significant impacts related to the disruption of emergency services will occur.
- d) The Project site is located within the Hemet Unified School District. The closest school in the Hemet Unified District is Cottonwood School, which is located approximately seven miles to the southwest. As there are no schools located within one-quarter mile of the Project site, there is no potential for the Project to result in a release at nearby schools. Therefore, no significant impacts related to hazards or hazardous materials within 0.25 miles of a school will occur.
- e) The Project site is not identified on any list of hazardous material sites compiled pursuant to Government Code Section 65962.5. Therefore, no significant impacts related to the creation of a hazard from a list of compiled hazardous sites will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 23. Airports | | | | |
| f) <i>Result in an inconsistency with an Airport Master Plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) <i>Require review by the Airport Land Use Commission?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 proposed 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. Therefore, no significant impacts to inconsistencies with airport planning will occur.
- c) The closest public airports to the Project site are French Valley and Hemet Ryan Airports, which are 20 miles from the Project site. The Project site is not within the primary flight-path of arriving and departing aircrafts for any of these airports. Therefore, less-than-significant impacts to safety hazards in the vicinity of a public airport will occur.
- d) Lake Riverside has a private airstrip located approximately 0.66 miles to the north of the Project site. The airstrip is oriented in a southeast to northwest direction and the Project site is not under the flightpath. The apparatus bay would be a single story structure of similar scale to the existing fire station and would not create safety hazards that would affect the operation of the Lake Riverside Airport. Therefore, less-than-significant impacts related to the creation of hazards in the vicinity of private airstrips or heliports will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 24. Hazardous Fire Area | | | | |
| j) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The Project site is within a low fire area. There are no wildland areas within the Project vicinity that would create a potential fire hazard at the Project site. There are no substantial areas of native vegetation found within the Project site that could provide a fuel source for a wildfire. The proposed Project would be located within a developed site and the additional impervious area and structure would not increase the risk of fire. The Project will be designed in accordance with all requirements of the County Fire Department. Therefore, no significant impact related to hazardous fire areas will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| HYDROLOGY AND WATER QUALITY | | | | |
| <i>Would the Project</i> | | | | |
| 25. Water Quality Impacts | | | | |
| k) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l) <i>Violate any water quality standards or waste discharge requirements?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| m) <i>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)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| n) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| o) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| p) <i>Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q) <i>Otherwise substantially degrade water quality?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| r) <i>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)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County Flood Control District Flood Hazard Report/Condition; Riverside County General Plan; USDA Soil Conservation Service Soil Surveys; US Geological Survey; CEQA Guidelines Section 15155.

Findings of Fact:

- a) The proposed Project is located in the Santa Margarita River Watershed and within the Cahuilla Valley Watershed Basin. The hydrologic features within five miles of the Project site include Lake Riverside, which is approximately a half mile to the northwest and the Cahuilla Creek.

The Project could impact the site's existing drainage pattern by altering stormwater flow that enters the local stormwater system and reducing stormwater percolation into the underlying aquifer. The Project site is located 310 feet west of an unnamed drainage facility that flows north to south along the western edge of the Cahuilla Indian Reservation. The Project site is not otherwise adjacent to any tributaries, streams or rivers. In accordance with the County's MS4 NPDES requirements, the Project is required to design and construct on-site drainage improvements that have sufficient capacity to handle any increase in runoff associated with the expansion of Fire Station #77. The existing Project site contains 9,065 square feet of impervious area and the Project would add approximately 15,820 square feet of new impervious area that could alter the drainage characteristics on the site. Preparation and implementation of a WQMP and a SWPPP, as well as compliance with the MS4 NPDES requirements, would ensure that no substantial additional runoff is created, and that no substantial soil erosion or siltation would occur off-site as a result of construction and operation of the Project. Therefore, a less-than-significant impact related to the alteration of drainage patterns will occur.

- b) The quality of surface and groundwater in the Santa Margarita River Watershed Basin becomes progressively poorer as water moves along hydraulic flow-paths. The highest quality water is typically associated with tributaries flowing from surrounding mountains and ground water recharged by these streams. Water quality is altered by a number of factors including consumptive use, importation of water high in dissolved solids, run-off from urban and agricultural areas, and the recycling of water within the basin. During construction, grading and excavation activities associated with the Project would generate potential for short-term erosion and discharge of pollutants, especially during times of inclement weather. Impacts to downstream water quality could occur as a result of the potential erosion and sediment transport. Impervious surfaces which are generally associated with various pollutants such as petroleum hydrocarbons, metals, and sedimentation. The Project area discharges into Tulee Creek, on to Temecula Creek into Vail Lake, onto the Santa Margarita River and eventually into the Pacific Ocean. Temecula Creek (Chlorpyrifos, Copper, Phosphorous, Total Dissolved Solids, Toxicity) and the Santa Margarita River (phosphorous and toxicity) are both on the State Water Resources Control Board List of impaired water bodies. As there is no drainage infrastructure, all of the stormwater runoff would be captured and none of the pollutants generated by construction and operation of the Project would enter into receiving waters; therefore the Project will not increase the presence of these pollutants. The Project would be required to prepare a SWPPP pursuant to NPDES and the State General Construction Permit. This SWPPP will contain BMPs that include erosion control measures that are designed to reduce impacts from on- and off-site erosion during construction. Construction BMPs are categorized, by erosion control, sediment control, tracking control, and wind erosion control measures. Typical erosion control BMPs include scheduling to avoid adverse weather conditions, covering unused stockpiles, retaining existing vegetation, and implementing non vegetative cover. Typical sediment control BMPs include silt fencing, fiber rolls, gravel bag berms, street sweeping, and storm drain inlet protection. The application of water and silt fencing is used to control for wind erosion and rump pads and rocked entries are used as tracking controls to keep dirt on-site. Implementation of the SWPPP and adherence with these BMPs would ensure that water discharged from the site would not violate any water quality standards or waste discharge requirements during construction. Areas for detention basins as part of WQMP compliance have also been identified in the southwest portion of the Project site and adjacent to the new parking area. The exact sizing and locations will be refined as the WQMP and hydrological analysis is completed. The implementation of the WQMP will ensure that no adverse effects occur to water quality during. Therefore, a less-than-significant impact related to water quality standards and waste discharge requirements will occur.
- c) The Project site relies on groundwater from the Cahuilla Valley Groundwater Basin to supply potable water. The existing Project site and surrounding area consists of a large proportion of pervious area. The new impervious area that would occur with the Project would not substantially alter or affect groundwater recharge on site as it would be directed to basins for infiltration. In addition, the new apparatus bay and associated infrastructure would not require new employees or significantly increase the water demand on site. Therefore, a less-than-significant impact related to Project-related depletion of groundwater supply will occur.
- d) The Project site is located on relatively level topography that slopes southeast. The SWPPP would ensure that runoff is contained during construction of the Project, as measures would be established which control erosion and sediment transport to eliminate potential impacts to water quality. A WQMP is being prepared for the Project that identifies drainage management areas, structural BMPs, source control BMPs, drainage paths, drainage infrastructure, inlets, and overflows, and impervious surfaces. The WQMP for the Project would require the design and construction of additional on-site drainage improvements that have sufficient capacity to handle the increased runoff in order to meet Santa Margarita River MS4 permit requirements and ensure that the Project will not increase offsite drainage. Therefore, a less-than-significant impact related to stormwater drainage and pollution will occur.
- e) The Federal Emergency Management Act Flood Insurance Rate Maps classify the Project site outside of a designated 100 or 500 year flood zone. The Project consists of a new apparatus bay and associated site infrastructure improvements, and does not involve the construction of any housing units. Therefore, no significant impact related to siting housing within a flood hazard area will occur.

- f) The proposed Project is not located within a 100-year flood hazard area and the Project site is located on relatively level topography, adjacent to the existing Fire Station residence, and in the middle of the site. Based on its location outside of a flood zone and topography, the Project would be unlikely to impede or redirect flood flows. Therefore, no significant impact related to the impedance or redirection of flooding will occur.
- g) The proposed Project would be required to adhere to federal, state and local water quality provisions including the NPDES as implemented by the Santa Margarita RWQCB, the Riverside County WQMP, and the Santa Margarita MS4 NPDES Permit. The Project would be required to design and construct on-site drainage improvements that have sufficient capacity to handle the increased runoff and prevent impacts to water quality. Automobiles and construction machinery that use the site during construction and operation of the Project have the potential to discharge contaminants such as oil, gas and rubber. Additionally Project activity could include the transport and transfer of hazardous materials, on the Project site. Should any of these substances enter the stormwater system or the groundwater through accidental upset conditions, it could significantly degrade water quality. However, as described in 22a) and 22b), the transport, handling, and storage of hazardous materials is stringently regulated and compliance would eliminate or reduce the risk to the greatest extent feasible. With implementation of the SWPPP, WQMP, and compliance with federal, state, and local regulations pertaining to the maintenance of water quality, impacts related to the potential to substantially degrade water quality at the Project site or within the surrounding vicinity would not occur. Therefore, a less-than-significant impact related to the substantial degradation of water quality will occur.
- h) Standard construction BMPs will be included in the SWPPP (i.e., silt fencing, sandbags, discharge point) and will be applied to control storm water runoff during construction. The design of the WQMP for the proposed Project is required to prioritize Low Impact Development measures, such as biofiltration swales. These measures do not have secondary impacts as they passively treat stormwater runoff. Retention basins, stormwater filters, hydrodynamic separators, and other treatment control BMPs, if maintained appropriately, will effectively treat stormwater without secondary impacts. These control treatments are standard and would not result in secondary effects, such as odors or increased vectors. The County provides annual inspections of all facilities to ensure compliance with BMPs established in the WQMPs for all of its facilities. Therefore, less-than-significant impacts related to treatment BMPs that could potentially result in secondary effects will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 26. Floodplains | | | | |
| Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked. | | | | |
| NA - Not Applicable <input checked="" type="checkbox"/> U - Generally Unsuitable <input type="checkbox"/> R - Restricted <input type="checkbox"/> | | | | |
| s) 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"/> |
| t) Changes in absorption rates or rate/amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| u) 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"/> |
| v) 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; RCIT (GIS Database); USDA. Soil Conservation Service Soil Surveys.

Findings of Fact:

- a-b) The Project site does not contain any tributaries, streams or rivers. The Project would not involve alterations to an existing stream or river and would be required to design and construct drainage improvements with sufficient capacity to handle the increased runoff and comply with the WQMP. Additionally, the Project would be required to implement a SWPPP, which would contain BMPs to reduce impacts from on- and off-site flooding during construction. Implementation of a SWPPP and WQMP would ensure that the Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, no significant impacts related to flooding and runoff will occur.
- c) The Project site is not located within a dam inundation area, nor is it located in an area that is prone to flooding. Therefore, no significant impact related to risk of loss, injury, or death involving flooding from dam or levee failure will occur.
- d) All water used and discharged at the Project site would be conveyed into/from existing infrastructure. The Project would not result in the increase or decrease in water flow that would change the amount of surface water in a body of water. Therefore, no significant impact related to change in volume of surface water will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| LAND USE/PLANNING | | | | |
| <i>Would the Project</i> | | | | |
| 27. Land Use | | | | |
| a) <i>Result in a substantial alteration of the present or planned land use of an area?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: County of Riverside Zoning Ordinance; RCIT (GIS Database).

Findings of Fact:

- a) The general plan land use designation for the Project site is Rural Community – Estate Density Residential (RC-EDR). The Project site is zoned (R 1-2 1/2). The Project site is presently developed with a Fire Station and is located in a rural area of the County within the Lake Riverside community. Within the County zoning, there is no zoning classification for public facilities, as they are allowed within all zoning designations (except for Open Space) provided they are compatible with the surrounding land uses (LU 7.2). Fire Station #77 is an existing public facility that provides fire services to the community. The construction and operation of the proposed Project would not result in any changes or incompatibility with the County General Plan’s land use designation of the Project site or adjacent uses. Therefore, a less-than-significant impact related to the alteration of land use will occur.
- b) The proposed Project would result in a continued land use as a public facility. The additional Project elements would enhance the quality of fire services for the existing Fire Station #77 and will continue to be compatible with the surrounding residential uses and would not influence a pattern of change to any adjacent jurisdictions. Therefore, a less-than-significant impact related to the potential influence or change in surrounding land uses will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 28. Planning | | | | |
| a) <i>Be consistent with the site's existing or proposed zoning?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) <i>Be compatible with existing surrounding zoning?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) <i>Be compatible with existing and planned surrounding land uses?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) <i>Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) <i>Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a-e) The general plan land use designation for the Project site is Rural Community – Estate Density Residential (RC-EDR). The Project site is zoned (R 1-2 1/2). The continued use of the property as a Public Facility providing fire services is compatible with the surrounding residential land uses and would not result in significant effects which could adversely affect surrounding land uses. The Fire Station #77 would be located towards the middle property, adjacent to the west of the existing fire station residence, would not result in any changes in access to the surrounding residential community and would not create a visual separation to the surrounding community or a physical or perceived barrier which could disrupt or divide the physical arrangement of an established community. Therefore, no significant impacts related to the land use of the Project in relation to the surround land uses will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| MINERAL RESOURCES | | | | |
| <i>Would the Project</i> | | | | |
| 29. Mineral Resources | | | | |
| a) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Expose people or property to hazards from proposed, existing or abandoned quarries or mines?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area."

Findings of Fact:

a-d) According to the Riverside County General Plan, the County has extensive deposits of clay, limestone, iron, sand, and aggregates; however, the Project site is located in a zone that has not been studied for the presence of mineral resources. The Project site is located on a developed site. Excavation would be required for foundational footings and retention basins; however, based on the depth of less than six feet for excavation, construction is unlikely to uncover any mineral resources. 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. Therefore, less-than-significant impacts related to mineral resources will occur.

Mitigation: None

Monitoring: None

NOISE

Would the Project result in

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

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 30. Airport Noise | | | | |
| a) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> | | | | |
| b) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 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 is located approximately 20 miles to the nearest public airport. Therefore, no significant impact related to public airport noise will occur.
- b) The proposed Project is located within the vicinity of a 3,500 feet, private airstrip. However, the runway for the Lake Riverside private airstrip run in an northwest-southwest direction and given the location of the Project site to the south, the Project site would not be located within takeoff and landing areas and no noise from low flying planes is expected to adversely affect people on site. In addition, the airstrip does not receive a substantial number of takeoffs and landings which could alter existing ambient noise levels. Therefore, no significant impact related to private airstrip noise will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 31. Railroad Noise | | | | |
| NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact: The closest railroad to the Project site is located approximately 20 miles to the northwest above Domenigoni Parkway. The Project would not expose people working in the Project area to excessive noise levels from railroad noise or other noise prominent sources. Therefore, no significant impacts related to rail noise will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 32. Highway Noise | | | | |
| NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Circulation Element; Riverside County General Plan Noise Element; Riverside County General Plan Technical Noise Analysis, Caltrans Transportation Concept Report.

Findings of Fact:

The existing study area is not located near a major highway or interstate. The nearest major highway is State Route 371, located approximately 580 feet north of the Project site. Audible noise can be discerned from the highway at the Project site. Based on the distance to the site and projected peak hour volumes for 2035, the maximum noise level from traffic along Highway 371 would be 47 decibels.⁴ This noise level is below the compatibility for residential land uses. Therefore, a less-than-significant impact related to highway noise will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 33. Other Noise | | | | |
| NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Description; RCIT (GIS Database).

Findings of Fact: There are no other noise sources in the surrounding area that could potentially affect the Project site. Therefore, no significant impacts to the Project site related to other noise will occur.

Mitigation: None

Monitoring: None

⁴California Department of Transportation, *Transportation Concept Report State Route 371, District 8*, June 2016.

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 34. Noise Effects on or by the Project | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) <i>A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) <i>A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) <i>Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Description; Riverside County Ordinance No. 847; Riverside Municipal Code Section 7.35

Findings of Fact:

Sound is described in terms of the loudness (amplitude) of the sound and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the decibel (dB). Since the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) performs this compensation by differentiating among frequencies in a manner approximating the sensitivity of the human ear. The perceived loudness of sound is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and should be approximated by the A-weighted sound levels (expressed as dBA) and the way the human ear perceives noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A-weighted sound level containing the same total energy as a time-varying signal over a given time period. The L_{eq} is the foundation of the composite noise descriptor, day/night average (L_{dn}), and shows very good correlation with community response to noise. Human response to noise varies widely depending on the type of noise, time of day, and sensitivity of the receptor. The effects of noise on humans can range from temporary or permanent hearing loss to mild stress and annoyance due to such things as speech interference and sleep deprivation. Certain land uses are particularly sensitive to noise, including schools, hospitals, rest homes, long-term medical and mental care facilities, and parks, and recreation areas. Residential areas are also considered noise sensitive, especially during the nighttime hours.

Noise levels decrease as the distance from the noise source to the receiver increases. Noise generated by a stationary noise source, or "point source," will decrease by approximately 6 dBA over hard surfaces (e.g., reflective surfaces such as parking lots or smooth bodies of water) and 7.5 dBA over soft surfaces (e.g., absorptive surfaces such as soft dirt, grass, or scattered bushes and trees) for each doubling of the distance. For example, if a noise source produces a noise level of 89 dBA at a reference distance of 50 feet, then the noise level would be 83 dBA at a distance of 100 feet from the noise source, 77 dBA at a distance of 200 feet, and so on. Noise generated by a mobile source will decrease by approximately 3 dBA over hard surfaces and 4.8 dBA over soft surfaces for each doubling of the distance.

Ambient noise measurements were taken at sensitive receptors near the Project site to establish a baseline to assess the potential noise effects from construction and operation of the Project. **Figure N-1** shows the locations of the noise measurements in relationship to the Project site and **Table N-1** shows the existing ambient noise levels. As shown in **Table N-1**, daytime existing ambient sound levels ranged between 39.6 and 42.0 dBA L_{eq} .

Table N-1: Ambient Noise Levels at Sensitive Receptors Near the Project site

| Receptor | Location | Distance to Project site (feet) | L _{max} dBA(a) | L _{eq} dBA(a) |
|-------------------------|---|---------------------------------|-------------------------|------------------------|
| Single-Family Residence | Roundup Dr. between Comanche and Rambling Ln. | 115 | 57.4 | 40.6 |
| Single-Family Residence | SWC Roundup Dr./Rambling Ln. | 250 | 51.2 | 39.6 |
| Single-Family Residence | SEC Cheyenne Ct./Roundup Dr. | 500 | 58.2 | 41.5 |
| Single-Family Residence | Pucket Dr. between Cheyenne and Comanche Cts. | 880 | 48.8 | 41.4 |
| Single-Family Residence | NEC Pawnee Ct./Roundup Dr. | 1,000 | 55.3 | 42.0 |

(a) Noise Measurements taken using a Sper Scientific Class I noise meter and wind screen on October 5, 2017. Weather conditions involved partial clouds with a slight breeze.

SOURCE: Riverside County EDA

- a) The proposed Project would result in the construction and operation of an apparatus bay and associated infrastructure improvements. Construction would result in temporary and periodic increases in noise, which is more likely to result in annoyance and inconveniences, rather than the more serious effects such as hearing loss, sleep deprivation, and stress. The temporary or periodic exposure to these effects is addressed in 34b). While there would be a temporary increase in noise levels within the Project vicinity during construction, the operation of the facility would not create any new substantial noise that would raise ambient noise levels at surrounding sensitive receptors. No new permanent noise sources would occur with implementation of the Project as no new equipment or increase in capacity which would generate more activity is being proposed. Therefore, no impact related to a substantial permanent increase in ambient noise levels will occur.
- b) The permanent effects from noise, addressed in 34a), have the potential to result in more severe health effects, such as stress, sleep deprivation or hearing loss and use a more stringent threshold to measure the Project noise compared to the existing ambient levels. However, the speech interference level is utilized in the analysis to evaluate the less severe noise effects that would occur on a temporary or periodic basis, which are primarily focused on annoyance. The speech interference level measures the degree to which background noise interferes with speech and is shown in Figure 4. Speech spoken with slightly more vocal effort can be understood well, when the noise level is 65 dBA or lower. Therefore, an interior level of 65 dBA is used as the criterion level for determining significance for construction related activities. If the noise exceeds this level, intelligibility would be lost unless vocal effort is increased or communication distance is decreased.

Noise from construction activities is generated by two primary sources: (1) the noise related to active construction equipment; and, (2) the transport of workers and equipment to construction sites. Project construction is expected to require the use of earthmoving and construction equipment for site prep, excavation/grading, construction, paving, and architectural coatings. Typical operating cycles for earthmoving equipment, such as excavators, graders, and bulldozers, may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Based on the intensity of use and equipment mix, noise levels during construction are estimated to have an L_{eq} of 89 dBA at 50 feet.⁵

⁵USEPA, *Noise from Construction Equipment and Operations*, 1971.



LEGEND

- Project Site
- # Noise Monitoring Location
- 1. Roundup Dr. between Comanche and Rambling Ln.
- 2. Southwest Corner Roundup Dr./Rambling Ln.
- 3. Southeast Corner Cheyenne Ct./Roundup Dr.
- 4. Pucket Dr. between Cheyenne and Comanche Cts.
- 5. Northeast Corner Pawnee Ct./Roundup Dr.

FIGURE 5



RIVERSIDE COUNTY FIRE DEPARTMENT
 STATION #77 EXPANSION
 AMBIENT NOISE MONITORING LOCATIONS

SOURCE: RivoEDA, 2017

The nearest off-site noise-sensitive receptor is an existing residence located approximately 215 feet west of the Project site. As shown in **Table N-2**, interior noise levels at the nearest sensitive receptors would be less than the 65 dBA speech interference threshold. This would result in a temporary increase to existing ambient noise levels, and would represent an inconvenience to the nearest residential receptors who may have to elevate their voices during the noisiest periods of construction when speakers are at distances of greater than 6 feet.

Table N-2: Project Construction Noise Impacts

| Receptor | Distance | Estimated Exterior Construction Noise Level (dBA, L_{eq}) (a) | Estimated Interior Construction Noise Level (dBA, L_{eq}) (b) | Speech Interference Criteria (dBA) | Potentially Significant Impact |
|-------------------------|----------|--|--|------------------------------------|--------------------------------|
| Single-Family Residence | 115 | 81.8 | 61.8 | 65 | No |
| Single-Family Residence | 250 | 75.0 | 55.0 | 65 | No |
| Single-Family Residence | 500 | 69.0 | 49.0 | 65 | No |
| Single-Family Residence | 880 | 64.1 | 44.1 | 65 | No |
| Single-Family Residence | 1,000 | 63.0 | 43.0 | 65 | No |

(a) Construction activity used an L_{eq} of 89 dBA.

(b) A 20-dBA reduction was applied for construction as identified in the Department of Housing and Urban Development Noise Notebook.

Source: Riverside County EDA and Google.

Because construction noise is usually generated in short bursts and the heavy equipment used during site preparation moves around the construction site, this maximum noise level is not likely to occur for sustained periods of time and the temporary inconvenience would not be a substantial increase which could alter human health or safety. Therefore, a less-than-significant impact related to noise from construction activity and equipment will occur. Construction activity, although temporary at any given location, can be substantially disruptive to adjacent uses during the construction period. Construction activity is anticipated to last 6 to 9 months and will not occur during night time hours or on weekends when the majority of people are home. Construction noise impacts will be minimized to the extent feasible by limiting construction hours, staging vehicles and equipment away from sensitive receptors, and using equipment that is maintained and in good operating condition. These measures have been identified as Mitigation Measures **NOI-1** through **NOI-4**. With implementation of mitigation, a less-than-significant impact related to a substantial or periodic increase in noise levels will occur.

- c) Noise impacts could be considered significant if they caused a violation of any adopted standards. County Ordinance No. 847 and the Noise Element of the County General Plan are the documents that guide noise regulations within the County. According to Section 2a of the Noise Ordinance, facilities owned or operated by or for a governmental agency are exempt. The Project site is owned by the County and is exempt from the Ordinance. In addition, the Project does not incorporate new noise-generating equipment or increase capacity that would result in a new noise source. Therefore, no impact related to consistency with adopted noise standards will occur and impacts will remain less than significant.
- d) No significant sources of groundborne vibration or noise would be generated during the operation of the proposed Project. The construction of the Project would 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) is the single-family residence located to the west of the Project site. The Federal Transit Administration has identified a construction vibration damage criterion of 0.2 inches per second peak particle velocity (PPV) for non-engineered timber and masonry buildings. General construction activity typically generates a vibration level of 0.089 inches per second PPV at 25 feet. This reference level would result in a vibration level of 0.009 inches per second PPV at the closest residence. This level would be well below the construction vibration damage criteria of 0.2 inches per second PPV and would not expose people to risk of building failure. In addition, 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 6 to 9 months and would be limited to daytime activities. Mitigation Measures **NOI-1** through **NOI-4** will ensure that groundborne vibration and noise are reduced to the greatest extent feasible. Therefore, a less-than-significant impact related to groundborne vibration and noise will occur.

Mitigation:

- NOI-1** A construction noise coordinator shall be established prior to construction and signage will be provided on site that will identify the designated person and contact number. The coordinator shall be responsible for receiving calls from residents regarding specific construction noise-related complaints. The coordinator would then be responsible for taking appropriate measures to reduce or eliminate noise levels as appropriate.
- NOI-2** During construction, all staging areas and equipment shall be located and directed in the middle of the site as to avoid any disruptions to the surrounding residences.
- NOI-3** Construction activity shall be prohibited during the hours of 6:00 p.m. and 7:00 a.m. and on weekends and County-designated holidays.
- NOI-4** Construction equipment shall be properly maintained and equipped with mufflers and other State-required noise-attenuation devices.

Monitoring: Riverside County EDA and Construction Contractor

| <i>t</i> | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| POPULATION AND HOUSING | | | | |
| <i>Would the Project</i> | | | | |
| 36. Housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>b) Create a demand for housing, particularly housing affordable to households earning 80% or less of the County's median income?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>d) Affect a County Redevelopment Project Area?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>e) Cumulatively exceed regional/local population Projections?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>f) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Description; RCIT (GIS Database); Riverside County General Plan Housing Element.

Findings of Fact:

- a-f) The proposed Project involves the construction and operation of an apparatus bay and associated infrastructure to enhance the service capability of an existing fire station within a County owned parcel. The Project will not displace people, necessitating replacement housing and is not located within a redevelopment area. The Project will primarily consist of the enhancement of existing services and would not create a demand that would result in the need for new housing or interfere with the development of planned housing. Therefore, no significant impact related to population and housing will occur.

Mitigation: None

Monitoring: None

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

PUBLIC SERVICES

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

| | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 37. Fire Services | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: County of Riverside Fire Department, Google Earth.

Findings of Fact:

The County of Riverside Fire Department provides fire protection and fire suppression services to the Project area with the existing Fire Station #77 on-site. The construction and operation of the Project would enhance the quality of fire services provided, incorporating better facilities to allow fire fighters to maintain response times and performance objectives for public services. Therefore, a beneficial impact related to the provision of fire services will occur.

Mitigation: None

Monitoring: None

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

| | | | | |
|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 38. Police Services | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County Sheriff Department, Google Earth.

Findings of Fact:

The Riverside County Sheriff's Department provides police services to the Project area. The Project site is within the Hemet Station area. The police station is located approximately 17 miles to the north of the Project site at 43950 Acacia Avenue Suite B, Hemet, California. The construction and operation of the expansion of Fire Station #77 would primarily result in the enhancement of existing services. The Project would not induce any additional population or create unsafe conditions that would create additional demand for police services and trigger the need for new or altered facilities to meet the required service ratio or response times. Therefore, a less-than-significant impact related to the provision of police services will occur.

Mitigation: None

Monitoring: None

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

| | | | | |
|--------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 39. Schools | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Hemet Unified School District; Google Earth.

Findings of Fact:

The Project site is located within the Hemet Unified School District. The closest school in the Hemet Unified District is Cottonwood School, which is located approximately seven miles to the southwest. The construction and operation of the Project would not induce any additional population or create conditions that would create additional demand for educational services. Therefore, no significant impact related to the provision of educational services will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|----------------------|--------------------------------|--|------------------------------|-------------------------------------|
| 40. Libraries | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County Library System; Google Earth.

Findings of Fact:

The Riverside County Anza Public Library, at 57430 Mitchell Rd, Anza, California, is located approximately 8.5 miles northeast of the Project site. The construction and operation of the Project would not induce any additional population or create conditions that would create additional demand for library services. Therefore, no significant impact related to the provision of library services will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|----------------------------|--------------------------------|--|------------------------------|-------------------------------------|
| 41. Health Services | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Google Earth.

Findings of Fact:

The Borrego Health Anza Community Health Center is located approximately nine miles northeast and the Temecula Valley Hospital is located 18 miles west of the Project site. The construction and operation of the Project would not induce any additional population and would better equip fire station personnel to help as emergency responders for health services. Therefore, no significant impact related to the provision of health services will occur.

Mitigation: None

Monitoring: None

RECREATION

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 42. Parks and Recreation | | | | |
| a) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) <i>Is the Project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIT (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); County of Riverside General Plan.

Findings of Fact:

- a-b) The proposed Project does not include the construction or expansion of a recreational facility and does not propose to include the use of an existing park or other recreational facility. The Project would be constructed on an existing developed site and would not displace or create additional demand for recreational area. Therefore, no significant impact related to parks and recreation will occur.
- c) According to Riverside County GIS, the Project site is not within a County Service Area (CSA) or recreation and park district with a Community Park and Recreation Plan. Parks and recreational services would not be affected as a result of Project implementation. In addition, the Project site is not subject to Quimby fees. Therefore, no significant impact related to designated recreational districts will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--------------------------------|--------------------------------|--|------------------------------|-------------------------------------|
| 43. Recreational Trails | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Circulation Element, Trails, and Bike System.

Findings of Fact:

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

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| TRANSPORTATION/TRAFFIC | | | | |
| <i>Would the Project</i> | | | | |
| 44. Circulation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>d) Alter waterborne, rail or air traffic?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <i>f) Cause an effect upon, or a need for new or altered maintenance of roads?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <i>g) Cause an effect upon circulation during Project construction?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <i>h) Result in inadequate emergency access or access to nearby uses?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIP, Site Plan, Site Reconnaissance, ITE Manual, County of Riverside General Plan, County 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 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.

The construction schedule for this Project is estimated to be 200 working days. Construction traffic includes a mix of light and heavy vehicles corresponding to workers and construction trucks. Construction of the Project would occur in five phases: site preparation, grading, building construction, paving, and architectural coating. The summary of construction activity is presented in **Table T-1**.

Construction trip generation estimates are based on the anticipated construction schedule and phasing. Typical construction work schedules are expected to be during daylight hours only, with the arrival of construction workers occurring before the morning peak commute period and departures before the evening peak period. Truck and delivery activity to and from the site would also occur predominantly outside the peak commute periods.

Table T-2 estimates that the daily construction traffic would range from about 14 vehicles per day for Phase 1 to about 56 vehicles per day assuming traffic is evenly spread over the working days of each phase. These are conservative assumptions assuming no carpooling of construction workers (that is all workers arrive in their individual vehicles). If only half of the workers arrive and depart pre-commute periods in the morning and evening then the site generated traffic occurring in the peak period is about 28 trips. Construction activity is not anticipated to generate more than 28 trips during the AM or PM peak hour.

Table T-1: Summary of Construction Activity

| Phase | Duration (days) | Crew | Equipment |
|-----------------------|-----------------|------|---|
| Site Prep | 10 | 15 | Grader, Tractor/Loader/Backhoe |
| Grading | 30 | 15 | Excavator, Grader, Dozer, Backhoe (2) |
| Building Construction | 350 | 40 | Crane, Forklifts (2), Generator Sets (3), Backhoe, Welder |
| Paving | 20 | 15 | Cement Mixer, Paver, Paving Equipment, Roller, Backhoe |
| Architectural Coating | 20 | 10 | Air Compressor |

Source: Construction Contractor, CalEEMod.

Table T-2: Estimated Construction Daily Trip Generation

| Phase | Duration (days) | Number of Workers | Maximum Truck Trips | Total Trips |
|-----------------------|-----------------|-------------------|---------------------|-------------|
| Site Prep | 10 | 5 | 4 | 14 |
| Grading | 20 | 13 | 20 | 56 |
| Building Construction | 125 | 20 | 10 | 50 |
| Paving | 10 | 18 | 14 | 50 |
| Architectural Coating | 10 | 10 | 2 | 22 |

Source: CalEEMod, Construction Contractor Assumptions.

The Project would not add staff or equipment that would result in new trips associated with the existing Fire Station #77. Therefore, no impact related to the performance of the circulation system will occur.

- c) The proposed Project would not include any uses, design features, or other obstacles (i.e., blinking strobe lights, high-rise towers, etc.), which would impact air traffic patterns. The Project site is not located within an Air Installation Compatible Use Zone, and Airport Land Use Plan or an Airport Influence Area. The nearest airport is the Lake Riverside Private Airport, which is located approximately 0.66 miles north of the Project site. The Project would not affect air traffic patterns as the Project site is not within the runway approach and takeoff area and the new apparatus bay would be of a similar height and scale (single story) as the existing Fire Station #77, and would not create any obstructions. Therefore, no significant impact related to air traffic and safety will occur.
- d) The proposed Project would not alter water, rail or air traffic as none of these sources of movement are in proximity to the Project site. The Project does not include an air, water, or rail travel component and no new trips would be generated by the Project. Therefore, no significant impact related to air, water, or rail traffic will occur.

- e) The proposed Project would not alter existing roadways. The interior access of the Project site would be modified/paved to facilitate circulation, but these improvements would not have an effect on the surrounding roadway network. As a result, the Project would not create any hazardous conditions to local roadways. Therefore, a less-than-significant impact related to the creation of hazardous roadway conditions will occur.
- f) The proposed Project would not trigger a need for new roadways. No increase in traffic would result from the expansion of Fire Station #77 as no new staff or capacity would be added. Therefore, a less-than-significant impact related to the need for new or increased maintenance of existing roadways will occur.
- g) The construction of the proposed Project would involve workers traveling to and from the Project site to haul away debris and bring materials. Approximately 2 to 14 truck trips are anticipated during the different phases of construction. This would not result in significant amount of heavy equipment traffic. 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 and would not alter existing levels of service. Therefore, a less-than-significant impact related to construction effects on circulation will occur.
- h) Fire and emergency access is provided in compliance with the Uniform Fire Code. The proposed Project does not propose any action that would negatively affect emergency access to and from the site beyond the existing condition. There are three access points to Fire Station #77 from Comanche Court and Roundup Drive, such that if one were blocked, others would be available to ensure that emergency service can be provided to the Project site in an efficient manner. Therefore, a less-than-significant impact related to emergency access will 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. The Project would not generate an increase in transit trips as compared to existing conditions. Therefore, no significant impact related to consistency with public transit policies and implementation will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|------------------------|--------------------------------|--|------------------------------|-------------------------------------|
| 45. Bike Trails | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Circulation Element, Trails, and Bike System.

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 Project would not induce population growth which could increase the demand for bicycle infrastructure. Therefore, no significant impact related to bike trails will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| UTILITY AND SERVICE SYSTEMS | | | | |
| <i>Would the Project</i> | | | | |
| 46. Water | | | | |
| a. <i>Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. <i>Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: County of Riverside General Plan EIR, Water Resources.

Findings of Fact:

- a) The Project site is not within the area of an urban water system and must obtain water on-site. There is an existing groundwater well system on-site consisting of a pump that feeds two 5,000 gallon storage tanks and a distribution system to provide water to the existing Fire Station #77. Based on water quality testing, no treatment of groundwater is required for potable use and implementation of the Project would not require the construction of new water treatment facilities. Therefore, a less-than-significant impact related to water treatment facilities will occur.
- b) No substantial increase in water would result from the residence or landscaping as no additional staff would be added as part of the proposed Project. Water usage resulting from operation of the Project would primarily result from restroom facilities and sinks, as well as the cleaning and maintenance of fire equipment. However, to meet fire protection requirements, an additional 20,000 gallon storage tank is required with implementation of the Project. Water consumption for the Project was estimated from the wastewater generation rate. In order to present a conservative analysis, water consumption is assumed to be 120 percent of the wastewater generated for the proposed land use.⁶ The Project is anticipated to generate a water demand of approximately 111 gpd or 0.12 acre-feet per year (afy)⁷. The Project would be required to comply with the mandatory measures for non-residential buildings under Division 5.3, Part 11 of Title 24 (CALGreen) for both indoor and outdoor water use. Indoor water conservation measures include, but are not limited to 1.28 gallons per flush for toilets, 0.125 gallons per flush for wall-mounted urinals, 0.5 gallons per flush for floor mounted urinals, 2 gallons per minute at 80 pounds per square inch (psi) for single showerheads, and 0.5 gallons per minute at 60 psi for lavatory faucets. Outdoor conservation measures address the amount of water use based on the amount of aggregate landscaping to comply with the County water-efficient landscape ordinance and the California Department of Water Resources Model Efficient Landscape Ordinance. Implementation of the Project would result in the incremental increase of consumption of water as compared to the existing water demand at the Project site; however, not to a degree that would adversely impact the capacity of groundwater supply. No additional entitlements would be required. Adherence to all applicable rules and regulations related to the conservation of water would ensure that no mitigation is required for the construction and operation of the expansion of Fire Station #77. Therefore, a less-than-significant impact related to water supply will occur.

Mitigation: None

Monitoring: None

⁶City of Los Angeles, *CEQA Threshold Guide*, Exhibit M.2-12 Sewage Generation Factors, 2006.

⁷County of Riverside, *General Plan EIR No. 521*, Water Resources, Sewage Generation Rate of 1,200 gpd/acre for Industrial Facilities, 2015.

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 47. Sewer | | | | |
| a. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. <i>Result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: County of Riverside General Plan.

Findings of Fact:

a-b) The Project site is not within the area of an urban water system and must treat wastewater on-site. There is an existing septic system on-site that is outdated and undersized. The proposed 3,370 square foot apparatus bay is anticipated to generate approximately 93 gpd of wastewater, which represents an increase of wastewater generation at the site when compared to existing conditions.⁸ This represents a conservative estimate as the value is based on a formula tied to development versus the actual change in use, which is anticipated to be lower as taken into account the existing usage would result in a lower net increase. The Implementation of the Project will incorporate a new septic system to accommodate wastewater generated by the new apparatus bay and existing Fire Station #77. Installation and operation of the new septic system will require approval through the Riverside County Department of Environmental Health, so that the effluent discharged will be of sufficient quality so as not to violate water quality standards or waste discharge requirements. Therefore, the existing wastewater treatment provider would have adequate capacity to serve the Project site. Therefore, a beneficial impact related to new water or wastewater treatment facilities will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 48. Solid Waste | | | | |
| a. <i>Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. <i>Does the Project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?</i> | <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) 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 percent capacity. The proposed 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. Any hazardous materials would be disposed of at a landfill specifically permitted to receive such waste. Solid waste generated by the

⁸County of Riverside, *General Plan EIR No. 521*, Water Resources, Sewage Generation Rate of 1,200 gpd/acre for Industrial Facilities, 2015.

Project would most likely be disposed of in the Badlands or El Sobrante Landfills, located approximately 36 miles north and 43 miles northwest of the Project site, respectively. The Badlands Landfill is currently expected to reach capacity in 2022, though the landfill has the potential for further expansion. In addition, the Project's solid waste needs could also be serviced by the El Sobrante Landfill or Lamb Canyon Landfill, if deemed necessary by Riverside County. Because the Project would ultimately support activities that currently take place within the existing fire station, a significant increase in the generation of solid waste (approximately 0.006 tons per day (tpd)) is not anticipated.⁹ The Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs. Therefore, a less-than-significant impact related to solid waste treatment and capacity will occur.

- b) The California Integrated Waste Management Act of 1989, also known as Assembly Bill 939 (AB939), revised the focus of solid waste management from landfill to diversion strategies such as source reduction, recycling, and composting. AB939 identified a 50 percent diversion rate goal by 2000. In 1995, the City had a diversion rate of 30 percent and it increased to 50 percent in 2000 to meet the standard. In 2008, Senate Bill 1016 (SB1016) was passed, which changed the way compliance is measured beginning in 2007. Compliance is the same under SB1016 as it was under AB939, except that the emphasis on program implementation is more focused. The most important aspect of compliance is program implementation. Compliance is evaluated by looking at a jurisdiction's per capita disposal rate as an indicator of how well its programs are doing to keep disposal at or below a jurisdiction's unique 50 percent equivalent per capita disposal target. The disposal rate targets for unincorporated Riverside County areas are 7.3 ppd per resident and 30.9 ppd per employee. The unincorporated County areas have 45 diversion programs implemented and have not met residential targets since 2007 but have met employee targets in five of the nine years since 2007. The Project's solid waste would be disposed of at an approved site in compliance with federal, state and county regulations and would not conflict with the applicable County Integrated Waste Management Plan. Therefore, a less-than-significant impact related to consistency with solid waste statutes and regulations will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 49. Utilities | | | | |
| <i>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?</i> | | | | |
| a) Electricity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Storm water drainage? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Street lighting? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: RCIP; Project Description, Riverside County Flood Control District.

Findings of Fact:

- a) The electrical demand for the Project site is serviced by Anza Electric Cooperative, who services 700 square miles including the communities of Anza, Garner Valley, Pinyon Pines, and Aguanga. In addition, Title 24 requires new buildings, including additions and alterations, to be constructed in an energy efficient manner. The

⁹A solid waste generation rate of 0.59 tons/employee/year was used for government uses per the generation rates provided by CalRecycle, <http://www.calrecycle.ca.gov/WasteChar/WasteGenRates/Institutional.htm>, accessed October 4, 2017.

Project could require modifications and/or updates to its existing electrical connections in order to service the increased electrical demand of the Project; however, construction/operation of the Project would comply with applicable energy regulations. The Project would be required to maintain consistency with all Riverside County policies related to energy conservation including Policy H-4, Conservation of Energy and Policy H-29, Sustainable Building Policy. These policies establish the use of sustainable practices using Leadership in Energy and Environmental Design (LEED) criteria and provide guidance for the use and conservation of energy during the design of all County facilities. As a result, the Project would not result in the construction of new electrical facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects. Therefore, a less-than-significant impact related to electrical infrastructure will occur.

- b) Gas to the Project site is provided by way of a 500-gallon propane tank. Implementation of the proposed Project could incrementally increase the demand for gas at the site; however, not to such an extent that would require the construction of new or altered facilities and/or infrastructure. The Project would comply with applicable energy regulations during construction and operation, including Title 24 standards. As a result, the Project would not result in the construction of gas facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Therefore, a less-than-significant impact related to gas infrastructure will occur.
- c) The proposed Project would require the use of multiple forms of communication systems, which includes, but is not limited to telephone, internet and cable services. All these services are currently available at the existing Project site, and while the Project could result in an additional demand for these services, it would not be to the extent that would require the construction of new or altered communication system facilities and/or infrastructure. Therefore, a less-than-significant impact related to communications systems infrastructure will occur.
- d) Stormwater drainage and infrastructure is under the jurisdiction of the Riverside County Flood Control District. All stormwater drainage within the County is directed to local channels that eventually drain into nearby receiving waters. Nearby receiving waters include Cahuilla Creek, Elder Creek and Coyote Creek. However, storm drainage facilities do not currently exist at or near the Project site. The expansion of Fire Station #77 would result in an increase in stormwater due to the increase in additional impervious surface area. A WQMP will identify the necessary design of site specific drainage improvements to ensure that no additional runoff would occur from implementation of the Project. The on-site improvements would eliminate the need for new construction or alteration of the stormwater collection facilities. Therefore, a less-than-significant impact related to stormwater drainage infrastructure will occur.
- e) There is no uniform street lighting in the Project vicinity. There are two lights located along Roundup Drive. The Project's lighting would be primarily for safety and direction and would comply with all applicable codes, regulations, and Riverside County Ordinance 655. The Project would not result in the construction of new streetlights that could potentially cause significant environmental effects. Therefore, a less-than-significant impact related to street lighting infrastructure will occur.
- f-g) Implementation of the proposed Project would not require the construction of any new roadways, as the Project site is currently serviced by existing roadway infrastructure that is adequate to service the needs of the facility. However, though additional off-site roadways may not be needed, additional on-site circulation improvements may be constructed in order to accommodate the Project. Any road maintenance that may be required is expected to be minimal and would not significantly impact adjacent roadways or communities. No other governmental services would be required for the Project. Therefore, a less-than-significant impact related to maintenance of public facilities and other governmental services will occur.

Mitigation: None

Monitoring: None

SUSTAINABILITY

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 50. Energy Conservation | | | | |
| a) <i>Would the Project conflict with adopted energy conservation plans?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Sustainable Building Policy H-29.

Findings of Fact:

- a) The proposed Project would meet all requirements of Title 24 and any additional provisional requirements in order to assure that operation of the Fire Station #77 would not conflict with adopted energy conservation plans. The Project would be required to maintain consistency with all Riverside County policies related to energy conservation including Policy H-4, Conservation of Energy and Policy H-29, Sustainable Building Policy. Therefore, no significant impact related to energy conservation will occur.

Mitigation: None

Monitoring: None

OTHER

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|-------------------|--------------------------------|--|------------------------------|-------------------------------------|
| 51. Other: | | | | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Staff review.

Findings of Fact:

No other potential environmental effects associated with the proposed Project have been identified. Therefore, no significant impact related to other conditions will occur

Mitigation: None

Monitoring: None

MANDATORY FINDINGS OF SIGNIFICANCE

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|--------------------------|
| 52. 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 or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | | | | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source: Project Description; RCIT (GIS Database); Analyses contained herein.

Findings of Fact:

Potential to Degrade Quality of Environment. Implementation of the proposed Project will not degrade the quality of the environment. The greatest concern regarding degradation to the environment will occur during construction when non-renewable resources will be expended to construct the Project. However, as indicated in the preceding analysis, construction effects would be abated to the greatest extent feasible with the implementation of mitigation measures. Therefore, a less-than-significant impact related to the degradation in quality of environment will occur.

Potential to Impact Biological Resources: Implementation of the proposed 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. The Project is within WRMSHCP plan area, but not within a criteria cell. The MSHCP consistency analysis demonstrated that the Project would be consistent with the provisions of the relevant habitat conservation plan. Although the site is devoid of native habitat, the Project site contains some trees in the landscaped areas that could provide suitable roosting and nesting habitat for a number of common and sensitive avian species protected under the federal MBTA. Implementation of Mitigation Measures **BIO-1** and **BIO-2** would require preconstruction surveys for burrowing owls and prior to the removal of any trees on the Project site during the nesting season, to identify and avoid impacts to any burrowing owls or nesting birds. Therefore, less-than-significant impacts related to biological resources would occur.

Potential to Eliminate Important Periods of California History or Prehistory: As discussed in the Cultural Resources section, there would be less-than-significant impacts to resources of historical, cultural or paleontological significance. However, during construction of the proposed Project, the potential accidental discovery of an unknown cultural resource could occur. Implementation of Mitigation Measures **CR1** through **CR8** will ensure that in the event of an accidental discovery, the proper procedures and process is in place to avoid any potential impact on a significant resource. Therefore, less-than-significant impacts related to cultural resources will occur.

Potential to Impact Noise Sensitive Receptors: As discussed in the Noise section, no operational noise impacts would occur, but there would be short-term noise effects that would occur during construction of the proposed Project. These effects would elevate exterior ambient noise levels in the vicinity of the Project site and would represent an inconvenience, but are not anticipated to significantly affect any nearby residences. Construction activity is anticipated to last 6 to 9 months and will not occur during night time hours or on weekends when the majority of people are home. Implementation of Mitigation Measures **NOI-1** through **NOI-4** will minimize construction noise impacts to the extent feasible by limiting construction hours, staging vehicles and equipment away from sensitive receptors, and using equipment that is maintained and in good operating condition. Therefore, less-than-significant impacts related to construction noise will occur.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 53. <i>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)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Staff Review; Project Description.

Findings of Fact:

No significant impacts have been determined to occur with the implementation of the proposed Project. The cumulative analysis considers the impacts of the expansion of Fire Station #77 in combination with potential environmental effects of related projects in the Project area. Related projects, also referred to as cumulative projects, include recently completed projects, projects currently under construction, and future projects currently in development that have the potential to have a cumulative impact based on both geographic location and schedule of implementation. The geographic area affected by cumulative projects varies depending on the environmental topic. For example, construction noise impacts would be limited to areas directly affected by construction noise, while aesthetic impacts include the affected viewshed, which is location dependent, and the area affected by a project's traffic generally includes a larger street network and is dependent on the number of trips. Based on the narrow scope for the expansion of Fire Station #77, this chapter considers the potential cumulative effects of the Project in combination with projects within a one mile radius of the Project site, where any potential effects of the Project could be cumulatively considerable.

Related projects considered in this analysis include those that have recently been completed, are near the start of construction, or are in planning. Schedule is particularly relevant to the consideration of cumulative construction-related impacts, since construction impacts tend to be relatively short-term. However, for planned projects, construction schedules are often conceptually estimated and can often change. Based on what is reasonably foreseeable, this analysis assumes these projects would be implemented concurrently with construction of the proposed Project, for 2018. A search of the County planning and permitting database indicated that there are no substantial projects with the potential to have a cumulative effect when taken in combination with the Project within the Project vicinity other than individual single-family residences. Therefore the cumulative effects of the Project would be defined as the Project effects as described previously. As described above, impacts from the Project would not be significant or cumulatively considerable. Furthermore, mitigation identified in this Initial Study would result in the Project having no significant impact related to cumulative effects.

Mitigation: None

Monitoring: None

| | Potentially Significant Impact | Less-than-Significant with Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 54. <i>Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Staff review, Project application.

Findings of Fact:

The proposed Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Construction of the Project would result in a one-time consumption of non-renewable resources needed to construct the Project and would not expose people to hazardous conditions or hazardous materials, which could have a substantial adverse direct or indirect effect. Operation of Fire Station #77 would not create conditions that would adversely affect the health of humans, increase risk to human safety, or affect the surrounding environment. The operation of the facility would provide increased quality of fire services, which would be betterment for surrounding citizens of the County. Therefore, a less-than-significant impact related to direct and indirect effects on human beings will occur.

Mitigation: None

Monitoring: None

V. AUTHORITIES CITED

Anza Electric Cooperative; Assembly Bill 32 Global Warming Solutions Act; Assembly Bill 52 Native American Consultation; Bay Area Air Quality Management Plan CEQA Air Quality Guidelines; Building Standards Code (Title 24 California Code of Regulations); CalEEMod Air Quality Modeling; California Air Resources Board Land Use Handbook, California Air Resources Board Scoping Plan; California Alquist-Priolo Earthquake Fault Zoning Act; California Ambient Air Quality Standards; California Building Code; California Department of Conservation Farmland Mapping and Monitoring Program; California Department of Conservation Mineral Land Classification; California Department of Resources Recycling and Recovery; California Department of Toxic Substances Control Cortese List; California Department of Transportation CO Protocol; California Department of Transportation Scenic Highway Guidelines; California Department of Transportation Concept Report Highway 371; California Department of Water Resources Groundwater Levels; California Environmental Quality Act Statute and Guidelines, California Health and Safety Code Section 7050.5-7054; California Integrated Waste Management Plan; California Public Resources Code 5097.98; California Uniform Fire Code; Dudek & Associates Biological Assessment; Eastern Information Center Cultural Records Database; Federal Ambient Air Quality Standards; Federal Emergency Management Act Flood Insurance Rate Maps; Google Earth™; Harris Handbook of Acoustical Measurements and Noise Control, Speech Interference Thresholds; Hemet Unified School District; Inland Foundation Engineering Geotechnical Investigation; ITE Manual; On-site Inspection; RCIT GIS Database; Riverside County Board Policy H-29 Sustainable Building Policy; Riverside County Climate Action Plan; Riverside County Congestion Management Program; Riverside County General Plan; Riverside County General Plan Circulation Element; Riverside County General Plan Circulation Element, Trails, and Bike System; Riverside County Final Environmental Impact Report; Riverside County Fire Department; Riverside County Flood Control District Flood Hazard Report/Condition; Riverside County General Plan Figure C-1 "Circulation Plan"; Riverside County General Plan Figure C-5 "Airport Influence Areas"; Riverside County General Plan Figure C-6 "Trails and Bikeways System; Riverside County General Plan Figure C-8 "Scenic Highways"; Riverside County General Plan Figure OS-2 "Agricultural Resources"; Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County"; Riverside County General Plan Figure OS-4a "Western Riverside County Natural Communities Vegetation"; Riverside County General Plan Figure OS-6 "Mineral Resources Area"; Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; Riverside County General Plan Figure S-1 "Mapped Faulting in Riverside County"; 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 "Special Flood Hazard Zones"; 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-14 "Inventory of Emergency Response Facilities"; Riverside County General Plan Housing Element; Riverside County General Plan Land Use Element; Riverside County Library System; Riverside County General Plan Noise Element; Riverside County General Plan, Riverside Extended Mountain Area Plan; Riverside County General Plan Table N-1 "Land Use Compatibility for Community Noise Exposure"; Riverside County General Plan Safety Element; Riverside County Ordinance No. 559 (Tree Protection Ordinance); Riverside County Ordinance No. 655 (Regulating Light Pollution); Riverside County Ordinance No. 847 (Regulating Noise in Riverside County); Riverside County Public and Private Airports, California; Riverside County Regional Transportation Plan; Riverside County Sheriff's Department; Riverside County Traffic Impact Study Thresholds; Riverside County Waste Management Department; SB1016 Solid Waste Per Capita Disposal Measurement Act; SCAQMD 2016 Air Quality Management Plan; SCAQMD Attainment Status; SCAQMD Carbon Monoxide Re-designation Request and Maintenance Plan; SCAQMD CEQA Air Quality Handbook Table 6-2; SCAQMD Localized Significance Thresholds; SCAQMD Rule 403 Fugitive Dust; SCAQMD Rule 402 Nuisance; Cahuilla Band of Indians; Pechanga Band of Luiseno Indians; Southern California Association of Governments Regional Transportation Plan; US Department of Agriculture, Soil Conservation Service Soil Surveys; US Department of Agriculture Soil Conservation Service Shrink Swell Potentials; US Department of Transportation; US Fish and Wildlife Migratory Bird Treaty Act; US Geological Survey Preliminary Geologic Map of the Cahuilla Mountain 7.5' Quadrangle; Western Riverside County Multi-Species Habitat Conservation Plan; and Williamson Act Land Map 2012.

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APPENDIX A

AIR QUALITY AND

GREENHOUSE GASES REPORT

RIVERSIDE COUNTY FIRE STATION #77
EXPANSION PROJECT

Lake Riverside Community, Riverside County,
California



November 2017



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November 2017

SUMMARY

The following air quality and greenhouse gas (GHG) analysis was prepared to evaluate whether the expected criteria air pollutant emissions and/or criteria GHG emissions generated as a result of construction and operation of the Riverside County Fire Station #77 Expansion Project (Project) would exceed the South Coast Air Quality Management District's (SCAQMD) thresholds for air quality and draft screening significance thresholds, respectively, in the Project area. The analysis was conducted within the context of the California Environmental Quality Act (CEQA), as set forth in California Public Resources Code Sections 21000 et seq. The methodology follows the CEQA Air Quality Handbook prepared by the SCAQMD for quantification of emissions and evaluation of potential impacts to air resources. The California Emissions Estimator Model (CalEEMod) version 2016.3.1 was used to quantify Project-related emissions.

The Project consists of the expansion of the existing Fire Station #77. The Project site area, including parking reconfiguration and building footprint is on 2.69 acres of a County-owned parcel (Assessor's Parcel Number 580-240-020) that is previously developed with the Fire Station 77, and currently has three access points to the property, two 500 gallon water tanks, a concrete pad containing the approximately 1,000 square-foot firetruck garage, and the main building comprising the 3,222 square-foot Fire Station residence. Specifically, the expansion includes the construction of an approximately 3,500 square-foot apparatus bay adjacent to the west of the existing Fire Station 77. The existing access points which currently consist of dirt roads, would be paved and reconfigured to facilitate ingress/egress into the Project site, with a paved parking lot in front of the existing Station. The Project also entails the construction of drainage facilities and retention basins to ensure that no impacts from stormwater occur during operation of the Project. The new apparatus bay would contain two bays, a workshop, a restroom, a storage area, an entry hall, and locker room.

During construction, the proposed Project will produce fugitive dust and diesel particulate matter, reactive organic gases (ROG), oxides of nitrogen (NO_x), carbon monoxide (CO) and sulfur dioxide (SO_2); however, the Project would not be expected to exceed thresholds established by the South Coast Air Quality Management District (SCAQMD). No mitigation measures will be required.

Cumulative impacts are not expected due to the fact that there are no known construction projects in the surrounding area that have been identified. Also, given the fact that the proposed project is expected to reduce ozone precursors because it is a renewable non combustive energy project, the project would be expected to comply with regional and local air quality and climate change policies.

Operation of the Project would involve public service-related uses which are not anticipated to generate any additional on-site emissions. As a result, no additional mobile emissions would be generated. Based on computer modeling using CalEEMod, no impacts were found.

The proposed Project may generate construction odors from diesel equipment but those odors would be considered temporary and would not result in a significant impact. Objectionable odors from operational activity are not anticipated and would also not result in a significant impact.

GHG emissions from construction and operation would be expected to be 69 Metric Tons (MT) CO_2 equivalent (CO_2e)/year, but would be less than the County CAP screening threshold of 3,000 Metric Tons CO_2e /year.

INTRODUCTION

Purpose of the Project

The following air quality and greenhouse gas (GHG) analysis was prepared to evaluate whether the expected criteria air pollutant emissions and/or criteria GHG emissions generated as a result of construction and operation of the Fire Station #77 Expansion Project would exceed the South Coast Air Quality Management District's (SCAQMD) thresholds for air quality and draft screening significance thresholds, respectively, in the Project area. The analysis was conducted within the context of the California Environmental Quality Act (CEQA), as set forth in California Public Resources Code Sections 21000 et seq.

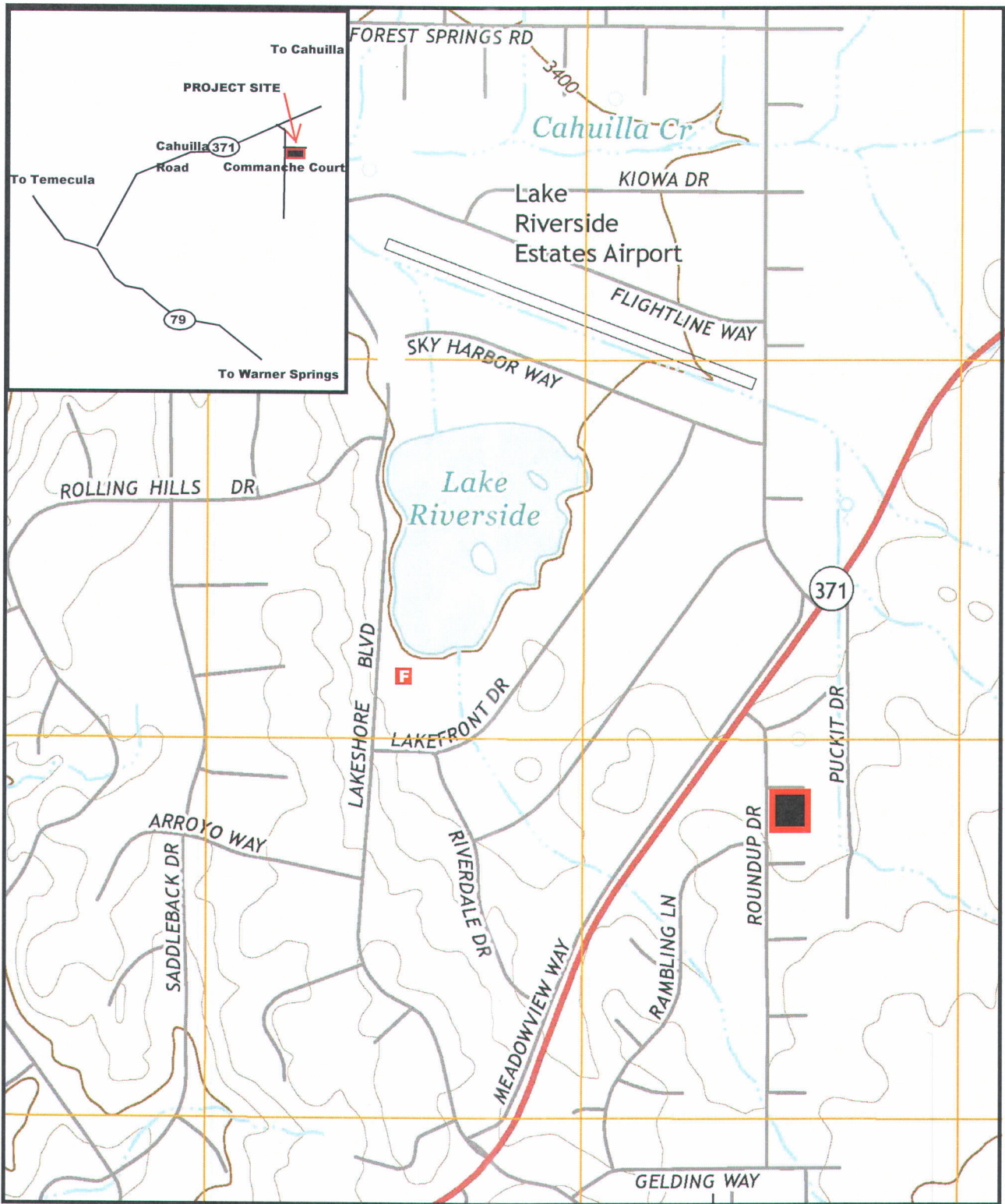
Project Location

The proposed Project site is located at 49937 Comanche Court in the southwestern portion of unincorporated Riverside County in the community of Lake Riverside. The Project site is located approximately 6.25 miles northwest of the Highway 79 and Highway 371(Cahuilla Road) Interchange and approximately 3 miles northwest of Aguanga. The proposed Project is located on a 2.69-acre County-owned property consisting of one parcel, Assessor's Parcel Number 580-240-022, and bordered by Roundup Drive on the west, Comanche Court on the north, vacant land to the south and east, and a combination of residential and vacant land extending beyond the adjacent properties. The existing site is previously developed with the Fire Station 77, and currently has three access points to the property, two 500 gallon water tanks, a concrete pad containing the approximately 1,000 square-foot firetruck garage, and the main building comprising the 3,222 square-foot Fire Station residence. **Figure 1** shows the regional location and the Project site and **Figure 2** shows the conceptual site plan for the Project

Project Description

The County of Riverside (County) is the Lead Agency for the proposed Project. Specifically, the expansion includes the construction of an approximately 3,500 square-foot apparatus bay adjacent to the west of the existing Fire Station 77. The existing access points which currently consist of dirt roads, would be paved and reconfigured to facilitate ingress/egress into the Project site, with a paved parking lot in front of the existing station. The Project also entails the construction of drainage facilities and retention basins to ensure that no impacts from stormwater occur during operation of the Project. The new apparatus bay would contain two bays, a workshop, a restroom, a storage area, an entry hall, and locker room. The topography of the site is flat, but gradually slopes in a western direction. The Project site is at an elevation of approximately 3,465 feet above mean sea level. No existing structures would require demolition as part of the proposed Project.

The Project would also involve some utility alterations to provide service to the new building. Construction is anticipated to start in early 2018 and would be completed by the end of 2018/beginning of 2019. The implementation of the proposed Project would not require additional staff or engines and would meet the goal of balancing the efficiency of operation with the provision of quality fire services to surrounding residents in the County. The participating County agencies in this Project are the County Fire Department and Economic Development Agency.



LEGEND

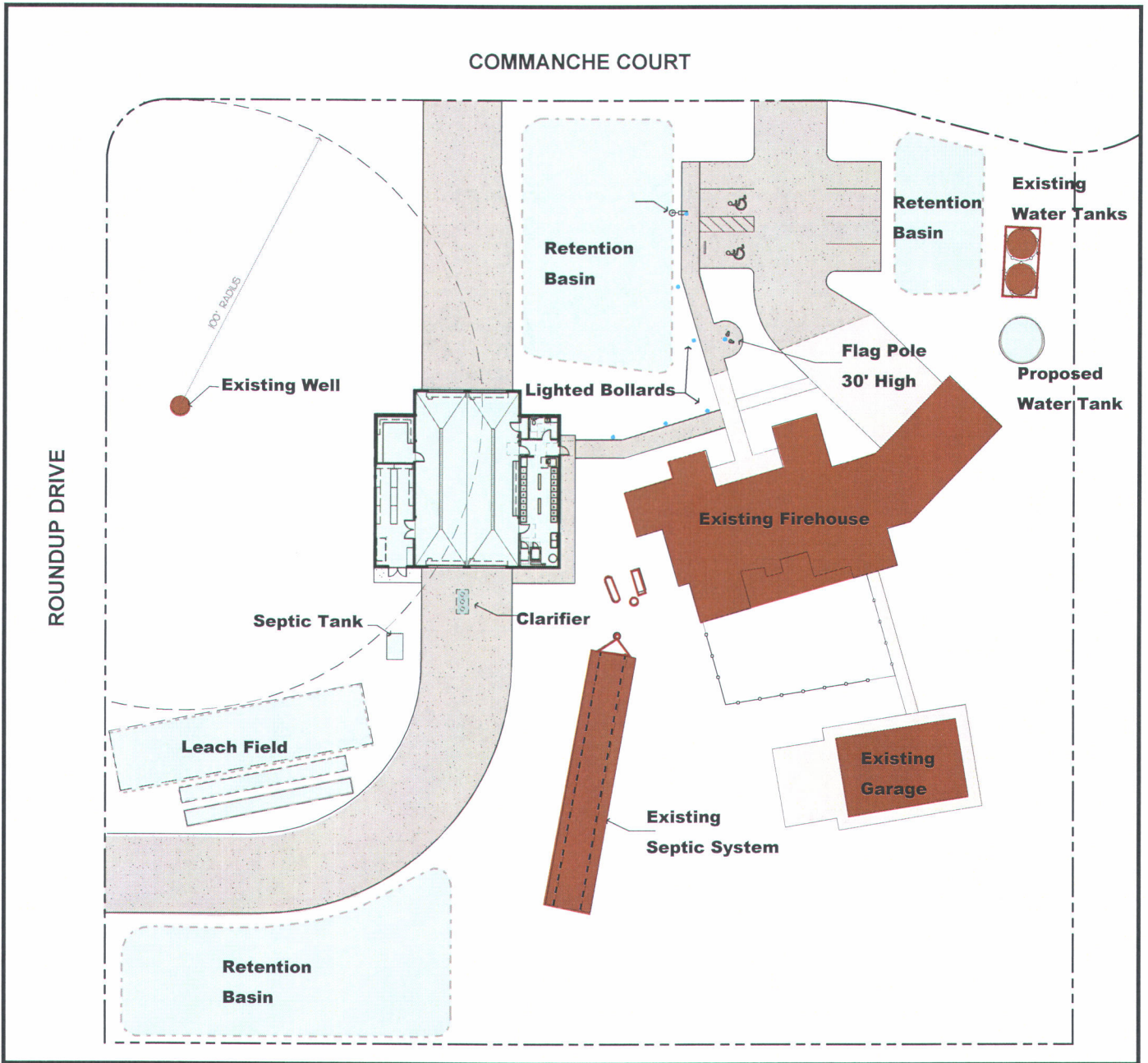
 Project Site

FIGURE 1



RIVERSIDE COUNTY FIRE DEPARTMENT
 STATION #77 EXPANSION
 PROJECT LOCATION

SOURCE: U.S.G.S. 7.5' Quad - Cahuilla Mountain (2012), RivcoEDA; 2017



LEGEND

- - - Project Site Property Line
- Existing Fire Station Facilities
- Proposed Fire Station Expansion Facilities
- Existing Hardscape
- Proposed Access, Parking, and Circulation

FIGURE 2



**RIVERSIDE COUNTY FIRE DEPARTMENT
STATION #77 EXPANSION
CONCEPTUAL SITE PLAN**

SOURCE: STK Architects, Inc., RivcoEDA; 2017

REGULATORY ENVIRONMENT

Criteria Pollutants

Criteria air pollutants are defined as pollutants for which the federal and state governments have established ambient air quality standards to protect public health. The federal and state standards have been set at levels above which concentrations could be harmful to human health and welfare. These standards are designed to protect the most sensitive persons from health effects. Criteria air pollutants include: Ozone (O₃), particulate matter 2.5 microns or less in diameter (PM_{2.5}), particulate matter ten microns or less in diameter (PM₁₀), nitrogen dioxide (NO₂), lead (Pb), (CO), and SO₂.

Carbon Monoxide. CO is a colorless and odorless gas formed by the incomplete combustion of fossil fuel. CO is emitted primarily from motor vehicles, power plants, refineries, industrial boilers, ships, aircraft, and trains. In urban areas, automobile exhaust from motor vehicles accounts for the majority of CO emissions. CO is a non-reactive air pollutant that dissipates relatively quickly, so ambient CO concentrations follow the spatial and temporal distributions of vehicular traffic. The highest levels of CO emissions occur during the colder months of the year when inversion conditions are more frequent. CO competes with oxygen, often replacing it in the blood, thus reducing the blood's ability to transport oxygen to vital organs and can result in potential health effects. The results of excess CO exposure can be dizziness, fatigue, and impairment to the central nervous system.

Ozone. O₃ is a colorless gas formed in the atmosphere when ROG_s, which include volatile organic compounds (VOCs), and NO_x, react in the presence of ultraviolet sunlight. O₃ is a secondary pollutant formed by complex interactions of two pollutants directly emitted into the atmosphere. The primary sources of O₃, are automobile exhaust and industrial sources. Ideal conditions occur during summer and early autumn, on days with low wind speeds or stagnant air, warm temperatures, and cloudless skies. Short-term exposure to O₃ at typical levels in Southern California can result in breathing pattern changes and reduction of capacity, increased susceptibility to infections, inflammation of the lung tissue, and immunological changes.

Nitrogen Dioxide. NO₂, like O₃, is not directly emitted into the atmosphere but is formed by an atmospheric chemical reaction between nitric oxide (NO) and atmospheric oxygen. NO and NO₂ are collectively referred to as NO_x and are major contributors to O₃ formation. NO₂ also contributes to the formation of PM₁₀. High concentrations of NO₂ can cause breathing difficulties and result in a brownish-red tint to the atmosphere, reducing visibility. There is indication of a relationship between NO₂ and chronic pulmonary fibrosis. An increase of bronchitis in children has also been observed at concentrations below 0.3 parts per million (ppm).

Sulfur Dioxide. SO₂ is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuel. The main sources of SO₂ are coal and oil used in power plants and industries. Generally, the highest levels of SO₂ are found near large industrial complexes. SO₂ concentrations have been reduced by stringent controls placed on stationary source emissions of SO₂ and limits on the sulfur content of fuels. SO₂ is an irritant gas that attacks the throat and lungs. It can cause acute respiratory symptoms, especially to children. SO₂ can also yellow vegetation and erode iron and steel.

Particulate Matter. Particulate matter pollution consists of very small liquid and solid particles suspended in the air which can include smoke, soot, dust, salts, acids, and metals. Particulate matter also forms when gases emitted from industries and motor vehicles undergo chemical reactions. PM_{2.5} and PM₁₀ represent different sizes of particulate matter. PM_{2.5} is roughly 1/28 the diameter of a human hair. PM_{2.5} results from fuel combustion, residential fireplaces, and wood stoves. In addition, PM_{2.5} can be formed in the atmosphere from gases such as SO₂, NO_x, and VOCs. PM₁₀ is about 1/7 the thickness of a human hair. Major sources of PM₁₀ include crushing or grinding operations; dust stirred up by vehicles traveling on roads; wood burning stoves and fireplaces; dust from construction, landfills, and agriculture; wildfires and burning of brush or waste; industrial sources;

windblown dust from open lands; and atmospheric chemical and photochemical reactions. PM_{2.5} and PM₁₀ pose a greater health risk than larger-size particles. When inhaled, these smaller particles can penetrate the human respiratory system's natural defenses and damage the respiratory tract. PM_{2.5} and PM₁₀ can increase the number and severity of asthma attacks, cause or aggravate bronchitis and other lung diseases, and reduce the body's ability to fight infections. Whereas PM₁₀ tends to collect in the upper portion of the respiratory system, PM_{2.5} is so tiny that it can penetrate deeper into the lungs and damage lung tissues. Suspended particulates also damage and discolor surfaces on which they settle, as well as produce haze and reduce visibility.

Lead. Pb in the atmosphere occurs as particulate matter. Sources of lead include leaded gasoline, battery manufacturing, paint, ink, ceramics, ammunition, and secondary lead smelters. Between 1978 and 1987, the phase-out of leaded gasoline reduced the overall inventory of airborne lead by nearly 95 percent. Now, lead smelters, battery recycling, and manufacturing facilities are the lead emission sources of greatest concern. Prolonged exposure to atmospheric lead poses a serious threat to human health. Health effects associated with exposure to lead include gastrointestinal disturbances, anemia, kidney disease, and in severe cases, neuromuscular and neurological dysfunction. Low-level lead exposures during infancy and childhood are associated with decrements in neurobehavioral performance including intelligence quotient performance, psychomotor performance, reaction time, and growth.

Toxic Air Contaminants

Toxic substances have the potential to cause adverse health effects in humans. A toxic substance released into the air is considered a toxic air contaminant (TAC). TACs are identified through a two-step process of risk identification and risk management designed to protect residents from the health effects of toxic substances in the air. The SCAQMD has effectively reduced air toxics and criteria emissions in South Coast Air Basin (Basin) through an extensive control program including traditional and innovative rules and policies. The most comprehensive study on air toxics in SCAB is the Multiple Air Toxics Exposure Study (MATES-III), conducted by the SCAQMD. The monitoring program measured more than 30 air pollutants, including both gases and particulates, and used modeling to estimate the risk of cancer from breathing toxic air pollution throughout the region based on emissions and weather data. MATES-III found that the average cancer risk in the region from carcinogenic air pollutants ranges from about 870 in a million persons to 1,400 in a million persons, with an average regional risk of about 1,200 in a million.

Greenhouse Gases

GHG emissions refer to a group of emissions that are generally believed to affect global climate conditions. The greenhouse effect compares the Earth and the atmosphere to a greenhouse with glass panes. The atmosphere, similar to glass panes, lets heat from sunlight in and reduces the amount of heat that escapes. GHGs, such as carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), keep the average surface temperature of the Earth close to 60 degrees Fahrenheit (°F). Without the greenhouse effect, the Earth would be frozen with an average surface temperature of about 5°F. GHGs also include hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and water vapor. CO₂ is the most abundant GHG that contributes to climate change through fossil fuel combustion. The other GHGs are less abundant than CO₂ but have higher global warming potential. The other GHGs are frequently expressed in the equivalent mass of CO₂, denoted as CO₂e to account for this higher potential. The CO₂e of CH₄ and N₂O represents about 6 percent of the California GHG emissions. Other high global warming potential gases represented 3.5 percent of these emissions. There are also a number of man-made pollutants, such as CO, NO_x, non-methane VOC, and SO₂ that have indirect effects on solar radiation absorption by influencing the formation or destruction of other climate change emissions.

Federal

The Federal Clean Air Act (CAA) regulates air quality in the United States and is administered by the United States Environmental Protection Agency (EPA). The EPA is also responsible for establishing the National Ambient Air Quality Standards (NAAQS), which are required under the federal CAA. The EPA establishes various emission standards, including those for vehicles sold in states other than California. Vehicles sold in California must meet stricter emission standards which have been established by the California Air Resources Board (CARB).

State Implementation Plans Federal clean air laws require areas with unhealthy levels of O₃, CO, NO₂, and SO₂, and PM₁₀, to develop State Implementation Plans which describe how they will attain the NAAQS. The federal CAA set new deadlines for attainment based on the severity of the pollution and launched a comprehensive planning process for attaining the NAAQS. State Implementation Plans are a compilation of new and previously submitted plans, programs (such as monitoring, modeling, permitting, etc.), district rules, state regulations, and federal controls. Many of California's State Implementation Plans rely on the same core set of control strategies including emission standards for cars and heavy trucks, fuel regulations, and limits on emissions from consumer products. State law makes CARB the lead agency for all purposes related to the State Implementation Plans.

State

California is also governed by more stringent regulations under the California CAA. In California, the California CAA is administered by CARB at the state level and by the air quality management districts at the regional and local levels. CARB is responsible for meeting the State requirements of the federal CAA, administering the California CAA, and establishing the California Ambient Air Quality Standards (CAAQS). The California CAA requires all air districts in California to endeavor to achieve and maintain the CAAQS, which incorporate additional standards for sulfates, hydrogen sulfide, vinyl chloride and visibility-reducing particles. CARB is also responsible for setting emission standards for vehicles sold in California and for other emission sources, such as consumer products and certain off-road equipment. CARB oversees the functions of local air pollution control districts and air quality management districts, which in turn administer air quality management functions at the regional and county levels.

South Coast Air Quality Management District. SCAQMD monitors air quality within the study area. SCAQMD has jurisdiction over an area of approximately 10,743 square miles, consisting of Orange County; the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties; and the Riverside County portion of the Salton Sea Air Basin and Mojave Desert Air Basin. The Basin is a subregion of the SCAQMD and covers an area of 6,745 square miles. The Basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties and is bounded by the Pacific Ocean to the west; the San Gabriel, San Bernardino and San Jacinto Mountains to the north and east; and the San Diego County line to the south. Specifically, SCAQMD is responsible for monitoring air quality, as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards within the district.

Air Quality Management Plan. All areas designated as nonattainment under the California CAA are required to prepare plans showing how the area would meet the state air quality standards by its attainment dates. The Air Quality Management Plan (AQMP) is the region's plan for improving air quality in the region. It addresses CAA and California CAA requirements and demonstrates attainment with state and federal ambient air quality standards. The AQMP is prepared by SCAQMD and the Southern California Association of Governments (SCAG). The AQMP provides policies and control measures that reduce emissions to attain both state and federal ambient air quality standards by their applicable deadlines. Environmental review of individual projects within the SCAB must analyze whether the proposed project's daily construction and operational emissions would exceed thresholds established by SCAQMD.

Global Climate Change. There is general scientific agreement that the Earth's average surface temperature has increased by 0.3 to 0.6 degrees Celsius over the past century. Historical records also indicate that atmospheric concentrations of a number of GHG have increased significantly since the beginning of the industrial revolution. As such, significant attention is being given to anthropogenic (human) GHG emissions. According to the

California Energy Commission, emissions from fossil fuel consumption represent approximately 81 percent of GHG emissions and transportation creates 41 percent of GHG emissions in California. California has traditionally been a pioneer in efforts to reduce air pollution, dating back to 1963 when the California New Motor Vehicle Pollution Control Board adopted the nation's first motor vehicle emission standards. Assembly Bill (AB) 1493 was enacted based on recognition that passenger cars are significant contributors to GHG emissions. Subsequently, CARB established limits to reduce GHG emissions from new vehicles by 22 percent in 2012 and 30 percent in 2016. AB 32, the California Global Warming Solutions Act of 2006, was enacted in 2006 to cap California's GHG emissions at 1990 levels by 2020. AB 32 charges CARB with the responsibility to monitor and regulate the sources of GHG emissions in order to reduce those emissions. California Senate Bill (SB) 375 provided a means for achieving AB 32 goals from cars and light trucks. The bill aligns three critical policy areas of importance to local government: (1) regional long-range transportation plans and investments; (2) regional allocation of the obligation for cities and counties to zone for housing; and (3) a process to achieve greenhouse gas emissions reductions targets for the transportation sector. The new law establishes a process for CARB to develop the GHG emissions reductions targets for each region and relies upon regional planning processes in the 17 Metropolitan Planning Organizations to accomplish its objectives.

Attainment Status

Table AQ-1 summarizes the attainment status for the criteria pollutants according to the NAAQS and CAAQS. Areas are designated as non-attainment for a pollutant if air quality data shows that a standard for the pollutant was violated at least once during the previous three calendar years. Exceedances that are affected by highly irregular or infrequent events are not considered violations. The Riverside County portion of the Basin is designated as a non-attainment area for O₃ and PM_{2.5} under the CAAQs and NAAQS. The Basin is also designated as nonattainment for PM₁₀ under the CAAQS but attainment under the NAAQS. The CAAQs also have a 24-hour standard of 0.25 ug/m³ and 0.01 ppm for Sulfates and Vinyl Chloride respectively (attainment status for both), a 1-hour standard of for 0.3 ppm for Hydrogen Sulfide (unclassified attainment status)), and a state-wide extinction standard of 0.23 per kilometer for visibility-reducing particulates (unclassified attainment status).

TABLE AQ-1: STATE AND NATIONAL AMBIENT AIR QUALITY STANDARDS

| Pollutant | Period | California | | Federal | |
|-------------------|------------------------------|-----------------------|---------------|-----------------------|-------------------------|
| | | Standard | Attainment | Standard | Attainment |
| O ₃ | 1 Hour | 0.09 ppm | Nonattainment | 0.12 ppm | Nonattainment |
| | 8 Hour | 0.070 ppm | | 0.07 ppm | |
| PM _{2.5} | 24 Hour | -- | Nonattainment | 35 ug/m ³ | Nonattainment |
| | Annual Arithmetic Mean (AAM) | 12 ug/m ³ | | 12 ug/m ³ | |
| PM ₁₀ | 24 Hour | 50 ug/m ³ | Nonattainment | 150 ug/m ³ | Attainment |
| | AAM | 20 ug/m ³ | | -- | |
| NO ₂ | 1 Hour | 0.18 ppm | Attainment | 0.1001 ppm | Unclassified/Attainment |
| | AAM | 0.030 ppm | | 0.053 ppm- | |
| CO | 1 Hour | 9.0 ppm | Attainment | 9 ppm | Unclassified/Attainment |
| | 8 Hour | 20 ppm | | 35 ppm | |
| Pb | 30 Day Average | 1.5 ug/m ³ | Attainment | -- | Unclassified/Attainment |
| | Calendar Quarter | -- | | 1.5 ug/m ³ | |
| SO ₂ | 1 Hour | 0.25 ppm | Attainment | 0.075 ppm | Attainment |
| | 24 Hour | 0.04 ppm | | 0.14 ppm | |
| | AAM | -- | | 0.03 ppm | |

Source: California Air Resources Board

EXISTING CONDITIONS

The proposed Project is located within the Riverside County portion of the South Coast Air Basin (Basin). The Basin is an area of high air pollution potential due to its climate and topography. The Basin experiences warm summers, mild winters, infrequent rainfalls, light winds, and moderate humidity. In addition, the mountains and hills within the area contribute to the variation of rainfall, temperature, and winds throughout the region. The region experiences frequent temperature inversions where temperatures increase as altitude increases and prevents air near to the ground from mixing with the air above it. As a result, air pollutants become trapped near the ground. During the summer, air quality problems are created due to the interaction between the ocean surface and lower layer of the atmosphere, which creates a moist marine layer. An upper layer of warm air mass forms over the cool marine layer, preventing air pollutants from dispersing upward. In addition, hydrocarbons and Nitrogen Dioxide (NO₂) react under strong sunlight creating pollution, commonly referred to as smog. Light, daytime winds predominantly from the west further aggravate the condition by driving the air pollutants inland toward the mountains. During the fall and winter, air quality problems are created due to CO and NO₂ emissions. High NO₂ levels usually occur during autumn or winter on days with summer-like conditions. Since CO is produced almost entirely from automobiles, the highest CO concentrations in the Basin are associated with heavy traffic.

The SCAQMD monitors air quality conditions at 38 locations throughout the Basin. The Project Site is within the Anza Receptor Area. The nearest monitoring station is the Lake Elsinore – West Flint Monitoring Station which is located at 506 West Flint Street in the City of Lake Elsinore. Historical data from the Lake Elsinore – West Flint Station were used to characterize existing conditions. Criteria pollutants monitored at the Lake Elsinore – West Flint Monitoring Station include O₃, PM₁₀, CO, and NO₂. Pb, PM_{2.5}, and SO₂ are not monitored at the Lake Elsinore – West Flint Monitoring Station. The nearest monitoring station to monitor these pollutants is the Metro I Riverside Monitoring Station. A summary of the data recorded at these stations is presented in **Table A-2**. The standards for O₃, PM_{2.5}, and PM₁₀ were all exceeded multiple times from 2014 to 2016.

TABLE AQ-2: CRITERIA POLLUTANT VIOLATIONS – 2014 TO 2016

| Pollutant | Standard | Number of Days Above Standard | | |
|-------------------|--------------------------------|-------------------------------|------|------|
| | | 2014 | 2015 | 2016 |
| O ₃ | 0.09 ppm (1 Hour) | 4 | 25 | 15 |
| PM _{2.5} | 35 ug/m ³ (AAM) | 5 | 9 | 4 |
| PM ₁₀ | 50 ug/m ³ (24 Hour) | 10 | 5 | 4 |
| NO ₂ | 0.18 ppm (1 Hour) | 0 | 0 | 0 |
| CO | 9.0 ppm (8 Hour) | 0 | 0 | 0 |
| SO ₂ | 0.25 ppm (1 Hour) | 0 | 0 | 0 |

Source: SCAQMD

IMPACTS

Regional Emissions

Air quality impacts are assessed in both the short and long term. Short-term impacts occur during construction and consist of fugitive dust and other particulate matter, as well as exhaust emissions generated by equipment and construction-related vehicles. During the finishing phase, paving operations and the application of asphalt, architectural coatings (i.e., paints) and other building materials would release reactive organic gases (ROGs). Long-term air quality impacts occur once the Project is in operation and would occur primarily from mobile source emissions. The proposed Project would have a significant impact from air quality emissions if the following thresholds established by the SCAQMD identified in **Table AQ-3** would be exceeded.

TABLE AQ-3: SCAQMD DAILY EMISSIONS THRESHOLDS

| Criteria Pollutant | Construction | Operation |
|--------------------|----------------|-----------|
| | Pounds Per Day | |
| ROGs | 75 | 75 |
| NO _x | 100 | 100 |
| CO | 550 | 550 |
| So _x | 150 | 150 |
| PM ₁₀ | 150 | 150 |
| PM _{2.5} | 55 | 55 |

Source: SCAQMD

Construction. The Project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 miles per hour, and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Based on the size of the Project area (approximately 15 acres) a Fugitive Dust Control Plan or Large Operation Notification is not required.

Construction emissions associated with the Project were evaluated using the CalEEMod version 2016.3.1 program. The total construction period for the proposed Project is approximately 9 months, beginning no earlier than January 2, 2018. The default parameters within CalEEMod were used and these default values reflect a worst-case scenario, which means that Project emissions are expected to be equal to or less than the estimated emissions. It is anticipated that no soil or demolished material would be exported off site. It is anticipated that a maximum of 25 daily truck trips would be required to bring equipment and materials to and from the site. Additional assumptions regarding construction activity are shown in **Tables AQ-4** and **AQ-5**.

Table AQ-4 SUMMARY OF CONSTRUCTION ACTIVITY

| Phase | Duration (days) | Crew | Equipment |
|-----------------------|-----------------|------|--|
| Site Prep | 9 | 5 | Grader, Tractor/Loader/Backhoe |
| Grading | 20 | 13 | Saws, Grader, Dozer, Backhoe (2) |
| Building Construction | 125 | 20 | Crane, Forklifts (2), Backhoe (2) |
| Paving | 10 | 18 | Cement Mixer, Paver, Paving Equipment, Roller, Backhoe |
| Architectural Coating | 10 | 5 | Air Compressor |

Source: Construction Contractor, CalEEMod.

Table AQ-5 ESTIMATED CONSTRUCTION DAILY TRIP GENERATION

| Phase | Duration (days) | Number of Workers | Maximum Haul Truck Trips | Total Trips |
|-----------------------|-----------------|-------------------|--------------------------|-------------|
| Site Prep | 9 | 5 | 0 | 10 |
| Grading | 20 | 13 | 0 | 20 |
| Building Construction | 125 | 20 | 0 | 25 |
| Paving | 10 | 18 | 0 | 20 |
| Architectural Coating | 10 | 5 | 0 | 10 |

Source: CalEEMod, Construction Contractor Assumptions.

Project-related construction emissions are shown in **Table AQ-6**. As shown, construction emissions would not exceed the SCAQMD thresholds. Therefore, a less-than-significant impact related to regional construction emissions will occur.

TABLE AQ-6: SUMMARY OF PEAK CONSTRUCTION EMISSIONS (POUNDS PER DAY)

| Activity | ROG | NO _x | CO | SO ₂ | PM ₁₀ | PM _{2.5} |
|--------------------------------|-----------|-----------------|------------|-----------------|------------------|-------------------|
| Site Preparation | 1 | 10 | 5 | <1 | 1 | <1 |
| Grading | 2 | 17 | 10 | <1 | 1 | 1 |
| Construction | 1 | 11 | 8 | <1 | 1 | 1 |
| Paving | 1 | 9 | 8 | <1 | 1 | 1 |
| Architectural Coating | 4 | 2 | 2 | <1 | <1 | <1 |
| Maximum Daily Emissions | 4 | 17 | 10 | <1 | 1 | 1 |
| SCAQMD Threshold | 75 | 100 | 550 | 150 | 150 | 55 |
| Exceeds Threshold? | NO | NO | NO | NO | NO | NO |

Source: CalEEMod 2016.3.1.

Localized Significance Thresholds. Localized air pollution is evaluated against the localized significance thresholds (LSTs) 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. The 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. The 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 and are designed to protect those 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.

Emissions generated by construction activities would temporarily increase pollutant concentrations from onsite equipment (primarily mobile emissions) and fugitive dust (PM₁₀ and PM_{2.5}). **Table AQ-7** shows the localized maximum daily construction emissions. As residences are in close proximity, a receptor distance of 25 meters was used for the LST methodology. As shown in **Table AQ-7**, maximum daily emissions from 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. Therefore, a less-than-significant impact related to construction LSTs will occur.

TABLE AQ-7 LOCALIZED SIGNIFICANCE THRESHOLD SUMMARY - CONSTRUCTION

| Construction | Pounds per Day | | | |
|-----------------------------------|----------------|-----------------|------------------|-------------------|
| | CO | NO ₂ | PM ₁₀ | PM _{2.5} |
| Peak Construction Emissions | 10 | 17 | 1 | 1 |
| Localized Significance Thresholds | 1,100 | 234 | 7 | 4 |
| Significant Impact? | NO | NO | NO | NO |

Source: CalEEMod Version 2016.3.1: Based on SCAQMD LST methodology on a 2-acre site that uses one graders, one dozer, and two tractors for eight hours a day during grading, which is equivalent to a disturbed acreage of 2 acres and compared against the 2-acre LST lookup table within SRA 27 and adjacent sensitive receptors (25m).

Operations

Long-term air quality impacts associated with the proposed Project would be generated from mobile emissions, stationary, and area sources. Emissions produced from mobile sources are from Project-generated vehicle trips. Operation of the Project would result in additional stationary source emissions from on-site equipment. Area sources of emissions are those associated with landscaping maintenance and energy use. The Project would not generate an increase of daily trips over existing conditions, as there would be no increase in staff or visitors. However to provide a conservative estimate, emissions were generated based on the CalEEMod computer model, which is based on square footage and parking. The Project's emissions were evaluated against the SCAQMD significance thresholds as shown in **Table AQ-8**. The Project's emissions were found to be below the SCAQMD operational phase emissions thresholds. Therefore, a less-than-significant impact related to long term air quality impacts will occur.

TABLE AQ-8 SUMMARY OF PEAK REGIONAL OPERATIONAL EMISSIONS

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

Source: CalEEMod 2016.3.1, EMFAC 2014

Localized Significance Thresholds. Operational activities would generate air pollutant emissions from on-site mobile and area emissions. **Table AQ-9** shows localized maximum daily operational emissions. As shown in **Table AQ-9**, maximum daily operational emissions would not exceed the SCAQMD LSTs and would not expose sensitive receptors to substantial pollutant concentrations. Therefore, a less-than-significant impact related to operational LSTs will occur.

TABLE AQ-9 LOCALIZED SIGNIFICANCE THRESHOLD SUMMARY - OPERATION

| Construction | Pounds per Day | | | |
|-----------------------------------|----------------|-----------------|------------------|-------------------|
| | CO | NO ₂ | PM ₁₀ | PM _{2.5} |
| Peak Operational Emissions | 1 | 1 | <1 | <1 |
| Localized Significance Thresholds | 1,100 | 234 | 2 | 1 |
| Significant Impact? | NO | NO | NO | NO |

Source: CalEEMod Version 2016.3.1: Based on SCAQMD LST methodology for operational emissions which does not include off-site mobile emissions. The localized emissions were compared against the most stringent LST threshold for SRA 27 with a 25 meter receptor distance