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

ITEM: 3.15
(ID # 28026)
MEETING DATE:
Tuesday, August 26, 2025

FROM : FACILITIES MANAGEMENT AND PROBATION DEPARTMENT

SUBJECT: FACILITIES MANAGEMENT (FM) AND PROBATION DEPARTMENT: Riverside Alan M. Crogan Youth Treatment and Education Center Vocational Expansion Project – Adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for Environmental Assessment Number EA20251I for the Project under CEQA, Approval of Revised Project Budget, Approval of First Amendment to the Professional Services Agreement for Design Services with Lionakis and First Amendment to the Construction Management Services Agreement with Balfour Beatty Construction, LLC; District 1. [$6,106,447 – 100% DIF Fund-Countywide Public Facilities 30501]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for Environmental Assessment Number EA20251I for the Riverside Alan M. Crogan Youth Treatment and Education Center Vocational Expansion (YTEC Vocational Expansion) 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;

2. Approve an increase to the project budget in the not-to-exceed amount of $6,106,447 for a revised project budget of $29,536,572 for the YTEC Vocational Expansion Project;

Continued on Page 2
ACTION:Policy, CIP

Christopher Wright
Christopher Wright, Chief Probation Officer 8/13/2025

Vincent Yzaguirre
Vincent Yzaguirre 8/14/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:	Medina, Spiegel, Washington, Perez and Gutierrez
Nays:	None
Absent:	None
Date:	August 26, 2025
xc:	FM, Probation

Kimberly A. Rector
Clerk of the Board
By: _____ Deputy

RECOMMENDED MOTION: That the Board of Supervisors:

3. Authorize the use of DIF Fund - Countywide Public Facilities 30501 in the not-to-exceed additional amount of $6,106,447 for the Project, including reimbursement to Facilities Management (FM) for incurred project related expenses;

4. Approve the attached First Amendment to the Professional Services Agreement between the County of Riverside (County) and Lionakis of Newport Beach, California, for the Project to increase the design services agreement in the not-to-exceed amount of $212,440 from $1,739,682 to $1,952,122, and authorize the Chairman of the Board (Chairman) to execute the First Amendment on behalf of the County;

5. Approve the attached First Amendment to the Construction Management Services Agreement between the County and Balfour Beatty Construction, LLC (Balfour Beatty) of Riverside, California, for the Project to increase the construction management services agreement in the not-to-exceed amount of $718,257 from $2,474,598 to $3,192,855, and authorize the Chairman to execute the First Amendment on behalf of the County;

6. Authorize the Director of Facilities Management, or designee, to administer the First Amendments with Lionakis and Balfour Beatty in accordance with applicable Board policies; and,

7. Authorize the Purchasing Agent to issue Purchase Orders in accordance with applicable Board policies to prequalified contractors in an amount not-to-exceed $200,000 per vendor, per project, per year, or pursuant to an approved and executed contract, the total of all project contracts and purchase orders shall not exceed the revised project budget.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ 1,000,000	$ 5,106,447	$ 6,106,447	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: DIF Fund - Countywide Public Facilities 30501 – 100%			**Budget Adjustment:** No	
			For Fiscal Year: 25/26-26/27	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On June 21, 2022, Item 3.11, the Board of Supervisors (Board) approved in-principle, a preliminary project budget in the amount of $23,430,125 and the Professional Services Agreement for design services between the County of Riverside (County) and Lionakis of Newport Beach, California, in the amount of $1,786,500 for the YTEC Vocational Expansion Project (Project) located at 10000 County Farm Road in Riverside, California, 92503. On May

23, 2023, Item 3.20, the Board approved the Construction Management Services Agreement with Balfour Beatty Construction, LLC (Balfour Beatty) in the amount of $2,474,598.

The original project scope included expansion of the current YTEC facility by approximately 14,500 square feet for additional program space for classrooms, vocational training rooms, fitness room, and supporting site improvements, including the expansion of the existing recreation yards by approximately 10,000 square feet. During design, the Probation Department expressed a need for a Welding Lab, dental office, and to extend the perimeter fence on both the west and east sides of the site which require additional design services. The First Amendment to the Professional Services Agreement for design services will compensate Lionakis in the not-to-exceed amount of $212,440 increasing the agreement value from $1,739,682 to $1,952,122.

The addition of the Welding Lab, dental office, and extension of the perimeter fence has extended the design phase by approximately ten (10) months and the construction schedule to an additional six (6) months; therefore, Balfour Beatty has adjusted their project construction schedule to accommodate the requested changes. Due to the extension of the design and construction schedules, Balfour Beatty's compensation fees are subject to a 4% annual increase. The First Amendment to the Construction Management Services Agreement will compensate Balfour Beatty in the not-to-exceed amount of $718,257 increasing the agreement value from $2,474,598 to $3,192,855.

Facilities Management (FM) is seeking Board approval for the additional funds in the not-to-exceed amount of $6,106,447 for a revised project budget of $29,536,572; approve the First Amendments with Lionakis in the amount of $212,440 and with Balfour Beatty in the amount of $718,257 to deliver the Project and meet revised project schedule commitments.

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000-21177) and State CEQA Guidelines Section 15063, FM prepared an Initial Study, on behalf of the County, which is the lead agency for the proposed Project, to determine if any potential significant impacts upon the environment would result from construction and implementation of the Project. The results of the 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 and Reporting Program (MMRP). FM prepared and circulated the Initial Study/MND for the mandated 30-day public review period from June 30, 2025, to July 29, 2025. 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. 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, as the Board has determined that

based on the whole record before it, including the initial study and all comments received, there is no substantial evidence that the Project will have a significant impact on the environment. This determination reflects the independent judgement and analysis of the Board. All documents supporting this determination are located at the Department of Facilities Management at 3450 14th Street, 3rd Floor, Riverside, CA 92501.

In accordance with Assembly Bill 52, Native American tribes were notified about the Project and invited to consult on December 23, 2024. The Pechanga and Soboba Band of Luiseno Indians requested consultation, and the initial consultation took place on January 9, 2025, until formal Consultation with these Tribes concluded on June 18, 2025, with the Tribes 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. A Notice of Determination will be filed by FM staff with the County Clerk and the State Clearinghouse within five days of Board approval.

Impact on Residents and Businesses

The proposed YTEC Vocational Expansion Project will create a space which is conducive to treatment of youth detained at YTEC in a safe and non-threatening environment.

Additional Fiscal Information

The approximate allocation of the project budget adjustment is as follows:

BUDGET LINE ITEMS	BUDGET AMOUNT	PROJECT BUDGET ADJUSTMENT	REVISED PROJECT BUDGET
DESIGN PROFESSIONAL OF RECORD	1,936,500	266,762	2,203,262
SPECIALTY CONSULTANTS	1,650,523	508,603	2,159,126
REGULATORY PERMITTING	192,000	53,000	245,000
CONSTRUCTION	16,744,091	4,314,450	21,058,541
COUNTY ADMINISTRATION	777,000	373,500	1,150,500
REAL ESTATE	0	35,000	35,000
PROJECT CONTINGENCY	2,130,011	555,132	2,685,143
REVISED PROJECT BUDGET	**$ 23,430,125**	**$ 6,106,447**	**$ 29,536,572**

The Board previously approved a project budget in the amount of $23,430,125 on June 21, 2022, (Item 3.11) which will be funded through the BSCC State Construction Grant in the amount of $17,499,960 (74.69%) and through DIF Fund - Countywide Public Facilities 30501 in the amount of $5,930,165 (25.31%).

This Board action will increase the project budget by $6,106,447 which will be 100% funded through DIF Fund – Countywide Public Facilities 30501. This will increase the budget from

$23,430,125 to $29,536,572. Of the $6,106,447, expenditures for FY 25/26 are estimated at $1,000,000 and expenditures for FY 26/27 are estimated at $5,106,447.

Attachments:

- First Amendment to the Professional Services Agreement with Lionakis
- First Amendment to the Construction Management Services Agreement with Balfour Beatty
- Notice of Determination for the Riverside Alan M. Crogan Youth Treatment and Education Center Vocational Expansion
- Initial Study/Mitigated Negative Declaration which includes the Mitigation Monitoring Report Program

VY:TB:RM:RB:TV FM05260009426 MT #28026
G:\Project Management Office\FORM 11'S\Form 11's_In Process\28026_D9 - 009426 - Riv YTEC Vocatnl Exp-Rev Proj Budg, Adopt MND & MMRP, Amend Lionakis & Balfour_082625.doc

Melissa Curtis
Melissa Curtis, Deputy Director of Purchasing and Fleet 8/11/2025

Evangelina Gregorio EG
Evangelina Gregorio EG, Principal Mgmt Analyst 8/18/2025

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel 8/14/2025

FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT FOR RIVERSIDE YOUTH TREATMENT & EDUCATION CENTER (YTEC) DETENTION FACILITY EXPANSION

FM05260009426

This First Amendment (herein referred to as "Amendment") to the Professional Services Agreement for the RIVERSIDE YOUTH TREATMENT & EDUCATION CENTER (YTEC) DETENTION FACILITY EXPANSION PROJECT (herein referred to as "Project") is made and entered as of the date of the last signature on the signature page of this Amendment by and between **LIONAKIS**, a California corporation (herein referred to as "ARCHITECT"), and the COUNTY OF RIVERSIDE, a political subdivision of the State of California (herein referred to as "COUNTY").

WHEREAS, COUNTY and ARCHITECT have entered into that certain Standard Form of Professional Services Agreement for the Project, executed June 21, 2022, (herein referred to as "Agreement") in order for ARCHITECT to perform all services and other activities necessary to provide professional design and engineering services as described in further detail in Exhibit "B" of the Agreement; and

WHEREAS, COUNTY and ARCHITECT desire to amend the Agreement to add Additional Services for Architectural, Structural, MEP, Civil and Landscape drawings to convert Vocational Classroom 105 into a new Welding Lab, add a dental office, and extend the secure perimeter fence, to update the Master Project Schedule, and to increase the not to exceed amount for the additional scope of services as permitted by the Agreement;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

I. ADDITIONAL SERVICES. In accordance with Article 3 (Additional Services) and subsection 3.2.1 of the Agreement, ARCHITECT shall develop drawings of layout options for the new Welding Lab and shall revise Architectural, Structural, MEP, Civil and Landscape drawings and incorporating a final option into the 100% design development set; in addition ARCHITECT shall

update the 100% Design Development Cost Estimate to verify the total Rough Order of Magnitude cost, shall revise Construction Documents to extend the perimeter fence on both the west and east sides of the property and shall revise the Master Project Schedule.

II. ARCHITECT'S COMPENSATION. In accordance with Article 5 (Architect's Compensation), Section 5.3 of the Agreement, COUNTY shall pay ARCHITECT an Additional Services Compensation for performance of Additional Services comprised exclusively of Additional Services Fees plus authorized Reimbursable Expenses. The Additional Services Fees shall be a lump sum price of **TWO HUNDRED TWELVE THOUSAND, FOUR HUNDRED FORTY DOLLARS ($212,440)** for all Additional Services. The maximum compensation amount under the Agreement for all Basic and Additional Services, including Reimbursable Expenses per Exhibit "G," shall not exceed **ONE MILLION, NINE HUNDRED FIFTY-TWO THOUSAND, ONE HUNDRED TWENTY-TWO DOLLARS ($1,952,122)**."

III. MASTER PROJECT SCHEDULE. Due to the Additional Services, Exhibit "D" (Master Project Schedule) of the Agreement is hereby amended to update the Master Project Schedule as set forth in Exhibit "D-1", consisting of one (1) page, attached hereto and by this reference incorporated into the Agreement. All references in the Agreement in Exhibit "D" shall be revised to reference Exhibit "D-1".

IV. MISCELLANEOUS. All other terms and conditions of the Agreement shall remain unchanged and in full force and effect.

V. EFFECTIVE DATE. This Amendment shall be effective upon signature of this Amendment by both parties.

VI. ELECTRONIC SIGNATURES. Each party to this Amendment agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act (("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Amendment. The parties further agree that the electronic signatures of the parties included in this Amendment are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

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IN WITNESS WHEREOF, the parties hereto have caused their duly authorized representatives to execute this Amendment.

"COUNTY"
COUNTY OF RIVERSIDE

By: _____

V. Manuel Perez

Chairman, Board of Supervisors

"ARCHITECT"
LIONAKIS

By: Carol S Lanham

Name: Carol Lanham

Title: Principal

Address: 4000 MacArthur Boulevard, Ste. 101

Newport Beach, CA 92660

ATTEST:

KIMBERLY A. RECTOR

Clerk of the Board

By: _____

Deputy

(SEAL)

APPROVED AS TO FORM:

MINH C. TRAN

County Counsel

By: Lisa Sanchez

Deputy County Counsel

EXHIBIT "D-1"

MASTER PROJECT SCHEDULE

Description	Date
1. Commencement of Planning/Programming Phase	Completed
2. Completion of Planning/Programming Phase	Completed
3. Commencement of Program Verification Phase	Completed
4. Completion of Program Verification Phase	Completed
5. Commencement of Schematic Design Phase	Completed
6. Completion of Schematic Design Phase	Completed
7. Commencement of Design Development Phase	Completed
8. Completion of Design Development Phase	Completed
9. Commencement of Final Construction Documents Phase	Completed
50% Completion Submission Date	Completed
95% Completion Submission Date	Completed
Submission to Governmental Authorities Date	Completed
Final Construction Documents Completion Date	Completed
10. Commencement of Bidding/Negotiation Phase	August 25, 2025
11. Completion of Bidding/Negotiation Phase	November 24, 2025
12. Commencement of Construction	January 5, 2026
13. Construction Period (Estimated only. Actual construction period will be established when the Construction Contract is executed by Contractor and County)	18 months

Commencement and Completion dates for phases above are estimates and may be subject to change as the project progresses.

FIRST AMENDMENT TO THE CONSTRUCTION MANAGEMENT SERVICES AGREEMENT FOR RIVERSIDE YOUTH TREATMENT & EDUCATION CENTER (YTEC) VOCATIONAL FACILITY EXPANSION PROJECT

FM05260009426

This First Amendment (herein referred to as "Amendment") to the Construction Management Services Agreement for the RIVERSIDE YOUTH TREATMENT & EDUCATION CENTER (YTEC) VOCATIONAL FACILITY EXPANSION PROJECT (herein referred to as "Project") is made and entered as of the date of the last signature on the signature page of this Amendment by and between BALFOUR BEATTY CONSTRUCTION, LLC, a Delaware limited liability company (herein referred to as "CONSTRUCTION MANAGER"), and the COUNTY OF RIVERSIDE, a political subdivision of the State of California, (herein referred to as "COUNTY").

WHEREAS, COUNTY and CONSTRUCTION MANAGER have entered into that certain Standard Form of Agreement for the Project, executed May 23, 2023, (herein referred to as "Agreement") for CONSTRUCTION MANAGER to perform all services and other activities necessary to provide construction management services as summarized in Exhibit "P" of the Agreement; and

WHEREAS, COUNTY and CONSTRUCTION MANAGER desire to amend the Agreement to modify and update the Master Project Schedule (in Exhibit "F") to account for the project schedule extension and increased Construction Period, the Hourly Rate Schedule (in Exhibit "C") to reflect a 4% increase to hourly rates per fiscal year, the Payment Schedule (in Exhibit "J"), and the Construction Manager's Staffing Schedule (in Exhibit "N"), with amendments reflecting the additional project scope incorporated during the design coordination including, but not limited to, the inclusion of additional site security fencing, a welding lab, and a dental office, and to increase the total compensation accordingly;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

I. CONSTRUCTION MANAGER'S COMPENSATION. The Agreement shall be modified to include Additional Services Compensation pursuant to Article 5.3 of the Agreement for the extended staffing

schedule, hourly rate increase, and additional CM Fees for the conversion of the Vocational Classroom 105 into a new Welding Lab, addition of a dental office, extension of the secure perimeter fence, as well as the extension of the project schedule. The total Additional Services Compensation for performance of all Additional Services shall not exceed SEVEN HUNDRED EIGHTEEN THOUSAND, TWO HUNDRED FIFTY-SEVEN DOLLARS ($718,257).

II. MASTER PROJECT SCHEDULE. Due to the adjusted final completion date, the Agreement shall be modified and amended as follows:

a. Exhibit "C" (Hourly Rate Schedule) of the Agreement is hereby replaced with the revised Hourly Rate Schedule as set forth in Exhibit "C-1," consisting of one (1) page, attached hereto and by this reference incorporated into the Agreement. All references in the Agreement to Exhibit "C" shall be revised to reference Exhibit "C-1."

b. Exhibit "F" (Updated Master Project Schedule) of the Agreement is hereby replaced with the revised Master Project Schedule as set forth in Exhibit "F-1," consisting of one (1) page, attached hereto and by this reference incorporated into the Agreement. All references in the Agreement to Exhibit "F" shall be revised to reference Exhibit "F-1."

c. Exhibit "J" (Payment Schedule) of the Agreement is hereby replaced with the revised Payment Schedule as set forth in Exhibit "J-1", consisting of one (1) page, attached hereto and by this reference incorporated into the Agreement, to account for the payments under this Amendment. All references to Exhibit "J" shall be revised to reference Exhibit "J-1."

d. Exhibit "N" (Construction Manager's Staffing Schedule) of the Agreement is hereby replaced with the revised Construction Manager's Staffing Schedule as set forth in Exhibit "N-1", consisting of two (2) pages, attached hereto and by this reference incorporated into the Agreement, to account for the staffing fees consistent with this Amendment. All references to Exhibit "N" shall be revised to reference Exhibit "N-1."

III. MISCELLANEOUS. All other terms and conditions of the Agreement shall remain unchanged and in full force and effect.

IV. EFFECTIVE DATE. This Amendment shall be effective upon signature of this Amendment by both parties.

V. ELECTRONIC SIGNATURES. Each party to this Amendment agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act (("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Amendment. The parties further agree that the electronic signatures of the parties included in this Amendment are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

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IN WITNESS WHEREOF, the parties hereto have caused their duly authorized representatives to execute this Amendment.

"COUNTY"
COUNTY OF RIVERSIDE

By: _____

V. Manuel Perez

Chairman, Board of Supervisors

"CONSTRUCTION MANAGER"
BALFOUR BEATTY CONSTRUCTION, LLC

By: _____

Name: Emily Kay

Title: President – California Division

Address: 13520 Evening Creek Dr. North Suite 270

San Diego, CA 92128

ATTEST:

KIMBERLY A. RECTOR

Clerk of the Board

By: _____

Deputy

(SEAL)

APPROVED AS TO FORM:

MINH C. TRAN

County Counsel

By: Lisa Sanchez

Lisa Sanchez

Deputy County Counsel

EXHIBIT "C-1"

HOURLY RATE SCHEDULE

Balfour Beatty, LLC
Billable Hourly Rate Schedule
FOR ADDITIONAL SERVICES & REIMBURSABLE HOURLY SERVICES

Position	Hourly Rate (5/23/23 - 6/30/25)*	Hourly Rate (7/1/25 - 6/30/26)	Hourly Rate (7/1/26 - 6/30/27)
Vice President	$260.00	$270.40	$281.22
Project Executive	$235.00	$244.40	$254.18
Safety Manager	$170.00	$176.80	$183.87
Sr. Project Manager	$205.00	$213.20	$221.73
Sr. Superintendent	$210.00	$218.40	$227.14
Scheduler	$135.00	$140.40	$146.02
BIM Manager	$170.00	$176.80	$183.87
Project Manager	$170.00	$176.80	$183.87
Superintendent	$175.00	$182.00	$189.28
Assistant Superintendent	$135.00	$140.40	$146.02
Assistant Project Manager	$145.00	$150.80	$156.83
Sr. Project Engineer	$120.00	$124.80	$129.79
BIM Technician	$110.00	$114.40	$118.98
Preconstruction Manager	$205.00	$213.20	$221.73
QA/QC Coordinator	$170.00	$176.80	$183.87
BIM Specialist	$110.00	$114.40	$118.98
Estimator	$185.00	$192.40	$200.10
Labor Compliance Coordinator	$135.00	$140.40	$146.02
Project Engineer	$105.00	$109.20	$113.57
Project Accountant	$85.00	$88.40	$91.94
Project Administrator	$75.00	$78.00	$81.12
Project Engineer Intern	$75.00	$78.00	$81.12

***Billable Hourly rates subject to increase annually by 4.0 % beginning 07/01/2025.**

EXHIBIT "F-1"

MASTER PROJECT SCHEDULE

Description	Date
1. Commencement of Planning/Programming Phase	Completed
2. Completion of Planning/Programming Phase	Completed
3. Commencement of Program Verification Phase	Completed
4. Completion of Program Verification Phase	Completed
5. Commencement of Schematic Design Phase	Completed
6. Completion of Schematic Design Phase	Completed
7. Commencement of Design Development Phase	Completed
8. Completion of Design Development Phase	Completed
9. Commencement of Final Construction Documents Phase	Completed
50% Completion Submission Date	Completed
95% Completion Submission Date	Completed
Submission to Governmental Authorities Date	Completed
Final Construction Documents Completion Date	Completed
10. Commencement of Bidding/Negotiation Phase	August 25, 2025
11. Completion of Bidding/Negotiation Phase	November 24, 2025
12. Commencement of Construction	January 5, 2026
13. Construction Period (Estimated only. Actual construction period will be established when the Construction Contract is executed by Contractor and County)	18 months

Commencement and Completion dates for phases above are estimates and may be subject to change as the project progresses.

EXHIBIT "J-1"

PAYMENT SCHEDULE

Phase: Preconstruction Services	Payment Amount:
Total Preconstruction Phase	$388,591.00
Schematic Design Phase	$44,949.00
Design Development Phase	$57,309.00
Construction Documents Phase	$116,325.00
Bidding Phase	$170,008.00

Phase: Construction Services	Payment Amount:
Total Construction Phase	$2,804,264.00

EXHIBIT "N-1"

CONSTRUCTION MANAGER'S STAFFING SCHEDULE

PRECONSTRUCTION PHASE:

	SCHEMATIC			DESIGN DEVELOPMENT									CONSTRUCTION DOCUMENT								BID/AWARD THRU 11/24/25	
Position	BILLING																					
Description	PAY APPLI-CATION #1	PAY APPLI-CATION #2	BALANCE TO FINISH	PAY APPLI-CATION #1	PAY APPLI-CATION #2	PAY APPLI-CATION #3	PAY APPLI-CATION #4	PAY APPLI-CATION #7	PAY APPLI-CATION #8	PAY APPLI-CATION #9	PAY APPLI-CATION #11	BALANCE TO FINISH	PAY APPLI-CATION #5	PAY APPLI-CATION #6	PAY APPLI-CATION #7	PAY APPLI-CATION #8	PAY APPLI-CATION #9	PAY APPLI-CATION #10	PAY APPLI-CATION #11	BALANCE TO FINISH	BUDGET	TOTALS
	9/1/2023	10/1/2023		9/1/2023	10/1/2023	11/1/2023	2/28/2024	5/31/2024	6/30/2024	7/31/2024	9/30/2024		3/31/2024	4/30/2024	5/31/2024	6/30/2024	7/31/2024	8/31/2024	9/30/2024			
BALFOUR BEATTY GC's	6,435.00	2,197.80					1,779.80		5,420.00	2,283.00	1,250.00	13,047.00								54,220.00	48,810.00	135,442.60
PROJECT ACCOUNTANT	1,700.00			850.00		820.00	850.00	880.00					255.00	510.00		680.00	1,700.00	935.00			1,700.00	10,880.00
ESTIMATOR	10,175.00	81.40		3,700.00	5,320.00	749.00							555.00		8,254.00	16,502.00						45,336.40
PROJECT ENGINEER #1												14,076.00								8,400.00	44,520.00	66,996.00
SUPERINTENDENT																					36,120.00	36,120.00
PROJECT MANAGER #1			6,868.00																	17,136.00	7,208.00	31,212.00
PROJECT EXECUTIVE	9,400.00	94.00		9,400.00	1,620.00	2,860.00	5,578.00						940.00	1,410.00	1,410.00	1,645.00	7,050.00	3,055.00	2,655.00	5,523.00	9,964.00	62,604.00
TOTAL	$27,710.00	$2,373.20	$6,868.00	$13,950.00	$6,940.00	$4,429.00	$8,207.80	$880.00	$5,420.00	$2,283.00	$1,250.00	$27,123.00	$1,750.00	$1,920.00	$9,664.00	$18,827.00	$8,750.00	$3,990.00	$2,655.00	$85,279.00	$148,322.00	$388,591.00

EXHIBIT "N-1"

CONSTRUCTION MANAGER'S STAFFING SCHEDULE

CONSTRUCTION PHASE

Position	Monthly Charges																		
Description	MONTH #1	MONTH #2	MONTH #3	MONTH #4	MONTH #5	MONTH #6	MONTH #7	MONTH #8	MONTH #9	MONTH #10	MONTH #11	MONTH #12	MONTH #13	MONTH #14	MONTH #15	MONTH #16	MONTH #17	MONTH #18	TOTALS
BALFOUR BEATTY GC's	54,689	29,649	21,081	17,513	17,513	28,217	17,513	17,513	24,649	17,513	28,217	44,440	17,513	24,649	28,217	17,513	24,649	28,217	459,265
PROJECT ACCOUNTANT	7,632	7,269	7,632	7,995	7,995	6,905	7,995	7,995	7,269	7,995	6,905	7,632	8,275	7,523	7,147	8,275	7,523	7,147	137,111
PROJECT ENGINEER #1	18,856	17,958	18,856	19,753	19,753	17,060	19,753	19,753	17,958	19,753	17,060	18,856	20,445	18,586	17,657	20,445	18,586	17,657	338,746
PROJECT ENGINEER #2																			
SUPERINTENDENT	18,856	17,958	18,856	19,753	19,753	17,060	19,753	19,753	17,958	19,753	17,060	18,856	20,445	18,586	17,657	20,445	18,586	17,657	338,746
PROJECT MANAGER #1	30,528	29,074	30,528	31,982	31,982	27,621	31,982	31,982	29,074	31,982	27,621	30,528	33,101	30,092	28,588	33,101	30,092	28,588	548,446
PROJECT EXECUTIVE	4,220	4,019	4,220	4,421	4,421	3,818	4,421	4,421	4,019	4,421	3,818	4,220	4,577	4,160	3,952	4,577	4,160	3,952	75,815
SUBTOTAL	134,781	105,927	101,173	101,418	101,418	100,680	101,418	101,418	100,926	101,418	100,680	124,531	104,356	103,597	103,217	104,356	103,597	103,217	1,898,129
CM FEE (OVERHEAD & PF	50,341	50,340	50,341	50,341	50,341	50,341	50,341	50,341	50,341	50,341	50,341	50,341	50,341	50,341	50,341	50,341	50,341	50,341	906,135
TOTAL	185,121	156,267	151,513	151,759	151,759	151,021	151,759	151,759	151,267	151,759	151,021	174,872	154,696	153,938	153,558	154,696	153,938	153,558	2,804,264

INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

RIVERSIDE YOUTH TREATMENT AND EDUCATION CENTER EXPANSION PROJECT

Riverside County, California

June 2025

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APPENDIX B Air Quality and GHG

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SUMMARY OF MITIGATION MEASURES

Biological Resources

BIO-1 A qualified biologist shall conduct a pre-construction nesting bird survey within three days prior to vegetation- or ground-disturbing activities if such activities are proposed during the nesting season (February 1 through September 15). The survey shall include 100 percent coverage of the project site. If no active avian nests are found during survey, no further work in this regard is required. If an active avian nest is discovered during survey, vegetation- and/or ground-disturbing activities shall be redirected around the nest(s). As determined by Riverside County, the qualified biologist shall delineate the boundaries of any such buffer area. The buffer shall be established by the biologist, which can range from 50 feet (typically smaller songbirds) to 500 feet (larger raptors) to ensure that nesting behavior is not adversely affected by the vegetation- and/or ground-disturbing activity. If such activities are delayed or suspended for more than seven days after the survey, the site shall be resurveyed. Should eggs or fledglings be discovered in any native nest, these resources cannot be disturbed until the young have hatched and fledged (matured to a stage that they can leave the nest on their own).

BIO-2 A qualified biologist shall conduct a pre-construction burrowing owl/Initial Take and Avoidance Survey within 30 days prior to the beginning of project construction to determine if the project site contains suitable burrowing owl habitat and to avoid any potential impacts to the species. The survey shall be performed pursuant to the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) 30-day Pre-Construction Burrowing Owl Survey Guidelines (revised August 17, 2006) and include 100 percent coverage of the project site. If the survey reveals no suitable habitat for burrowing owl is present, no further work in this regard is required. If active burrowing owl burrows are determined to be present, the burrow(s) shall be flagged, and a 160-foot buffer shall be established around the burrow(s) during the non-breeding season (September 1 to January 30) and a 250-foot buffer shall be created during the breeding season (February 1 to August 31). As determined by Riverside County (County), the buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity. The buffer(s) shall be sufficient to ensure that nesting behavior is not adversely affected by the construction activity. A monitoring report shall be prepared and submitted to the County for review and approval prior to reinitiating construction activities within the buffer area(s), and construction within the designated buffer area(s) shall not proceed until written authorization is received from California Department of Fish and Wildlife (CDFW). The monitoring report shall summarize the results of the owl monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area(s) without jeopardizing the survival of the owl(s). Any relocation efforts must be coordinated with the CDFW. This measure shall be implemented to the satisfaction of Riverside County and, as applicable, the CDFW.

Cultural Resources

CR-1 Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all grading and trenching activities which may impact native soils on the project site. The project Archaeologist shall have the authority to temporarily halt and redirect earthmoving activities within a minimum of 100 feet of the affected area in the event that suspected archaeological resources are unearthed during project construction. The project archeologist and the Consulting Tribes shall attend a pre-grading meeting with the County, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the project archaeologist and Consulting Tribes shall make themselves available to provide the training on an as-needed basis.

CR-2 Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Luiseño Indians (Pechanga) and Soboba Band of Luiseño Indians (Soboba) for tribal monitoring. The County is also required to provide a minimum of 30 days advance notice to Pechanga and Soboba of all grading and trenching activities which may impact native soils. The Pechanga and Soboba Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities within a minimum of 100 feet of the affected area in the event that suspected archaeological resources are unearthed during project construction. Upon discovery of in-situ archaeological resources, the parties shall promptly meet and confer, limit the closure area to the smallest reasonable area (including the possibility of reducing the stop-work radius to 50 feet after initial evaluation), and engage in good faith collaboration to execute the protocols outlined in the Cultural Resource Monitoring Plan for handling such unearthed resources.

CR-3 Prior to the issuance of the grading permit, a Cultural Resource Monitoring Plan (CRMP) is to be developed and provided to the Consulting Tribes for review. The project Archaeologist, in consultation with the Consulting Tribe, the contractor, and the County, shall develop a CRMP to address the details, timing and responsibility of all activities on the project site that may impact archaeological and tribal cultural resources. A Consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the County as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project description and location;

b. Project grading and development scheduling;

c. Roles and responsibilities of individuals on the project;

d. The pre-grading meeting and Cultural Resources Worker Sensitivity Training details;

e. The protocols and stipulations that the contractor, County, Consulting Tribe (s) and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resource's evaluation;

f. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items;

g. Contact information of relevant individuals for the project.

CR-4 The County shall verify that the following note is included on the Grading Plan:

"If any suspected archaeological resources are discovered during ground–disturbing activities and the project Archaeologist or Tribal Representative are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project Archaeologist and the Tribal Representative to the site to assess the significance of the find."

CR-5 If during ground disturbance activities, unanticipated unique archaeological resources are inadvertently discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. This mitigation shall apply to inadvertent discoveries of resources, including those with multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Consulting Tribe.

a. All ground disturbance activities within 100 feet of the discovered resources shall be halted until a meeting is convened between the Developer, the project Archaeologist, the Pechanga and Soboba

Tribal Representative, and the County of Riverside Facilities Management to discuss the significance of the find.

b. At the meeting, the significance of the discover(ies) shall be discussed and after consultation with the Pechanga and Soboba Tribal Representative and the project Archaeologist, a decision shall be made, with the concurrence of the County of Riverside, as to the appropriate process (documentation, recovery, avoidance, etc.) for the resources, including whether the stop-work radius from the discovered resource can be reduced to 50 feet.

c. Further ground disturbance, including but not limited to, grading and trenching, shall not resume within the determined stop-work radius area of the discovery until the protocols for handling the resources has been established by all parties pursuant to the CRMP. Work shall be allowed to continue outside of the stop-work radius area and shall be monitored by Pechanga and Soboba Tribal Monitors, if needed.

d. Treatment and avoidance protocols for the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with Pechanga and Soboba. These protocols may include avoidance of the resources through project design, in-place preservation of resources located in native soils and/or re-burial on the project site with procedures so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition/Mitigation Measures.

e. If the find is determined to be unique and significant and avoidance of the area cannot be feasibly achieved, a Phase III data recovery plan shall be prepared by the project Archeologist, in consultation with the Consulting Tribe, and shall be submitted to the County for their review and approval prior to implementation of the said plan.

f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the Developer, project Archaeologist and the Consulting Tribes cannot agree on the significance of or the treatment for the archaeological or cultural resources, these issues shall be presented to the County of Riverside for decision. The County of Riverside shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project Archeologist and shall consider the cultural and religious principles and practices of the Consulting Tribe. Notwithstanding any other rights available under the law, the decision of the County of Riverside shall be appealable to the County Board of Supervisors. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment finding.

CR-6 In the event that Native American tribal cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a) One or more of the following treatments, in order of preference, shall be employed with Pechanga and Soboba. Evidence that these procedures have been following shall be provided to the County of Riverside:

a. Preservation-In-Place of the tribal cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

b. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods, and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and

location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to Public Records Request.

c. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County of Riverside. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment finding.

CR-7 If human remains are discovered, no further disturbance shall occur within a minimum of 100 feet of the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the "most likely descendant". The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

CR-8 It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

CR-9 Upon completion of ground-disturbing activities that impact native soils, the project Archeologist shall submit two (2) copies of the Phase IV Cultural Resources Monitoring Report that complies with County of Riverside requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. Portions of the Phase IV Report may be confidential. The County shall review the reports to determine adequate treatment compliance. Provided the reports are adequate, the County shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Pechanga and Soboba Cultural Resources Departments.

Geology and Soils

GEO-1 In the event that any paleontological resources are unintentionally discovered during 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 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 Youth Treatment and Education (YTEC) Expansion 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 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, December 2015.

City of Riverside, General Plan, September 2021.

Van Horn YTEC Initial Study/Mitigated Negative Declaration, January 2013

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 project is being circulated to the public, responsible agencies, and trustee agencies for a 30-day public review period that begins on June 20, 2025 with the issuance of a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) and a close of July 21, 2025. The NOI was sent via mail to property owners/residents within 500 feet of the project; a notice was posted in the Press Enterprise; 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 Facilities Management Office and also at the Arlington Public Library. The Mitigation Monitoring and Reporting Program (MMRP) is contained herein under Appendix A. Comments received during the public review period will be considered as part of the project's environmental review and included for consideration by the Board of Supervisors. 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.

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COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM/
INITIAL STUDY CHECKLIST

Environmental Assessment (EA) Number: 202402I

Project Name: Riverside Youth Treatment and Education Center Expansion

Lead Agency Name: County of Riverside

Address: 3450 14th Street, Suite 303, Riverside, CA. 92501

Contact Person: Mike Sullivan

Telephone Number: 951.955.8009

Applicant's Name: County of Riverside Facilities Management

Applicant's Address: 3450 14th Street, Riverside, CA. 92501

I. PROJECT INFORMATION

A. Project Description:

The project site is located at 10000 County Farm Road in the city of Riverside on approximately 10.9 acres of County-owned land on the northeastern portion of APN 145-120-003. The Alan M. Crogan Youth Treatment and Education Center (YTEC) opened in 2021 and is a 106 -bed secure treatment facility for youths that have been adjudicated of a 707(b) offense and committed to the program by the Court. The existing YTEC facility is approximately 60,838 square feet and comprises a 10-bed assessment unit, a 20-bed transitional housing component, and four, 20-single cell living units (with the potential for a future 20 bed transitional housing component and a 20-single cell living unit with recreation areas for an additional 11,692 square feet). The treatment and education center also includes group and individual therapy rooms, vocational classrooms and workshop space, nursing and medical facilities, school classrooms, multipurpose conference rooms, kitchen facilities, intake area with security room, visitation, maintenance and laundry facilities, administrative offices, and recreational space as required by the California Code of Regulations, Title 24. On December 9, 2014, Minute Order 3-21, the Board of Supervisors (Board) authorized the Probation Department to sign and submit a grant application; and on April 13, 2015, the County received a conditional award from the Board of State and Community Corrections (BSCC) in the amount of $15,898,455 for the expansion and construction of a youth offender rehabilitation facility. At the time of the application, the proposed project was to construct a new intake, assessment and administration areas and programming space for justice involved youth at Indio Juvenile Hall. On July 21, 2015, Item 3-32, the County accepted the funding award from BSCC for the construction of the facility. On November 21, 2016, the BSCC notified the Probation Department of the withdrawal of the County of Tulare from the Local Youthful Offender Rehabilitative Facility Construction Financing Program. Thus, the BSCC awarded the Probation Department a portion of the reverted funds to increase Riverside County's award by $1,601,545, bringing the total award to the original request of $17,500,000 for construction.

During the design process, population trends and court commitments to the desert region YTEC detention facility were in decline and the initial scope in the grant application became unsupported by the need. Due to this, the Probation Department researched the need in alternative locations. It was determined the best location would be to construct the new facility behind the existing YTEC facility in Riverside leveraging the existing infrastructure, such as the intake, kitchen, laundry, parking, and warehouse, thereby reducing the construction costs of the new facility. The revised scope includes constructing a new 15,040 square-foot treatment-oriented detention facility to replace the closed Riverside Juvenile Hall, formerly located at 3933 Harrison Street, approximately ¼ mile from the project site. The scope of work also includes a public lobby, a classroom, a dental suite, two vocational rooms, staff offices, indoor recreational area, exterior landscape, hardscape, security, lighting, fencing, and fenced access road and site improvements. The improvements would enhance treatment-oriented detention services at the existing YTEC facility, would not add additional beds or increase the capacity of patients.

The surrounding properties are primarily institutional. **Figure 1** shows the regional location and the project site and **Figure 2** shows the overall site plan. The topography of the site gradually slopes in a southeastern direction. The project site is at an elevation of approximately 760 feet above sea level.

Additional staffing would occur from the new building. The additional staffing and infrastructure would enhance the level of probation 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 the fall of 2025 and would be completed in 2027.

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

C. Total Project Area: 1 acre

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: 15,000	Est. No. of New Employees: 15

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

E. Street References: The project is located at 10000 County Farm Road in the City of Riverside, west of Harrison Street.

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

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

H. Public Agency Approvals: The project will require the approval by the County of Riverside Board of Supervisors. There are various public agencies involved in project including the Santa Ana Regional Water Quality Control Board (RWQCB). 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. A 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 Riverside County Facilities Management. The proposed improvements will be reviewed by Riverside County prior to construction to ensure they meet all applicable standards.

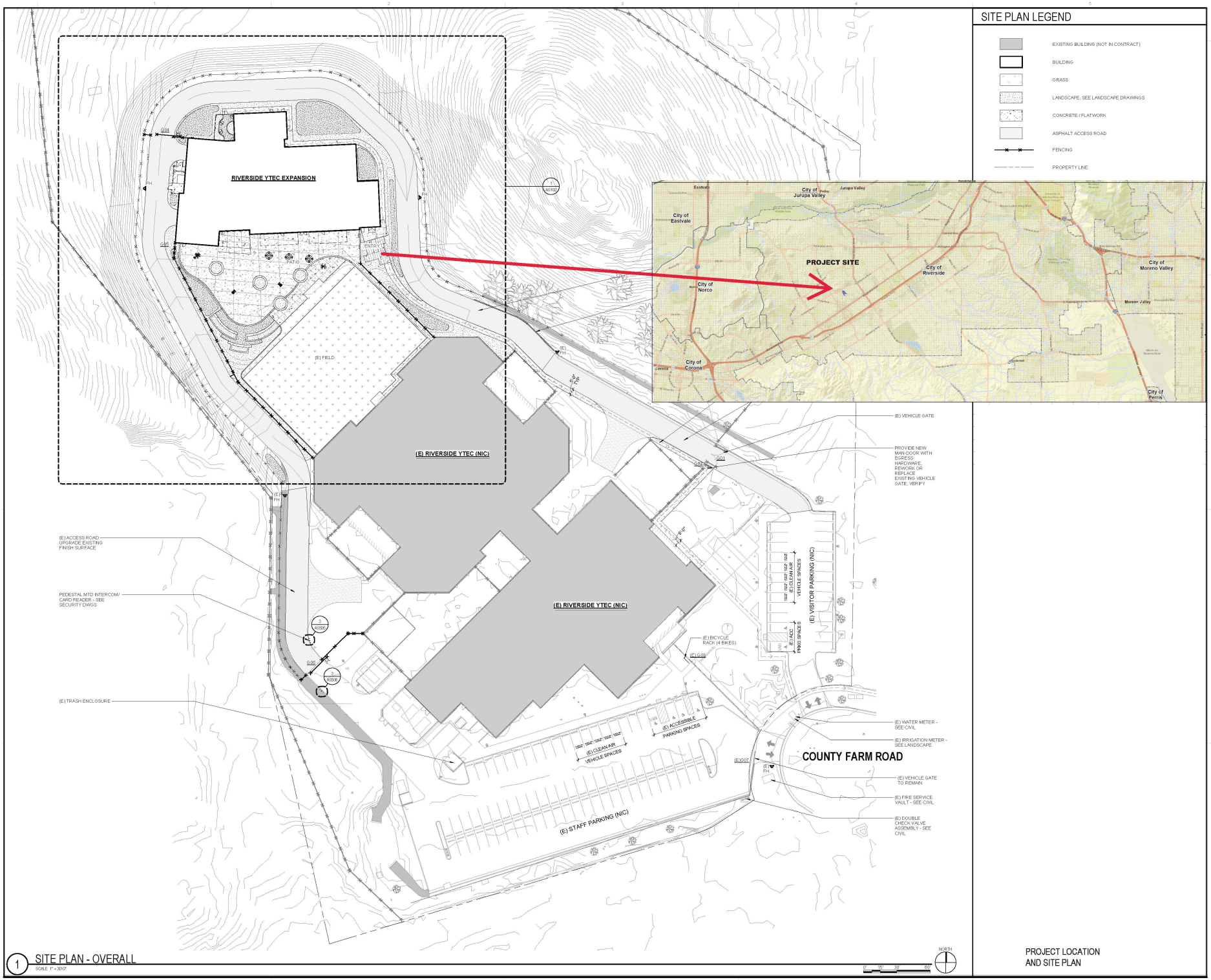
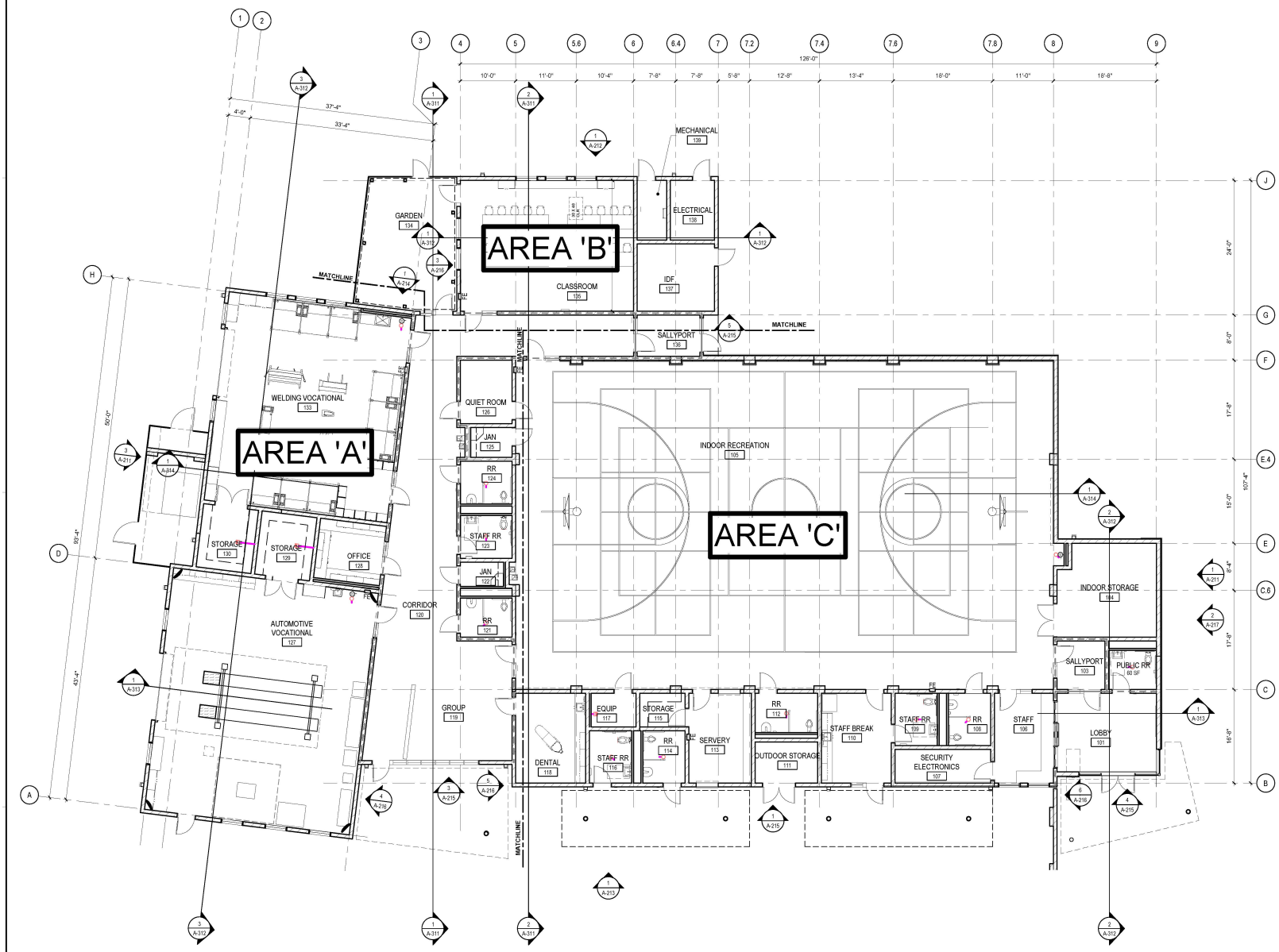


FIGURE 1: Project Location and Site Plan



FLOOR PLAN GENERAL NOTES

1. FOR SYMBOLS LEGEND AND ARCHITECTURAL ABBREVIATIONS, SEE SHEET G-001.
2. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/MASONRY, OR CENTERLINE OF COLUMN GRIDS, UON EXCEPTION: CLEAR DIMENSIONS AT DOORS, ACCESSORIES, AND PLUMBING ARE TO FACE OF FINISH TYP.
3. GRID LINES ARE LOCATED AT FACE OF CONCRETE/MASONRY AND FACE OF STUD, UON.
4. AT METAL STUD WALLS, LOCATE DOOR JAMBS 4" AWAY FROM ADJACENT WALL, UON ALL DOORS LOCATED IN MASONRY ARE 8 INCHES FROM ADJACENT WALL OR SHOWN FLUSH WITH ADJACENT WALL, UON
5. SEE PARTITION TYPES AND SHEET A-531 FOR INTERIOR WALL TYPES. SEE EXTERIOR WALL SECTIONS FOR EXTERIOR WALL CONFIGURATION.
6. REFER TO STRUCTURAL DRAWINGS, DETAILS AND SCHEDULES FOR STRUCTURAL DIMENSIONS NOT SHOWN. BRING TO THE ATTENTION OF THE PROJECT ARCHITECT ANY DISCREPANCIES OR CONFLICTS.
7. SEE ENLARGED FLOOR PLANS, LARGE SCALE VIEW PLANS, FOR ADDITIONAL INFORMATION NOT SHOWN HERE.
8. FOR TOILET ACCESSORY MOUNTING HEIGHTS, SEE GA511.
9. FOR ROOM FINISH SCHEDULE SEE I-641. FOR FLOOR FINISH PLANS SEE I -SERIES DRAWINGS.
10. FOR DOOR TYPES, DOOR SCHEDULE SEE A-621.
11. FOR WINDOW TYPES AND WINDOW SCHEDULE SEE A-631.
12. FOR ACCESSORY, FURNISHING, DETENTION ACCESSORY AND DETENTION FURNISHING SCHEDULE SEE SHEET A-611.
13. FOR THE DESIGN, INSTALLATION AND CONSTRUCTION FOR ALL INTERIOR NON-STRUCTURAL STUD FRAMING, COLD-FORMED STEEL FRAMING AND FOR TYP BACKING/BLOCKING AT VARIOUS FIXTURES, ACCESSORIES, AND EQUIPMENT SEE SHEETS A-533 AND A-534.
14. ALL JOINTS OR GAPS OF 1/32" OR GREATER IN CONSTRUCTION OR BETWEEN CONSTRUCTION AND EQUIPMENT SHALL BE FILLED WITH SEALANT. PROVIDE SECURITY SEALANT IN INMATE ACCESSIBLE AREAS.
15. WITHIN INMATE CELLS PROVIDE SECURITY SEALANT AROUND PERIMETER OF ALL FLOOR AND WALL MOUNTED FURNITURE, FIXTURES AND EQUIPMENT. THIS INCLUDES RECESSED, SEMI-RECESSED AND SURFACE MOUNTED FURNITURE, FIXTURES, EQUIPMENT, AND AROUND ALL DOORS AND WINDOWS.
16. ACTIVE LEAF IN DOUBLE DOORS IS INDICATED BY THE LETTER "A" WITHIN THE DOOR SWING.
17. ROOF DRAIN RAIN WATER LEADERS TO BE CENTERED IN WALLS WHERE OCCURS. WHERE ROOF DRAIN WATER LEADERS ARE SHOWN IN CORNERS OF ROOMS, MINIMIZE FURRING BY LOCATING RAIN WATER LEADERS ADJACENT TO STRUCTURAL COLUMNS MAINTAIN 1" CLEAR FROM BASE PLATES. REFERENCE TO STRUCTURAL FOR TYP PIPE DETAILS AT SLABS, FOOTINGS AND WALLS.
18. PROVIDE AND INSTALL WALL, CORNER, AND EDGE GUARDS WHERE NOTED ON PLANS AND ELEVATIONS.
19. FOR DETENTION AND NON-DETENTION ACCESSORIES SEE THE INTERIOR ELEVATIONS AND LARGE SCALE VIEWS.
20. PROVIDE PRECISION CMU BLOCK ON INTERIOR FACE OF REC YARD WALLS UP TO SECURITY SCREEN. PROVIDE WATER REPELLENT COATING ON WALLS.
21. WATER REPELLENT COATING TO BE APPLIED TO ALL CMU SURFACES NOT LOCATED IN CONDITIONED SPACES AND NOT CONCEALED BY OTHER FINISHES OR MATERIALS.
22. AT SHOWERS WARP SLAB TO DRAIN AS SHOWN, 1/4" / 12" MAX.

OVERALL FLOOR PLAN LEGEND

WALL TYPES

- 8" CMU WALL, FULLY GROUTED - SEE STRUCTURAL
- METAL STUD FRAMED WALL, NON RATED - SEE DETAILS ON SHEET A532 THRU A-534
- 1 HR FIRE PARTITION TO STRUCTURE - SEE LIFE SAFETY PLAN/ GL111
- SECURITY WALL TO STRUCTURE
- DOWNSPOUT - SEE DETAILS 1 THRU 7/A-513
- FE — FIRE EXTINGUISHER CABINET, SEMI-RECESSED - SEE DETAIL V0501
- FLOOR DRAIN, SEE PLUMBING DRAWINGS

KEY PLAN

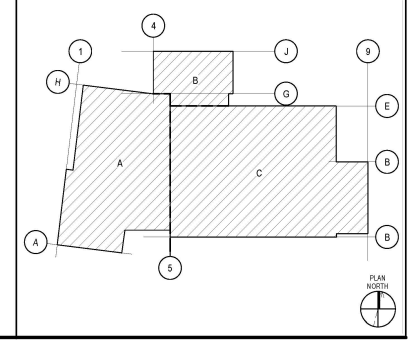


FIGURE 2: Building Floor Plan

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

The project site is located within the City of Riverside but is located on County of Riverside property which is subject to County of Riverside jurisdiction and land use policies. While "local agencies" are required to comply with city or county zoning codes (Government Code section 53091), cities and counties are not "local agencies" as defined by the Code (Government Code section 53090). As a result, the California Attorney General has determined that cities and counties are mutually exempt from each other's building and zoning regulations, whether they are acting in a governmental or proprietary capacity. 40 Ops.Atty.Gen.243. The Courts have also come to this same determination. County of Los Angeles v. City of Los Angeles (1963) 212 Cal.App.2d 160 (County in constructing buildings on county land inside city, was not subject to city's building and zoning ordinance in view of County's status as subdivision of state). As a result, the General Plan consistency analysis will be compared to the County of Riverside General Plan.

1) **Land Use:** The project site is designated as Public Facilities/Institutional (PF), which allows for the development of educational facilities, libraries, governmental uses, utilities and other community supportive functions. The proposed project would not result in any changes to the General Plan's land use designation of the project site or adjacent uses. The project would provide public services that would be compatible with the development of the site and would not result in any changes or incompatibility with the County General Plan's land use designation of the project site or adjacent uses.

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-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 project consists of the construction and operation of a treatment-oriented detention facility. The project would add staff but would not substantially increase the capacity of the County-owned site as the facility would serve local uses having the effect of reducing vehicle travel. There would be no substantial 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.

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 project includes site preparation and construction- related activities which would build an additional building and site improvements at the existing YTEC facility. The project would require a Water Quality Management Plan to address changes in operational 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 disturbed land with non-native vegetation.

The following Multipurpose Open Space policies would be relevant to the project.

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-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 project is not located in an airport influence area, designated wildfire area, fault zone or within ½ mile of any known fault. The following General Plan Safety policies would be relevant to the project.

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 project would generate noise during the demolition and construction phase of the project, but during operation, would not substantially increase noise beyond what currently exists at the site. 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 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 site. 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): n/a

C. Foundation Component(s): n/a

D. Land Use Designation(s): Public Facility

E. Overlay(s), if any: None

F. Policy Area(s), if any:

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Surrounding land uses include institutional, residential, and vacant land.

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: PF

J. Proposed Zoning, if any: No change.

K. Adjacent and Surrounding Zoning: Adjacent and surrounding parcels are institutional, residential, and vacant.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

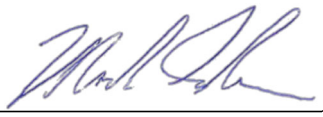
The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☒ **I find that 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

6-20-25
Date

☐ ☒ ☐

SI=Significant Impact; LTS=Less Than Significant or Less Than Significant With Mitigation Incorporated; NI=No Impact; AP=Analyzed in Prior EIR; M-DP=Substantially Mitigated by Uniformly Applicable Development Policies

	SI	LTS	NI	AP	M-DP
I AESTHETICS					
Would the project					
1. Scenic Resources	☐	☒	☐	☐	☐
a) Have a substantial adverse effect on a scenic vista?					
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state-scenic highway?	☐	☐	☒	☐	☐
c) In non-urbanized area, substantially degrade views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐	☐

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, b) Scenic vistas typically include unique visual features, such as parks, open space and topographical features, and native flora. The major scenic resources identify in the City of Riverside General Plan include the Santa Ana River, Sycamore Canyon, La Sierra/Norco Hills and Box Springs Mountain, however none of the mentioned resources are within the project vicinity. The site is currently in an area surrounded by "Urban-Built up Land". The project site does not contain any unique or landmark features, and the placement of the new building upon vacant disturbed land, devoid of trees and rock outcroppings would avoid impacts to prominent topographic features. Additionally, the new proposed building will be substantially set back from the street, behind the existing YTEC building and will not be visible as its height and mass will be similar in scale as the surrounding buildings. The project site is not visible from this State-eligible scenic highway corridors. The project elements would not create or contribute to a new visual element or substantially degrade existing views from the State- or County- eligible scenic Corridors. Therefore, the project would not have a substantial adverse effect on a scenic vista or substantially damage scenic resources, such as rock outcroppings, trees, or historic buildings. Impacts would be less than significant.

c) Although the project would introduce a new structure to the previously developed area, the new YTEC building and project elements would be compatible in scale and size with the adjacent county facilities and would not result in an aesthetically objectionable views to the public. The new building and amenities would not create any additional significant blockage or obstruction of views from surrounding roadways or viewpoints. Therefore, a less-than-significant impact to degradation of views will occur.

d) A significant impact would occur if the 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 the Riverside. Existing light sources from the project site include interior lighting and exterior lighting associated with the surrounding buildings, parking lots and street lighting. Additional light and glare occur in the surrounding area from vehicle luminaries, residential daytime and nighttime lighting, and minimal security lighting. 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, a less-than-significant significant impact related to light and glare will occur.

Mitigation: None

Monitoring: None

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	SI	LTS	NI	AP	M-DP
2. Mt. Palomar Observatory *a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?*	☐	☒	☐	☐	☐

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 50 miles northwest of the Mt. Palomar Observatory. The project is not within the 45-mile radius Zone B of the Observatory and is not subject to Ordinance No. 655. Therefore, impacts related to the Mt. Palomar Observatory are less than significant.

Mitigation: None

Monitoring: None

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II AGRICULTURE & FOREST RESOURCES	SI	LTS	NI	AP	M-DP
Would the project					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐	☐
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☐	☒	☐	☐
c) In non-urbanized area, substantially degrade views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
e) 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))?	☐	☐	☒	☐	☐
f) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐	☐
g) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☒	☐	☐

Source: 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 "Urban Built Up Land" by the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation.[1] The project site is not classified as prime farmland, unique farmland, or farmland of statewide importance. The project site will not conflict with existing agricultural zoning or land subject to a Williamson Act contract. The expansion of the YTEC facility 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 project is on an existing developed site, that would implement infill development, is the continuation of providing public services, and would not induce or convert farmland to non-agricultural uses. Therefore, no significant impact related to farmland or agricultural effects will occur.

e-g) The project site is not located in an area near forest land or near any timber resources. There is no forest land and timber resources in the vicinity of the project site and the construction and operation of the facility would not have an effect on forest land or result in the potential conversion of forest land to non-forest land. Therefore, no significant impact related to forest land will occur.

Mitigation: None

Monitoring: None

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	SI	LTS	NI	AP	M-DP
III AIR QUALITY					
Would the project					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☒	☐	☐	☐

Source: SCAQMD Attainment Status, South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook Table 6-2; CalEEMod 2022.1.1.20; and SCAQMD Rules (Appendix B).

Findings of Fact:

The Air Quality section addresses the impacts of the project on ambient air quality and the exposure of people, especially sensitive individuals, to unhealthful pollutant concentrations. Air pollutants of concern include ozone (O_3), carbon monoxide (CO), particulate matter less than 10 microns in diameter (PM_{10}), particulate matter less than 2.5 microns in diameter ($PM_{2.5}$), oxides of nitrogen (NO_x), sulfur dioxide (SO_2), 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).

[1]Riverside County Important Farmland 2016. Sheet 1 of 3. State of California Department of Conservation, California Important Farmland Finder. https://maps.conservation.ca.gov/DLRP/CIFF/ (Accessed October 23,2023,

The South Coast Air Basin (Basin), which is managed by the SCAQMD, is designated as extreme nonattainment for O_3 and $PM_{2.5}$ under the National AAQS, and nonattainment for O_3 and $PM_{2.5}$ 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 B 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 jurisdiction of the South Coast Air Quality Management District (SCAQMD). The 2016 Air Quality Management Plan (AQMP) was adopted by the SCAQMD Governing Board in March of 2017 and addressed the 1997 8-hour and 2008 8-hour ozone standards, as well as PM2.5 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 2022 AQMP s focused on attaining the 2015 8-hour ozone standard of 70 parts per billion (ppb). The 2022 AQMP builds upon measures already in place from previous AQMPs. It also includes a variety of additional strategies such as regulation, accelerated deployment of available cleaner technologies (e.g., zero emissions technologies, when cost-effective and feasible, and low NOx technologies in other applications), best management practices, co-benefits from existing programs (e.g., climate and energy efficiency), incentives, and other CAA measures to achieve the 2015 8-hour ozone standard.

The project would construct and operate a treatment-oriented detention facility, and additional on-site improvements to circulation and parking. The on-site improvements would provide more efficient operation and provision of public 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-c) According the SCAQMD methodology, any project that does not exceed, or can be mitigated to less than the daily threshold values will not add significantly to the cumulative impact. Construction and operational activities would not result in emissions in excess of SCAQMD's daily threshold values. Therefore, a less-than-significant impact related to a cumulatively considerable net increase in criteria pollutants will occur. 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 2024, while build-out of the project is scheduled for the Spring of 2025. 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 B. 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
Demolition	1	5	8	<1	<1	<1
Site Preparation	<1	5	4	<1	<1	<1
Grading	1	9	6	<1	2	1
Building Construction	1	6	7	<1	<1	<1
Paving	1	5	7	<1	<1	<1
Architectural Coating	19	1	2	<1	<1	<1
Maximum Daily Construction Emissions	**19**	**9**	**8**	**<1**	**2**	**1**
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Significance Thresholds?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: CalEEMod Version 2022.1.1.20.

Long-Term Air Quality Impacts

Long-term air quality impacts associated with the project would be generated from primarily area sources. Operation of the treatment-oriented detention facility 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	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Area	4	<1	9	<1	1	1
Energy	<1	<1	<1	<1	<1	<1
Vehicles	<1	1	10	<1	<1	<1
Operational Emissions	**4**	**1**	**10**	**<1**	**1**	**1**
SCAQMD Significance Threshold	55	55	550	150	150	55
Exceeds Significance Thresholds?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: CalEEMod 2022.1.1.20EMFAC 2014

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 (PM_{10} and $PM_{2.5}$). **Table AQ-3** shows the localized maximum daily construction emissions. As the YTEC expansion facility is located adjacent to the existing YTEC facility, which houses youths, 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

	Pounds per Day			
Construction	**CO**	**NO2**	**PM10**	**PM2.5**
Peak Construction Emissions	5	9	2	1
Localized Significance Thresholds	1,577	270	13	8
Significant Impact Without Mitigation?	**NO**	**NO**	**NO**	**NO**

Source: CalEEMod Version 2020.4.0: Based on SCAQMD LST methodology on a 5-acre site that uses one grader, 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 23 and adjacent sensitive receptors (25m).

Table AQ-4: Localized Significance Threshold Summary – Operation

	Pounds per Day			
Construction	**CO**	**NO2**	**PM10**	**PM2.5**
Peak Operational Emissions	10	1	1	1
Localized Significance Thresholds	1,577	270	4	2
Significant Impact?	**NO**	**NO**	**NO**	**NO**

Source: CalEEMod Version 2020.0.4.0: 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 23 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.

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, 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 institutional land uses, and the majority of vacant land surrounding the project site is zoned for residential, recreation, and commercial uses.

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

[2]Bay 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 treatment-oriented detention facility is located within institutional area, with health-related services, which is presumed to have sensitive receptors. However, the facility would not result in additional diesel equipment or other heavy truck uses, so there would not be any additional long-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 B, 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 18 months, the 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 treatment-oriented detention facility, a less-than-significant impact related to TACs will occur.

The project involves the construction and operation of a treatment-oriented detention facility, which is considered a sensitive receptor. Land uses located within a one mile of the project site are limited to vacant, institutional, 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.

d) The project would not emit objectionable odors that would affect a substantial number of people. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance, which states:

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

The type of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The 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 a substantial 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

SI=Significant Impact; LTS=Less Than Significant or Less Than Significant With Mitigation Incorporated; NI=No Impact; AP=Analyzed in Prior EIR; M-DP=Substantially Mitigated by Uniformly Applicable Development Policies

	SI	LTS	NI	AP	M-DP
IV BIOLOGICAL RESOURCES					
Would the project					
a) 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?	☐	☒	☐	☐	☐
b) 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?	☐	☒	☐	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☒	☐	☐	☐

Source: RCIT (GIS Database); project description; WRCMSHCP, USFWS, URS Burrowing Owl Habitat Assessment 2012.

Findings of Fact:

a-c) The City of Riverside 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 proposed Project site is located within the River Habitat Management Unit of the WRMSHCP. The Project site is located within the developed area of the City, and not 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 and graded and is routinely disked for weed abatement; 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 proposed 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; therefore, the Project will be consistent with the Section 6.1.3 and with 6.3.2 of the WRMSHCP (other than for burrowing owl, which is discussed below).

Habitat modifications are actions that result in destruction or adverse modification of critical habitat. An example of habitat modification is site grading land that would remove the natural vegetation that supports a protected species. According to the Western Riverside County Multiple Species Habitat Conservation Plan, the project site is within the survey area for burrowing owl (Athene cunicularia), thus a burrowing owl habitat assessment was conducted. While the burrowing owl is not considered an endangered species, it is however considered a Species of Special Concern in the state of California by the U.S. Fish and Wildlife Service (USFWS) due to recent population declines. An initial burrow investigation (habitat assessment) was performed on August 14, 2012 in accordance with MSHCP requirements prior to initiating focused owl surveys. The initial survey was performed to locate suitable owl habitat and potential nesting substrates. A focused burrow survey was then conducted within the project site and a 500-foot buffer area, which together comprise the Biological Study Area (BSA). Focused burrowing owl surveys were completed within the BSA between August 14 and August 17, 2012. The surveys were conducted following the Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area (County of Riverside 2006). The habitat assessment consisted of an investigation for habitat typically utilized by burrowing owls (e.g. mounds, rubbish piles, ditches, earthen berms, unpaved fields, and fallow/ruderal fields). Suitable habitat within the BSA was identified and a focused burrow survey was subsequently conducted. Field observations from the focused survey suggested that the developed and degraded nature of the BSA, the regular disturbances, and natural predators present generally preclude owls from occupying the BSA. However, the study concluded that prior to any future ground disturbing activities, additional surveys would be needed to confirm the absence of migratory birds or burrowing owls. Biological mitigation measures **BIO-1** and **BIO-2** would reduce potential impacts to less than significant.

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 proposed 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) The project site is not located within a known wildlife corridor and as such, would not have an impact on native resident or migratory fish, or wildlife species, or impede the use of native wildlife nursery sites. The project would not interfere with any existing functioning wildlife corridor area or Linkage Systems or other designated habitat areas. Therefore, no significant impacts to wildlife movement or corridor linkages will occur.

c) 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.

d) The proposed project will not conflict with any local policies identified in the County General Plan. The proposed project will not conflict with local policies or ordinances that identify areas or habitats for conservation, preservation, or reservation. Therefore, no significant impact related to conflicts with habitat conservation plans would occur.

Mitigation

BIO-1 A qualified biologist shall conduct a pre-construction nesting bird survey within three days prior to vegetation- or ground-disturbing activities if such activities are proposed during the nesting season (February 1 through September 15). The survey shall include 100 percent coverage of the project site. If no active avian nests are found during survey, no further work in this regard is required. If an active avian nest is discovered during survey, vegetation- and/or ground-disturbing activities shall be redirected around the nest(s). As determined by Riverside County, the qualified biologist shall delineate the boundaries of any such buffer area. The buffer shall be established by the biologist, which can range from 50 feet (typically smaller songbirds) to 500 feet (larger raptors) to ensure that nesting behavior is not adversely affected by the vegetation- and/or ground-disturbing activity. If such activities are delayed or suspended for more than seven days after the survey, the site shall be resurveyed. Should eggs or fledglings be discovered in any native nest, these resources cannot be disturbed until the young have hatched and fledged (matured to a stage that they can leave the nest on their own).

BIO-2 A qualified biologist shall conduct a pre-construction burrowing owl/Initial Take and Avoidance Survey within 30 days prior to the beginning of project construction to determine if the project site contains suitable burrowing owl habitat and to avoid any potential impacts to the species. The survey shall be performed pursuant to the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) 30-day Pre-Construction Burrowing Owl Survey Guidelines (revised August 17, 2006) and include 100 percent coverage of the project site. If the survey reveals no suitable habitat for burrowing owl is present, no further work in this regard is required. If active burrowing owl burrows are determined to be present, the burrow(s) shall be flagged, and a 160-foot buffer shall be established around the burrow(s) during the non-breeding season (September 1 to January 30) and a 250-foot buffer shall be created during the breeding season (February 1 to August 31). As determined by Riverside County (County), the buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity. The buffer(s) shall be sufficient to ensure that nesting behavior is not adversely affected by the construction activity. A monitoring report shall be prepared and submitted to the County for review and approval prior to reinitiating construction activities within the buffer area(s), and construction within the designated buffer area(s) shall not proceed until written authorization is received from California Department of Fish and Wildlife (CDFW). The monitoring report shall summarize the results of the owl monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area(s) without jeopardizing the survival of the owl(s). Any relocation efforts must be coordinated with the CDFW. This measure shall be implemented to the satisfaction of Riverside County and, as applicable, the CDFW.

Monitoring: Riverside County Facilities Management, project Construction Manager(s); Qualified Biologist.

SI=Significant Impact; LTS=Less Than Significant or Less Than Significant With Mitigation Incorporated; NI=No Impact; AP=Analyzed in Prior EIR; M-DP=Substantially Mitigated by Uniformly Applicable Development Policies

	SI	LTS	NI	AP	M-DP
V CULTURAL RESOURCES					
Would the project					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐	☐

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) 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.*

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

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. Ultimately, Section 5097.5(a) of the Public Resource Code protects archeological resources by mandating that, if encountered, the resource may not be disturbed without the consent of the public agency having jurisdiction over the land. In accordance with Assembly Bill 52 (AB 52), Tribes were notified about the project and invited to consult on December 23, 2024. Two tribes requested consultation and the initial consultations began January 9, 2025 until June 18th, 2025. 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-9** 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-7 and CR-8** 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 the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all grading and trenching activities which may impact native soils on the project site. The project Archaeologist shall have the authority to temporarily halt and redirect earthmoving activities within a minimum of 100 feet of the affected area in the event that suspected archaeological resources are unearthed during project construction. The project archeologist and the Consulting Tribes shall attend a pre-grading meeting with the County, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the project archaeologist and Consulting Tribes shall make themselves available to provide the training on an as-needed basis.

CR-2 Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Luiseño Indians (Pechanga) and Soboba Band of Luiseño Indians (Soboba) for tribal monitoring. The County is also required to provide a minimum of 30 days advance notice to Pechanga and Soboba of all grading and trenching activities which may impact native soils. The Pechanga and Soboba Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities within a minimum of 100 feet of the affected area in the event that suspected archaeological resources are unearthed during project construction. Upon discovery of in-situ archaeological resources, the parties shall promptly meet and confer, limit the closure area to the smallest reasonable area (including the possibility of reducing the stop-work radius to 50 feet after initial evaluation), and engage in good faith collaboration to execute the protocols outlined in the Cultural Resource Monitoring Plan for handling such unearthed resources.

CR-3 Prior to the issuance of the grading permit, a Cultural Resource Monitoring Plan (CRMP) is to be developed and provided to the Consulting Tribes for review. The project Archaeologist, in consultation with the Consulting Tribes, the contractor, and the County, shall develop a CRMP to address the details, timing and responsibility of all activities on the project site that may impact archaeological and tribal cultural resources. A Consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the County as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project description and location;

b. Project grading and development scheduling;

c. Roles and responsibilities of individuals on the project;

d. The pre-grading meeting and Cultural Resources Worker Sensitivity Training details;

e. The protocols and stipulations that the contractor, County, Consulting Tribe (s) and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resource's evaluation;

f. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items;

g. Contact information of relevant individuals for the project.

CR-4 The County shall verify that the following note is included on the Grading Plan:

"If any suspected archaeological resources are discovered during ground–disturbing activities and the project Archaeologist or Tribal Representative are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project Archaeologist and the Tribal Representative to the site to assess the significance of the find."

CR-5 If during ground disturbance activities, unanticipated unique archaeological resources are inadvertently discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. This mitigation shall apply to inadvertent discoveries of resources, including those with multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Consulting Tribe.

a. All ground disturbance activities within 100 feet of the discovered resources shall be halted until a meeting is convened between the Developer, the project Archaeologist, the Pechanga and Soboba Tribal Representative, and the County of Riverside Facilities Management to discuss the significance of the find.

b. At the meeting, the significance of the discover(ies) shall be discussed and after consultation with the Pechanga and Soboba Tribal Representative and the project Archaeologist, a decision shall be made, with the concurrence of the County of Riverside, as to the appropriate process (documentation, recovery, avoidance, etc.) for the resources, including whether the stop-work radius from the discovered resource can be reduced to 50 feet.

c. Further ground disturbance, including but not limited to, grading and trenching, shall not resume within the determined stop-work radius area of the discovery until the protocols for handling the resources has been established by all parties pursuant to the CRMP. Work shall be allowed to continue outside of the stop-work radius area and shall be monitored by Pechanga and Soboba Tribal Monitors, if needed.

d. Treatment and avoidance protocols for the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with Pechanga and Soboba. These protocols may include avoidance of the resources through project design, in-place preservation of resources located in native soils and/or re-burial on the project site with procedures so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition/Mitigation Measures.

e. If the find is determined to be unique and significant and avoidance of the area cannot be feasibly achieved, a Phase III data recovery plan shall be prepared by the project Archeologist, in consultation with the Consulting Tribe, and shall be submitted to the County for their review and approval prior to implementation of the said plan.

f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the Developer, project Archaeologist and the Consulting Tribes cannot agree on the significance of or the treatment for the archaeological or cultural resources, these issues shall be presented to the County of Riverside for decision. The County of Riverside shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project Archeologist and shall consider the cultural and religious principles and practices of the Consulting Tribe. Notwithstanding any other rights available under the law, the decision of the County of Riverside shall be appealable to the County Board of Supervisors. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment finding.

CR-6 In the event that Native American tribal cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a) One or more of the following treatments, in order of preference, shall be employed with Pechanga and Soboba. Evidence that these procedures have been following shall be provided to the County of Riverside:

a. Preservation-In-Place of the tribal cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

b. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods, and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to Public Records Request.

c. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring

access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County of Riverside. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment finding.

CR-7 If human remains are discovered, no further disturbance shall occur within a minimum of 100 feet of the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the "most likely descendant". The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

CR-8 It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

CR-9 Upon completion of ground-disturbing activities that impact native soils, the project Archeologist shall submit two (2) copies of the Phase IV Cultural Resources Monitoring Report that complies with County of Riverside requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. Portions of the Phase IV Report may be confidential. The County shall review the reports to determine adequate treatment compliance. Provided the reports are adequate, the County shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Pechanga and Soboba Cultural Resources Departments.

Monitoring: Riverside County Facilities Management, project Construction Manager(s), Qualified Archaeological Monitor

SI=Significant Impact; LTS=Less Than Significant or Less Than Significant With Mitigation Incorporated; NI=No Impact; AP=Analyzed in Prior EIR; M-DP=Substantially Mitigated by Uniformly Applicable Development Policies

	SI	LTS	NI	AP	M-DP
VI ENERGY					
Would the project					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	☐	☒	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☒	☐	☐	☐

Source: Title 24 and Construction Plans.

Findings of Fact:

a-b) LED Lights will be used around the building and in areas of pedestrian and vehicular circulation. Lights will be placed on timers/motion sensors for maximum efficiency and illumination levels will be designed and placed in relation to the appropriate use. Invasive plants will not be used and drought tolerant plants and trees that are hardy and require low maintenance will be used to incorporate water conservation and biodiversity. The project would meet all requirements of Title 24 and any additional provisional requirements in order to assure that operation of the fire station 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, a less-than-significant impact related to energy conservation will occur.

Mitigation: None

Monitoring: None

SI=Significant Impact; LTS=Less Than Significant or Less Than Significant With Mitigation Incorporated; NI=No Impact; AP=Analyzed in Prior EIR; M-DP=Substantially Mitigated by Uniformly Applicable Development Policies

	SI	LTS	NI	AP	M-DP
VII GEOLOGY AND SOILS					
Would the project					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving					
i) 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?	☐	☒	☐	☐	☐
ii)Strong seismic ground shaking	☐	☒	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐	☐
iv) Landslides?	☐	☒	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐	☐

c) 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, subsidence, liquefaction, or collapse?	☐	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐	☐
e) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☒	☐	☐	☐

Source: GIS Database, Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones", Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk); Figure S-7 "Documented Subsidence Areas"; GIS Database (RCIT) County of Riverside General Plan, California Building Code, and MTGL Geotechnical Report, February 2023.

Findings of Fact:

a) The Alquist-Priolo Earthquake Fault Zoning Act (Act) mitigates fault rupture hazards by prohibiting the development of structures for human occupancy across the trace of an active fault. The Act requires the State Geologist to delineate "Earthquake Fault Zones" along faults that are "sufficiently active" and "well defined." The boundary of an "Earthquake Fault Zone" is generally 500 feet from major active faults and between 200 and 300 feet from well-defined minor faults. Based on the information published by the Department of Conservation, State of California, the project site is not within an Alquist-Priolo Special Study Zone/Alquist-Priolo Earthquake Fault Zone. The closest known active fault is the Elsinore Fault, located approximately nine miles southwest of the project site. At this distance, potential for fault rupture is low and a less-than-significant impact would result from the implementation of the project.

The project site has and will continue to be subject to ground shaking generated from activity on local and regional faults. State law requires the design and construction of new structures to comply with current CBC requirements which address general geologic, seismic (including ground shaking), and soil constraints for new buildings. These design requirements of the CBC are designed to withstand strong seismic shaking and a less-than-significant impacts to seismic ground shaking will occur.

The project site is underlain by undocumented fill (Qf), alluvial fan deposits (Qoa) and Granitic rock of Riverside (grr). Borings taken during the geotechnical investigation encountered dense sands in the upper five feet, underlain by dense silts and sands, with granitic bedrock at depths as shallow as 16 feet. Perched groundwater was encountered at a depth of 44.5 feet below previously existing grade. 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. Given the geologic age and relatively dense nature of the materials underlying the site, the potential for liquefaction is considered low. Therefore, less-than- significant impacts from liquefaction risk will occur.

The geotechnical study completed a review of available literature and site reconnaissance, and no evidence of previous landslides were found. Given the relatively flat topography of the site and lack of surficial landslide evidence at the site, the potential for landslides or slope instability is low. Therefore, less-than- significant impacts from landslide risk will occur.

Mitigation: None

Monitoring: None

b) The project will not result in a substantial loss of soil due to erosion. Surface soils consist of Arlington fine sandy loam, Fallbrook sandy loam, and Hanford fine sandy loam. itas gravelly sand. According to United States Department of Agriculture (USDA), erosion hazard is described as slight, moderate, severe or very severe. A rating of slight indicates that erosion is unlikely under ordinary climatic conditions while very severe indicates that significant erosion is expected, loss of soil productivity and off-site damage are likely, and erosion-control measures are costly and generally impractical. The project site ranges in rating from "moderate" to "slight". A rating of "moderate" indicates that some erosion is likely and that erosion control measures may be needed. Approximately 21.6 percent of the project site has an erosion hazard rating of "moderate". 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. Erosion control best management practices (BMPs), such as revegetation of bare areas, will be implemented during the lifespan of the project. Therefore, less-than-significant impacts to soil erosion will occur.

c) The project site is not considered susceptible to liquefaction, and the potential for seismic-induced settlement and lateral spreading at the project site is negligible. Additionally, the majority of the project site and vicinity are relatively flat areas with less than two percent slope aspect. There are no known landslides at the site, nor is the site in the path of any known or potential landslides. Proposed project operations do not include oil, gas, or groundwater extraction, which could result in ground subsidence. On-site soils are dense and well drained, and geotechnical field exploration and laboratory tests indicate the potential for subsidence, hydrocompaction, or soil collapse is low. Therefore, no significant impact from unstable geologic units would occur.

d) 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. Expansive soils have a plasticity index of 15 or greater. According to the U.S. Department of Agriculture Web Soil Survey, the soil types located on the project site are AoA, AoC, FbF2, and HgA, which have a plasticity index ranging from 1.7 to 9.6. 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.

e) The project is the provision of a treatment-oriented detention facility which would not generate substantial amounts of new sewage or wastewater as no substantial additional staff or patrons would be needed, which could increase new 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.

f) The project site is located within an area of high paleontological sensitivity. 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 **GEO-1** shall be implemented. While not required, Mitigation Measure **GEO-1** will ensure potential impacts to paleontological resources remain less than significant. Therefore, a less-than-significant impact related to paleontological resources will occur.

Mitigation:

GEO-1 In the event that any paleontological resources are unintentionally discovered during 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 Facilities Management, project Construction Manager(s); Qualified Paleontologist

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	SI	LTS	NI	AP	M-DP\
VIII GREENHOUSE GAS EMISSIONS					
Would the project					
a) Generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐	☐

Source: CalEEMod 2022.1.20.

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 (CO_2), 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 MTCO2E/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 89 metric tons (MT) per year, including construction-related emissions (149 MT) amortized over a typical project life of 30 years.

Table GHG-1: Annual Project-Related GHG Emissions

Source	Annual Emissions (MT)			
	CO_2	CH_4	N_2O	CO_2e
Construction Emissions	5	<1	<1	5
Area Emissions	3	<1	<1	5
Energy Consumption	33	<1	<1	33
Mobile Emissions	34	<1	<1	34
Solid Waste Generation	6	<1	<1	7
Water Consumption	5	<1	<1	5
Total	**79**	<1	<1	**89**
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

SI=Significant Impact; LTS=Less Than Significant or Less Than Significant With Mitigation Incorporated; NI=No Impact; AP=Analyzed in Prior EIR; M-DP=Substantially Mitigated by Uniformly Applicable Development Policies

	SI	LTS	NI	AP	M-DP
IX HAZARDS AND HAZARDOUS MATERIALS					
Would the project					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within 0.25-mile of an existing or proposed school?	☐	☒	☐	☐	☐
d) 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?	☐	☒	☐	☐	☐
e) 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 or excessive for people residing or working in the project area?	☐	☒	☐	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☒	☐	☐	☐
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires?	☐	☒	☐	☐	☐

Source: Google Earth™; Alvord Unified School District, Riverside Unified School District; 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. The project site is not identified on any list of hazardous material sites compiled pursuant to Government Code Section 65962.5. Therefore, a less-than-significant impact related to the creation of a hazard from a list of compiled hazardous sites will occur. During operation, the treatment-oriented detention facility would incorporate special storage requirements and other safety measures into project design in order to minimize potential impacts. All facilities would be equipped with adequate fire suppression equipment. 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. The closest public schools are Liberty and Foothill Elementary Schoola, which are located approximately 0.5 miles to the east. The project would not result in the transport or use of acutely hazardous materials. In addition, there is no direct road access to the schools, in which vehicles with hazardous materials would travel in proximity to the school 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.

The project site is not located within a Compatibility Zone of the Riverside Municipal Airport Land Use Compatibility Plan. Therefore, impacts from safety hazards to people residing or working in the project area from a project within an airport land use plan would be the less than significant.

b) The 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 develop emergency response plans and emergency evacuation plans to be reviewed and approved by emergency personnel. Therefore, a less-than-significant impact related to the disruption of emergency services will occur.

c) The project site is not located within or adjacent to a Very High Fire Hazard Severity Zone, as designated by the California Department of Forestry and Fire Protection. Project design includes design features such as ignition-resistant materials and incorporation of fire sprinklers, would minimize risk of exposure of persons or property to wildland fires. Therefore, a less-than-significant impact related to the wildfire will occur.

d-f) 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 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. The project site is located within the Alvord Unified School District and adjacent to the Riverside Unified School District. The closest schools in the Districts are Liberty and Foothill Elementary Schools, which are located approximately 0.5 miles to the east. The project would not result in the use of acutely hazardous materials, and would be limited to paints or cleaning materials, which would not pose a significant emissions risk to surrounding receptors. In addition, there is no direct road access to the schools, in which vehicles with hazardous materials would travel in proximity to the school Therefore, a less-than-significant impact related to hazards or hazardous materials within 0.25 miles of a school will occur.

Mitigation: None

Monitor: None

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	SI	LTS	NI	AP	M-DP
X HYDROLOGY AND WATER QUALITY					
Would the project					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☒	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☒	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
i) Result in substantial erosion or siltation, on- or off-site?	☐	☒	☐	☐	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☒	☐	☐	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐	☐
iv) Impede or redirect flood flows	☐	☒	☐	☐	☐
d) Result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☒	☐	☐	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☒	☐	☐	☐

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 project site is located within the Temescal Creek Subbasin of the larger Santa Ana Watershed. Under existing conditions, storm water drains in a southwesterly direction toward the La Sierra Channel. La Sierra Channel joins Arlington Channel approximately 3 miles southwest of the project site. Arlington Channel connects to Temescal Creek Channel and then to the Santa Ana River, 8 miles southwest of the project site. From there, storm water flows west approximately 30 miles before discharging into the Pacific Ocean.

The County is a Co-permittee under the Santa Ana Regional Water Quality Control Board Order (SARWQCB) Order number R8-2010-0033, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS618033, also known as the Municipal Separate Storm Sewer System or MS4 permit. The Clean Water Act (CWA) establishes a framework for regulating municipal and industrial (including construction) storm water discharges under the NPDES permit. Section 402(p) of the CWA requires NPDES permits for storm water discharges from municipal separate storm sewer systems (MS4), as well as other designated storm water discharges that are considered significant contributors of pollutants. All new development is required to comply with provisions of the NPDES program, including Waste Discharge Requirements (WDR), and the County's MS4, as enforced by the SARWQCB.

Projects resulting in the disturbance of 1.0 acre or more require compliance with the NPDES permit. The purpose of a SWPPP is to identify and implement BMPs to reduce construction-related impacts from erosion and sedimentation as a result of ground and vegetation disturbance, as well as impacts to surface water from contaminated stormwater discharges. BMPs may include the use of gravel bags, silt fences, check dams, hydroseed, and soil binders. The construction contractor would be required to operate and maintain these controls throughout the duration of on-site activities. In addition, the construction contractor would be required to maintain an inspection log and have the log on site to be reviewed by the County and representatives of the SARWQCB.

According to the Water Quality Control Plan for the Basin, the United States Environmental Protection Agency (USEPA)-approved 303(d) listed impairments for the project's receiving waters (Temescal Creek, Santa Ana River) include pathogens and pH. To address potential water contaminants, the project is required to comply with applicable federal, State, and local water quality regulations. All priority development projects (which would include the proposed project) in the County is required to prepare a Water Quality Management Plan (WQMP) to reduce water pollution impacts from construction and operation of the developments. WQMP's include BMPs for source control, pollution prevention, site design, low impact development implementation, and structural treatment control. BMPs or project design features in the project specific WQMP would ensure long-term water quality impacts are reduced to less than significant levels. Proper engineering design and construction in conformance with the requirements of the County, the intent of the NPDES Permit for Riverside County and the incorporated cities of Riverside County within the Santa Ana MS4 permit, and project-specific recommendations outlined in a SWPPP and WQMP would ensure impacts related to water quality standards or waste discharge requirements remain less than significant.

b) The project site does not use well water and received water from Riverside Public Utilities. As a result, operation of the project would not deplete groundwater supplies. In addition, the proposed project includes supporting infrastructure to enhance treatment-oriented detention services, which would not significantly increase the demand of the site or involve the use of substantial amounts of water during the construction and operational phases of the project. Development of the project would convert pervious surfaces to impervious surfaces, thus reducing the capacity of the site to facilitate infiltration of surface flows into the groundwater table. The on-site runoff will be detained by an on-site detention basin appropriately sized to capture the site's minimum design capture volume, further facilitating infiltration of storm water and filtration into the local groundwater aquifer. Therefore, a less-than-significant impact related to project-related depletion of groundwater supply will occur.

c) The project site is located on relatively level topography and storm water drains in a southeasterly direction toward the Riverside County Flood Control storm drain system within the County Farm Road right-of-way. Development of the project site will maintain the existing drainage pattern. 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. Therefore, a less-than-significant impact related to stormwater drainage and pollution will occur.

On-site conversion of permeable surfaces to impermeable surfaces could increase stormwater runoff rates and/or volume. NPDES regulations require development projects to retain stormwater runoff on-site at levels that generally do not exceed the existing condition. The WQMP shall identify the site's minimum design capture volume of runoff and specify appropriate LID BMPs to ensure post-development storm water runoff volume or time of concentration does not exceed pre-development storm water runoff in accordance with the NPDES MS4 Permit. Periodic maintenance of any required BMPs during project occupancy and operation will be in accordance with the schedule outlined in the WQMP. Therefore, a less-than-significant impact related to risks from flooding due to increases in stormwater runoff would occur.

The project is located in an urbanized area for which storm drain features have been previously planned and installed. Sources of storm water pollution would be addressed through adherence to NPDES permit requirements with the implementation of the SWPPP and WQMP. Therefore, a less-than-significant impact related to the creation or contribution of runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff would occur.

The project would be required to adhere to federal, state and local water quality provisions. The project would construct on-site drainage capture improvements that have sufficient capacity to handle the activities associated with washing and fueling to prevent impacts to water quality. 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, the transport, handling, and storage of hazardous materials is stringently regulated, and compliance would eliminate or reduce the risk to the greatest extent feasible. Therefore, a less-than-significant impact related to the substantial degradation of water quality will occur.

d) The project is not located within a 100-year flood zone nor is it located within a 500-year flood zone. Implementation of the project will not substantially alter the existing drainage pattern of the site from its current condition; result in a change of absorption rate or the amount of surface run-off from the current condition; or, expose people or structures to a significant risk of loss, injury or death, or change the amount of surface water in any water body. The project site is not within an existing inundation area for dams Inundation of the project site by a tsunami is highly unlikely, as the project site is more than 30 miles northeast of the Pacific Ocean. The project site is not located in proximity to any confined bodies of water and the risk of inundation from a seiche is low. Therefore, less-than-significant impacts related to flood hazards, tsunami, or seiches, or release of pollutants due to project inundation will occur.

e) As the project would not inhibit groundwater recharge potential and would not require groundwater to supply its anticipated demand, the project would not conflict with any applicable water quality control plan or sustainable groundwater management plan. Therefore, a less-than-significant impact related to conflicting or obstructing implementation of a water quality control plan or sustainable groundwater management plan will occur.

Mitigation: None

Monitoring: None

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.

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	SI	LTS	NI	AP	M-DP
XI LAND USE AND PLANNING					
Would the project					
a) Physically divide an established community?	☐	☐	☒	☐	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐	☐

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

Findings of Fact:

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

The new YTEC structure would be considered a public building and the project does not propose any new uses nor does it propose or require a change in the land use designation or zoning. Since the project site is already physically bound by County Farm and the existing property lines, development of the site would not physically divide an established community. The continued use of County property as a Public Facility providing treatment-oriented detention services is compatible with the surrounding residential land uses and would not result in significant effects which could adversely affect surrounding land uses. The project 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 and land use policies will occur.

Mitigation: None

Monitoring: None

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	SI	LTS	NI	AP	M-DP
XII MINERAL RESOURCES					
Would the project					
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	☐	☐	☒	☐	☐
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐	☐

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

Findings of Fact:

a-b) The project site is classified as Mineral Resource Zone MRZ-3 (an area containing known or inferred mineral occurrences of undetermined mineral resource significance). No mineral resources are known to occur on the project site, nor has the project site been previously used for mineral extraction. The project site has no potential to be mined in the future because it is surrounded by adjacent and proximal residential uses and is not considered a State-designated mineral resource extraction zone. Therefore, development of the project site would not result in the loss of a known mineral resource that would be of value to the region and residents of the State or that has been delineated on a local land use plan. Therefore, less-than-significant impacts related to mineral resources will occur.

Mitigation: None

Monitoring: None

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	SI	LTS	NI	AP	M-DP
XIII NOISE AND VIBRATION					
Would the project					
a) Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐	☐
b) Result in generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or 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?	☐	☐	☒	☐	☐

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) 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. **Table N-1** shows the existing ambient noise levels. As shown in **Table N-1**, daytime existing ambient sound levels ranged between 47.8 and 63.0 dBA L_{eq}.

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

Receptor	Location	Distance to Project site	L_{max} dBA(a)	L_{eq}, dBA(a)
Single-Family Residence	Tomlinson Ave. north adjacent of project Site	170	58.8	53.9
Single-Family Residence	Selma Ave./Sharon Ave., east of project site	400	54.8	48.4
Single-Family Residence	California Ave., northwest of project site	750	77.8	63.0
French Valley Library	Mariposa Ave., west of project site	1000	53.4	47.8

(a)Noise Measurements taken using a Sper Scientific Class I noise meter and wind screen on December 30, 2024. Weather conditions involved partial clouds with a slight breeze.
SOURCE: Riverside County

The project would result in the construction and operation of a treatment-oriented detention facility. 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. 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. Exterior noise levels emitting from the new building are estimated to range from 51 and 67 dBA and the addition of this noise to the existing ambient noise levels would noise levels by less than 1dBA (0.9 dBA) at the nearest sensitive receptor.[2] This increase would be inaudible and no new permanent noise sources would occur with implementation of the project. Therefore, during the operation of the project, no impact related to a substantial permanent increase in ambient noise levels will occur.

The permanent effects from noise 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.

[2]Assuming an interior noise level reduction of 20 dBA.

The nearest off-site noise-sensitive receptor is an existing residence located approximately 170 feet north 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 and well below the 8-hour NIOSH level of 85 dBA Leq. 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	170	78	58	65	No
Single-Family Residence	400	71	51	65	No
Single-Family Residence	750	65	45	65	No
French Valley Library	1000	63	43	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 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 nighttime 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-3**. With implementation of mitigation, a less-than-significant impact related to a substantial or periodic increase in noise levels will occur.

b) 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 south 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 0.005 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 18 months and would be limited to daytime activities. Mitigation Measures **NOI-1** through **NOI-3** 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.

c) There are no private airstrips located within the vicinity of the project site. The closest airport to the project site is the Riverside Municipal Airport, which is located approximately 2.3 miles to the northeast. The project site is located beyond the existing and future 55 dBA CNEL impact zone from the Riverside Municipal Airport. Therefore, a less-than-significant impact related to exposing people residing or working in the project area to excessive noise levels.

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 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.

Monitoring: Riverside County and Construction Contractor

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	SI	LTS	NI	AP	M-DP
XIV POPULATION AND HOUSING					
Would the project					
a) Induce substantial unplanned 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)?	☐	☐	☒	☐	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐	☐

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

Findings of Fact:

a-f) The project involves the construction and operation of a treatment-oriented detention facility to enhance the public services 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

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	SI	LTS	NI	AP	M-DP
XV 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:					
a) Fire Protection?	☐	☒	☐	☐	☐
b) Police Protection?	☐	☒	☐	☐	☐
c) Schools?	☐	☒	☐	☐	☐
d) Parks?	☐	☒	☐	☐	☐
e) Other public facilities	☐	☒	☐	☐	☐

Source: County of Riverside Fire Department, Google Earth.

Findings of Fact:

a) Development of the project would not incrementally increase demand for fire protection services, but not to the degree that existing fire stations could not meet the demand. The City of Riverside Fire Department provides fire protection and fire suppression services to the Project area. The nearest station is located approximately one mile southeast of the Project site at 9449 Andrew Street, Riverside, California. The project site layout, including provisions for emergency vehicle access, would be reviewed for adequacy by the Fire Department. Therefore, the project would not require new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts and a less-than-significant impact related to the provision of fire services will occur.

b) The project site is currently undeveloped, but fenced and adjacent to an existing County building. The location does not preclude or discourage unlawful activity; development of the site with a treatment-oriented detention facility would not only deter trespassing through the presence of County staff and the public and keep police service demand increases to a minimum. Additionally, the proposed facility would be equipped with formal surveillance through the use of closed-circuit television, electronic monitoring, and potential security patrols, as well as informal surveillance such as architecture, landscaping, and lighting designed to minimize visual obstacles and eliminate places of concealment. Therefore, a less-than-significant impact related to the provision of police protection will occur.

c) The project does not include a residential component, so no direct increase in the local student population would occur. Operation of the proposed facility would supplement the correctional system by providing enhanced detention. Therefore, a less-than-significant impact related to the demand on schools will occur.

d) The project would enhance treatment-related detention services. Impacts from construction and operation of the project are mitigated, as applicable, throughout this Initial Study. The proposed facility is not expected to pose significant health risks to the public, so the project will not create significant additional demand for libraries, health or hospital services, or other public facilities. Therefore, a less-than-significant impact related to the demand on other public facilities will occur.

Mitigation: None

Monitoring: None

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	SI	LTS	NI	AP	M-DP
XVI RECREATION					
Would the project					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated??	☐	☐	☒	☐	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐	☐

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 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 a vacant portion of a County-owned 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. 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

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	SI	LTS	NI	AP	M-DP
XVII TRANSPORTATION					
Would the project					
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?	☐	☒	☐	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?	☐	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment?	☐	☐	☒	☐	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐	☐

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 320 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 six phases: demolition, 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 2 vehicles per day to about 18 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 9 trips. Construction activity is not anticipated to generate more than 18 trips during the AM or PM peak hour.

Table T-1: Summary of Construction Activity

Phase	Duration (days)	Crew	Equipment
Demolition	10	8	Concrete Industrial Saws/Rubber Tired Dozer/Tractor/Loader/Backhoe
Site Prep	10	10	Grader, Tractor/Loader/Backhoe
Grading	45	15	Excavator, Grader, Dozer, Backhoe (2)
Building Construction	240	40	Tractor/Loader/Backhoe Crane, Forklifts (2), Generator Sets (3), Backhoe,
Paving	10	15	Cement Mixer, Paver, Paving Equipment, Roller, Backhoe
Architectural Coating	5	10	Air Compressors

Source: Construction Contractor, CalEEMod.

Table T-2: Estimated Construction Daily Trip Generation

Phase	Duration (days)	Number of Workers	Maximum Truck Trips	Total Trips
Demolition	10	8	4	12
Site Prep	10	10	4	14
Grading	45	15	10	40
Building Construction	240	40	5	50
Paving	10	15	8	38
Architectural Coating	5	5	2	12

Source: CalEEMod, Construction Contractor Assumptions.

The project would provide services that would enhance the existing facility and would not increase the number or capacity of customers served. There would be a small increase in the number of employees (15), which would result in a maximum of 15 trips in the peak hours. Based on this operational plan, the project passes the screening methodology which does not require a Traffic Impact Assessment or more detailed VMT analysis. Therefore, a less-than-significant impact related to the performance of the circulation system will occur.

c) The project would not alter existing roadways and would use the same two existing access points along County Farm Road. 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.

d) Fire and emergency access is provided in compliance with the Uniform Fire Code. The project does not propose any action that would negatively affect emergency access to and from the site beyond the existing condition. Therefore, a less-than-significant impact related to emergency access will occur.

Mitigation: None

Monitoring: None

SI=Significant Impact; LTS=Less Than Significant or Less Than Significant With Mitigation Incorporated; NI=No Impact; AP=Analyzed in Prior EIR; M-DP=Substantially Mitigated by Uniformly Applicable Development Policies

	SI	LTS	NI	AP	M-DP
XVIII TRIBAL CULTURAL RESOURCES					
a) *Would the project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*					
(i) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.100? or	☐	☐	☒	☐	☐
(ii) A resource determined by the lead agency in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe	☐	☐	☒	☐	☐

Findings of Fact:

a) Chapter 532, Statutes of 2014 (i.e., AB 52), requires Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource." Also per AB 52 (specifically PRC 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the County provide it with notice of such projects. Pursuant to AB 52, the County notified the relevant tribes of the project on December 23, 2024. Two tribes, the Pechanga Band of Luiseno Indians and Soboba Band of Luiseno Indians provided a response requesting consultation. Government-to-government consultation pursuant to AB 52 was initiated on January 20, 2025 and concluded June 18th 2025. County staff met to discuss project components, impacts, and mitigation requirements. During consultation meetings, it was requested that the consulting Tribes provide County staff with any issues or concerns regarding potential tribal cultural resources that may be present on the project site and vicinity. Tribes indicated that the area was culturally sensitive, and Mitigation Measures to protect against impacting tribal cultural resources were identified: Therefore, a less-than-significant impact related to an adverse change in the significance of a tribal resources will occur.

Mitigation: See Cultural Resources Mitigation Measures **CR-1** through **CR-9**

Monitoring: Tribal Monitor and Riverside County

SI=Significant Impact; LTS=Less Than Significant or Less Than Significant With Mitigation Incorporated; NI=No Impact;

AP=Analyzed in Prior EIR; M-DP=Substantially Mitigated by Uniformly Applicable Development Policies

	SI	LTS	NI	AP	M-DP
XIX UTILIITIES AND SERVICE SYSTEMS					
Would the project					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☒	☐	☐	☐
b) Have sufficient water supplies available serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☒	☐	☐	☐
c) Result in a determination by the wastewater treatment provider which serves the or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☒	☐	☐	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☒	☐	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☒	☐	☐	☐

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

Findings of Fact:

a) The project site will connect to existing utilities, including water, drainage, and electric power located beneath County Farm Road. All proposed improvements and utilities connections to drainage, electric power, water, and wastewater facilities would be installed during grading activities and required roadway frontage improvements for the project site. As a result, interconnection to the existing utilities surrounding the site would not result in substantial disturbance of native habitat or soils, or existing roadways or utilities. Therefore, a less-than-significant impact related to the relocation or construction of utilities will occur.

b) Water for the project will be provided by Riverside Public Utilities. The project would not increase the number of customers and the new facility would be limited to the enhancement of existing servicers and the approximately 15 new employees would not result in a significant increase in demand for water use. 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. 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 project. Therefore, a less-than-significant impact related to water consumption for the project will occur.

c) As the project would not increase customers and would be limited to the addition of 15 employees, the project would not generate wastewater that grossly increases the existing generation of wastewater and necessitates the need for new or expanded facilities. Furthermore, the City of Riverside has several planned water facilities to accommodate future demand. Therefore, a less-than-significant impact related to wastewater treatment will occur.

d) According to the California Department of Resources Recycling and Recovery; the County's landfills collectively have a total capacity of approximately 2.6 million cubic yards. The County landfills are collectively at less than 30% capacity. Furthermore, the project would be regulated by federal, state and local government and would be required to comply with all statutes and regulations related to solid waste. All solid waste generated by the project would be disposed at a Riverside County permitted landfills. Any hazardous materials would be disposed of at a landfill specifically permitted to receive such waste. Therefore, a less than significant impact would occur. According to CalRecycle, solid waste generation from public/institutional uses can be approximately 0.007 pounds per square foot per day (lb/sq ft/day). Therefore, the proposed 15,000 square-foot facility would generate approximately 105 pounds of solid waste per day and is not expected to generate solid waste in excess of the remaining capacity of landfills serving the project site. Therefore, a less-than-significant impact related to solid waste treatment and capacity will occur.

e) 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 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 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

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	SI	LTS	NI	AP	M-DP
XX WILDFIRE					
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐	☐
d) Expose people or structures to significant risks, including downslope or downstream, flooding or landslides, as a result of runoff, post-fire instability, or drainage changes?	☐	☐	☒	☐	☐

Source: Sustainable Building Policy H-29.

Findings of Fact:

a) The project site is not located within or adjacent to a Very High Fire Hazard Severity Zone (VHFHSZ), as designated by the California Department of Forestry and Fire Protection (CalFire). The nearest VHFHSZ is located approximately 4,400 feet to the east and is separated from the project site by several tracts of residential structures. Design and construction of the project in accordance with the CBC and California Fire Code, which include design features such as ignition-resistant materials and incorporation of fire sprinklers, would minimize risk of exposure of persons or property to wildland fires.

Construction activities that could temporarily restrict vehicular traffic would incorporate appropriate measures to facilitate the passage of persons and vehicles through/around any temporary road closures in accordance with the California Fire Code. During construction, standard traffic control devices such as warning signs, warning lights, and flaggers will be utilized as applicable to minimize obstructions and ensure the safe passage of emergency vehicles as necessary for the purposes of coordinating efforts during local, State, and/or federal emergency events, including response to hazardous materials incidents. Implementation of these traffic control measures will include guidance and navigational tools throughout the project area in order to maintain traffic flow and safety during construction. The project is proposed with two access driveways off of County Farm Road that would provide entry and exit points for emergency access. Therefore, a less-than-significant impact related to the impairment of an emergency response plan will occur.

b) The project site is relatively flat and is surrounded by developed land uses, roadways,. On-site vegetation is routinely disked to reduce wildfire risks. Development of the site in accordance with the CBC and California Fire Code, which include design features such as ignition-resistant materials and incorporation of fire sprinklers, as well as hardscaping and irrigated landscaping, would reduce the risk of wildfire compared to the existing condition by removing sources of ignition currently on the site. Therefore, a less-than-significant impact related to the exacerbation of wildfire risk will occur.

c) The project would not require infrastructure to address wildfire risks and could potentially result in temporary or ongoing impacts to the environment. Therefore, a less-than-significant impact related to the installation of infrastructure for wildfire risks will occur.

d) The project site is relatively flat and not located within or adjacent to a VHFHSZ, as designated by CalFire, and land immediately upstream of the project site is generally developed. These factors would make the risk of flooding or landslides from wildfires minimal. Therefore, a less-than-significant impact related to the flooding and landslides from post wildfire instability will occur.

Mitigation: None

Monitoring: None

SI=Significant Impact; LTS=Less Than Significant or Less Than Significant With Mitigation Incorporated; NI=No Impact; AP=Analyzed in Prior EIR; M-DP=Substantially Mitigated by Uniformly Applicable Development Policies

	SI	LTS	NI	AP	M-DP
XXI MANDATORY FINDINGS OF SIGNIFICANCE					
Would the project					
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐	☐
(b) Does the project have impacts that 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, the effects of current projects, and the effects of probable future projects.)	☐	☒	☐	☐	☐
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐	☐

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

Findings of Fact:

a) **Potential to Degrade Quality of Environment.** Implementation of the project will not degrade the quality of the environment. The greatest concern regarding degradation to the environment 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 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; however, 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 and adjacent areas 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 **CR-1** through **CR-9** 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.

b) The cumulative analysis considers the impacts of the treatment-oriented detention facility 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 facility and nominal trip generation, this chapter considers the potential cumulative effects of the project in combination with projects within a one-half-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 2025-2027. A search of the City planning and permitting database indicated that there are five projects with the potential to have a cumulative effect when taken in combination with the project within the project vicinity. The related projects include a proposed public charter school with 500 students, a 1,389 square foot expansion of an existing medical office building, a replacement of a 7,000 square foot restaurant with a 2,700 square -foot fast food restaurant, a 36-bed assisted living center, and a 10,000 square-foot childcare facility. These projects are all minor in nature and are not concentrated near the project site or in proximity to each other. All of the sites would have construction activity on previously developed sites, would be limited to the existing lots as no substantial utility infrastructure would be anticipated. The combination of construction activity from the projects would not be of sufficient size to substantially create air quality, biological, cultural, noise, or other aesthetic construction effects, when combined with the proposed project, that would be cumulatively considerable. For operational effects, the proposed charter school, fast food restaurant, and childcare facility would generate additional traffic trips that would be added to the existing transportation network. However, as the proposed project would not generate a substantial number of trips and the cumulative effect of the proposed project in combination with the other related projects, would not be considerable. Based on the relatively small scale of the related projects, operation air quality, land use, and greenhouse gas effects are not anticipated to create a cumulative effect and the projects effect would not be cumulatively considerable. Operational impacts of the related projects from aesthetics, biological, cultural, noise, and public services would be site-specific and no cumulative or cumulatively considerable effect would occur from the proposed project. As described above, impacts from the project would not be significant or cumulatively considerable. Furthermore, mitigation identified would result in the project having no significant impact related to cumulative effects.

c) The 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 the treatment-oriented detention facility 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 day care and pre-school 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

Source: Staff Review: Project Description

V. AUTHORITIES CITED

Alvord Unified School District; 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 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; City of Riverside General Plan and Land Use Map; 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; ITE Manual; On-site Inspection; MTGL Geotechnical Investigation; 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; Riverside Public Utilities; Riverside Unified School District; 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; Pechanga Band of Luiseno Indians; Soboba Band of Luiseno Indians Southern California Association of Governments, Regional Transportation Plan; URS Biological Assessment, 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 Riverside West 7.5' Quadrangle; Western Riverside County Multi-Species Habitat Conservation Plan; and Williamson Act Land Map.

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APPENDIX A

MITIGATION MONITORING AND REPORTING PROGRAM

RIVERSIDE COUNTY YOUTH TREATMENT AND EDUCATION CENTER EXPNSION PROJECT

Riverside, California

June 2025

MITIGATION MONITORING AND REPORTING PROGRAM

RIVERSIDE COUNTY YOUTH TREATMENT AND EDUCATION CENTER EXPNSION PROJECT

Riverside, California

June 2025

The project will design and construct an approximately 15,000 square-foot building on the same property as the YTEC facility at 10000 County Farm Road, Riverside, California 92503. The project will enhance the existing treatment-oriented detention facility and will include a public lobby, a classroom, a dental suite, two vocational rooms, staff offices, indoor recreational area, exterior landscape, hardscape, security, lighting, fencing, and fenced access road and site improvements. The improvements would enhance treatment-oriented detention services at the existing YTEC facility, would not add additional beds or increase the capacity of patients.

The project would also involve some utility alterations to provide service to the new building. Construction is anticipated to start in late 2025 and would be completed by the end of 2027. The implementation of the project would require approximately 15 additional staff but would not add patients or create additional capacity. Mitigation measures were identified in the project's Initial Study and incorporated into the project to reduce potential environmental impacts to a level determined to be less than significant.

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

The County of Riverside Office of Economic Development (EOD) will have the responsibility for implementing the measures and various public agencies will have the primary responsibility for enforcing, monitoring, and reporting the implementation of the mitigation measures. This MMRP is set up as a Documentation of Compliance Report, with space for confirming that mitigation measures have been implemented. The required mitigation measures are listed and categorized by impact area, with an accompanying identification of the following:

- **Mitigation Measure**
- **Monitoring Phase** – the phase of the project during which the mitigation measure shall be implemented and monitored:
- **Enforcement Agency** – the agency with the authority to enforce the mitigation measure
- **Monitoring Agency** – the agency to which reports involving feasibility, compliance, and implementation are made
- **Action Indicating Compliance**
- **Verification of Compliance**, which will be used during the reporting/monitoring

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Compliance Verification	
					Initials	Date
BIOLOGICAL RESOURCES						
BIO 1: A qualified biologist shall conduct a pre-construction nesting bird survey within three days prior to vegetation- or ground-disturbing activities if such activities are proposed during the nesting season (February 1 through September 15). The survey shall include 100 percent coverage of the project site. If no active avian nests are found during survey, no further work in this regard is required. If an active avian nest is discovered during survey, vegetation- and/or ground-disturbing activities shall be redirected around the nest(s). As determined by Riverside County, the qualified biologist shall delineate the boundaries of any such buffer area. The buffer shall be sufficient to ensure that nesting behavior is not adversely affected by the vegetation- and/or ground-disturbing activity. If such activities are delayed or suspended for more than seven days after the survey, the site shall be resurveyed. Should eggs or fledglings be discovered in any native nest, these resources cannot be disturbed until the young have hatched and fledged (matured to a stage that they can leave the nest on their own).	Pre-Construction:	California Department of Fish and Wildlife	Qualified Biologist	Completion of burrowing owl survey; establishment of buffer zone if active nest identified on-site. In the event of an active nest, the biologist will periodically monitor until the nest is inactive		

BIO 2: A qualified biologist shall conduct a pre-construction burrowing owl/Initial Take and Avoidance Survey within 30 days prior to the beginning of project construction to determine if the project site contains suitable burrowing owl habitat and to avoid any potential impacts to the species. The survey shall be performed pursuant to the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) 30-day Pre-Construction Burrowing Owl Survey Guidelines (revised August 17, 2006) and include 100 percent coverage of the project site. If the survey reveals no suitable habitat for burrowing owl is present, no further work in this regard is required. If active burrowing owl burrows are determined to be present, the burrow(s) shall be flagged, and a 160-foot buffer shall be established around the burrow(s) during the non-breeding season (September 1 to January 30) and a 250-foot buffer shall be created during the breeding season (February 1 to August 31). As determined by Riverside County (County), the buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity. The buffer(s) shall be sufficient to ensure that nesting behavior is not adversely affected by the construction activity. A monitoring report shall be prepared and submitted to the County for review and approval prior to reinitiating construction activities within the buffer area(s), and construction within the designated buffer area(s) shall not proceed until written authorization is received from California Department of Fish and Wildlife (CDFW). The monitoring report shall summarize the results of the owl monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area(s) without jeopardizing the survival of the owl(s). Any relocation efforts must be coordinated with the CDFW. This measure shall be implemented to the satisfaction of Riverside County and, as applicable, the CDFW.	Pre-Construction: 30 days prior to construction work or vegetation removal between February 1 and August 31.	California Department of Fish and Wildlife	Qualified Biologist	Completion of nesting bird survey; establishment of buffer zone if birds identified on-site		

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Compliance Verification	
					Initials	Date
CULTURAL RESOURCES						
CR-1: Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all grading and trenching activities which may impact native soils on the project site. The project Archaeologist shall have the authority to temporarily halt and redirect earthmoving activities within a minimum of 100 feet of the affected area in the event that suspected archaeological resources are unearthed during project construction. The project archeologist and the Consulting Tribes shall attend a pre-grading meeting with the County, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the project archaeologist and Consulting Tribes shall make themselves available to provide the training on an as-needed basis.	Pre-construction	County FM	County FM, Qualified Archaeologist	Contract with Archaeologist for Monitoring		
CR-2: Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Luiseño Indians (Pechanga) and Soboba Band of Luiseño Indians (Soboba) for tribal monitoring. The County is also required to provide a minimum of 30 days advance notice to Pechanga and Soboba of all grading and trenching activities which may impact native soils. The Pechanga and Soboba Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities within a minimum of 100 feet of the affected area in the event that suspected archaeological resources are unearthed during project construction. Upon discovery of in-situ archaeological resources, the parties shall promptly meet and confer, limit the closure area to the smallest reasonable area (including the possibility of reducing the stop-work radius to 50 feet after initial evaluation), and engage in good faith collaboration to execute the protocols outlined in the Cultural Resource Monitoring Plan for handling such unearthed resources.	Pre-construction	County FM	County FM, project Archaeologist Tribal Monitor	Tribal Monitoring Agreement		

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Compliance Verification	
					Initials	Date
CULTURAL RESOURCES						
CR-3: Prior to the issuance of the grading permit, a Cultural Resource Monitoring Plan (CRMP) is to be developed and provided to the Consulting Tribes for review. The project Archaeologist, in consultation with the Consulting Tribe, the contractor, and the County, shall develop a CRMP to address the details, timing and responsibility of all activities on the project site that may impact archaeological and tribal cultural resources. A Consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the County as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include: a. project description and location; b. project grading and development scheduling; c. Roles and responsibilities of individuals on the project; d. The pre-grading meeting and Cultural Resources Worker Sensitivity Training details; e. The protocols and stipulations that the contractor, County, Consulting Tribe (s) And project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resource's evaluation; f. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items; g. Contact information of relevant individuals for the project.	Pre-construction	County FM	County FM, Qualified Archaeologist	Contract with Archaeologist for Monitoring		
CR-4: The County shall verify that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground–disturbing activities and the project Archaeologist or Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project Archaeologist and the Tribal Representatives to the site to assess the significance of the find."	Pre-construction	County FM	County FM,	Approval of grading permit		

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Compliance Verification	
					Initials	Date
CULTURAL RESOURCES						
CR-5: If during ground disturbance activities, unanticipated unique archaeological resources are inadvertently discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. This mitigation shall apply to inadvertent discoveries of resources, including those with multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Consulting Tribe. a. All ground disturbance activities within 100 feet of the discovered resources shall be halted until a meeting is convened between the Developer, the project Archaeologist, the Pechanga and Soboba Tribal Representative, and the County of Riverside Facilities Management to discuss the significance of the find. b. At the meeting, the significance of the discover(ies) shall be discussed and after consultation with the Pechanga and Soboba Tribal Representative and the project Archaeologist, a decision shall be made, with the concurrence of the County of Riverside, as to the appropriate process (documentation, recovery, avoidance, etc.) for the resources, including whether the stop-work radius from the discovered resource can be reduced to 50 feet. c. Further ground disturbance, including but not limited to, grading and trenching, shall not resume within the determined stop-work radius area of the discovery until the protocols for handling the resources has been established by all parties pursuant to the CRMP. Work shall be allowed to continue outside of the stop-work radius area and shall be monitored by Pechanga and Soboba Tribal Monitors, if needed. d. Treatment and avoidance protocols for the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with Pechanga and Soboba. These protocols may include avoidance of the resources through project design, in-place preservation of resources located in native soils and/or re-burial on the project site with procedures so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition/Mitigation Measures. e. If the find is determined to be unique and significant and avoidance of the area cannot be feasibly achieved, a Phase III data recovery plan shall be prepared by the project Archeologist, in consultation with the Consulting Tribes, and shall be submitted to the County for their review and approval prior to implementation of the said plan.	Grading/ Excavation	County FM	County FM, Qualified Archaeologist	CRMP		

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Compliance Verification	
					Initials	Date
CULTURAL RESOURCES						
f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the Developer, project Archaeologist and the Consulting Tribes cannot agree on the significance of or the treatment for the archaeological or cultural resources, these issues shall be presented to the County of Riverside for decision. The County of Riverside shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project Archeologist and shall consider the cultural and religious principles and practices of the Consulting Tribes. Notwithstanding any other rights available under the law, the decision of the County of Riverside shall be appealable to the County Board of Supervisors. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment finding.						
CR-6: In the event that Native American tribal cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a) One or more of the following treatments, in order of preference, shall be employed with Pechanga and Soboba. Evidence that these procedures have been following shall be provided to the County of Riverside: a. Preservation-In-Place of the tribal cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. b. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods, and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to Public Records Request.	Grading/ Excavation	County FM	County FM, Project Archaeologist Tribal Monitor	CRMP		

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Compliance Verification	
					Initials	Date
CULTURAL RESOURCES						
c. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County of Riverside. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment finding.						
CR-7: If human remains are discovered, no further disturbance shall occur within a minimum of 100 feet of the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the "most likely descendant". The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).	Grading/ Excavation	County FM	County FM, Project Archaeologist	Sacred and burial sites preserved in place, as feasible		
CR-8 It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).						

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Compliance Verification	
					Initials	Date
CULTURAL RESOURCES						
CR-9 Upon completion of ground-disturbing activities that impact native soils, the project Archeologist shall submit two (2) copies of the Phase IV Cultural Resources Monitoring Report that complies with County of Riverside requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. Portions of the Phase IV Report may be confidential. The County shall review the reports to determine adequate treatment compliance. Provided the reports are adequate, the County shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Pechanga and Soboba Cultural Resources Departments.	Post construction	County FM	County FM, Qualified Archaeologist	CRMP		
GEOLOGY AND SOILS						
GEO-1: In the event that any paleontological resources are unintentionally discovered during 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						
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.	Pre-construction	County FM, Construction Contractor	County FM, Construction Contractor	Documentation of Coordinator and evidence of signage		
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.	Grading and Construction	County FM, Construction Contractor	County FM, Construction Contractor	Periodic inspections and monitoring during construction		
NOI-3: Construction equipment shall be properly maintained and equipped with mufflers and other State-required noise-attenuation devices.	Grading and Construction	County FM, Construction Contractor	FM, Construction Contractor	Periodic inspections and monitoring during construction		

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

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

From:
Public Agency: Riverside County
Address: 3450 14th Street, 3rd Floor Riverside, CA 92501
Contact: Mike Sullivan
Phone: (951) 955-8009

Lead Agency (if different from above):
Applicant

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): 20251I

Project Title: Riverside Youth Treatment and Education Center Expansion

Project Location: The project site is located in the City of Riverside on Assessor's Parcel Number (APN) 145-120-003. The project site is located at 10000 County Farm Road approximately 0.85 mile north of State Route 91. The project site is bounded by residential uses to the west and north, additional institutional uses to the south and east.

Project Description: The existing YTEC facility is approximately 60,838 square feet and comprises a 6-bed assessment unit, a 20-bed transitional housing component, and four, 20-single cell living units. The treatment and education center also includes group and individual therapy rooms, vocational classrooms and workshop space, nursing and medical facilities, school classrooms, multipurpose conference rooms, kitchen facilities, intake area with security room, visitation, maintenance and laundry facilities, administrative offices, and recreational space. The existing YTEC facility in Riverside would leverage the existing infrastructure, such as the housing, intake, kitchen, laundry, parking, and warehouse, to expand the facility by primarily including a new 14,506 square-foot educational, vocational training, and recreational program facility. More specifically, the expansion's scope of work will include a public lobby, a classroom, a dental office, an automotive vocational training shop, a welding vocational training lab, staff offices, an indoor recreational area, exterior landscape, hardscape, security, lighting, fencing, a fenced access road, and other site improvements. The improvements would enhance program services at the existing YTEC facility and would not add additional beds or increase the capacity of detained youth. Previously, the County received a conditional award from the Board of State and Community Corrections (BSCC) in the amount of $15,898,455 for the expansion of a youth rehabilitation facility. At the time of the application, the proposed project was to be located at the existing Indio Juvenile Hall. On November 21, 2016, the BSCC notified the Probation Department of the withdrawal of the County of Tulare from the Local Youthful Offender Rehabilitative Facility Construction Financing Program. Thus, the BSCC awarded the Probation Department a portion of the reverted funds to increase Riverside County's award by $1,601,545, bringing the total award to the original request of $17,500,000. During the design process, population trends and court commitments to the desert region YTEC detention facility were in decline and the initial scope in the grant application became unsupported by the need. Due to this, the Probation Department determined the best location would be to construct the new facility behind the existing YTEC facility in Riverside leveraging the existing infrastructure. The additional infrastructure would enhance the level of probation 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 the first quarter of 2026 and would be completed by the fourth quarter of 2027.

This is to advise that the Riverside County Board of Supervisors approved the above project on
☒ Lead agency or ☐ Responsible Agency

8/26/25 (Date) and has made the following determinations regarding the above described project:

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.

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
Facilities Management-Mike Sullivan
3450 14th Street, Suite 303,
Riverside, CA 92501 (951) 955-8009
msullivan@rivco.org

Arlington Library
9556 Magnolia Avenue
Riverside, California 92503

Available online at:
https://rivcofm.org/Environmental

Signature:  Title: Senior Environmental Planner

Date: 8/12/25 Date received for filing at OPR: _____

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