



## **INITIAL STUDY / MITIGATED NEGATIVE DECLARATION**

Belle Terre Water Storage Tank

Located Within Belle Terre Specific Plan No. 382

Prepared for



April 2021

**INITIAL STUDY / MITIGATED NEGATIVE DECLARATION**  
**for**  
**Belle Terre Water Storage Tank**  
**Located Within Belle Terre Specific Plan No. 382**  
**Unincorporated Riverside County**  
**Community of French Valley**



Prepared for:

**EASTERN MUNICIPAL WATER DISTRICT**

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**April 5, 2021**



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### **ACRONYM LIST**

AB	Assembly Bill
AC	Asphalt Concrete
AMSL	Above Mean Sea Level
APE	Area of Potential Effects
AQMP	Air Quality Management Plan
ASCE	American Society of Civil Engineers
AWWA	American Water Works Association
Basin	South Coast Air Basin
BAU	Business-As-Usual
BAT	Best Available Technology Economically Achievable
BCT	Best Conventional Pollutant Control Technology
BMP	Best Management Practices
CAP	County of Riverside Climate Action Plan
CBC	California Building Standards Code
CC&Rs	Covenants, Conditions & Restrictions
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CF	cubic feet
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CY	cubic yard
CZ1800020	Belle Terre Specific Plan No. 382, Change of Zone No. 1800020
dBA	A-weighted decibels
DBESP	Determination of Biological Equivalent or Superior Preservation
DEIR531	Draft Environmental Impact Report No. 531
DOC	California Department of Conservation
EIR	Environmental Impact Report
EIR531	Environmental Impact Report No. 531
EIR531-A1	Environmental Impact Report No. 531, Addendum No. 1
EMWD	Eastern Municipal Water District
EPD	Environmental Programs Division
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
GHG	Greenhouse Gas
GP	County of Riverside General Plan
HCOC	Hydrological Conditions of Concern
HUSD	Hemet Unified School District
IS	Initial Study
kWh	Kilowatt hour
LDR	Low Density Residential
Leq	Equivalent Continuous Sound Level
LID	Low Impact Development
LST	Localized Significance Threshold
MBTA	Migratory Bird Treaty Act
MG	Million gallon
MMRP	Mitigation, Monitoring and Reporting Program
MRZ	Mineral Resource Zone
MSHCP	Western Riverside Multiple Species Habitat Conservation Plan
MTCO <sub>2</sub> E	Metric tonnes per year of carbon dioxide equivalents
MWD	The Metropolitan Water District of Southern California
NO <sub>x</sub>	Nitrogen Oxides



PDR	Preliminary Design Report
PM <sub>10</sub>	Particulate matter less than 10 microns in size
PM <sub>2.5</sub>	Particulate matter less than 2.5 microns in size
RCA	Western Riverside County Regional Conservation Authority
RCALUC	Riverside County Airport Land Use Commission
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SCAG	Southern California Association of Governments
SCE	Southern California Edison
SF	square feet
SKR HCP	Stephen's Kangaroo Rat Habitat Conservation Plan
SO <sub>x</sub>	Sulfur oxides
SP	Specific Plan
SP382	Belle Terre Specific Plan No. 382
SP382S1	Belle Terre Specific Plan No. 382, Substantial Conformance No. 1
TAC	Toxic Air Contaminant
tpd	Tons per day
TTM	Tentative Tract Map
TTM37449	Tentative Tract Map No. 37449
USFWS	United States Fish and Wildlife Service
Valley-Wide	Valley-Wide Recreation and Park District
VdB	Vibration velocity level
VOC	Volatile organic compound
WEBB	Albert A. Webb Associates
WQMP	Water Quality Management Plan

## **SECTION 1 – Introduction**

### **1.1 Purpose and Scope**

Pursuant to the California Environmental Quality Act (CEQA, *California Public Resources Code*, Sections 21000, et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines, *California Code of Regulations*, Title 14, Sections 15000 et seq.), this Initial Study (IS) has been prepared in order to determine whether implementation of the proposed Belle Terre Water Storage Tank Project (proposed Project) could result in potentially significant environmental impacts that would require the preparation of an Environmental Impact Report (EIR). This Initial Study has evaluated each of the issue areas contained in the checklist provided in Section 5.0 of this document. The objective of this environmental document is to inform EMWD, representatives of other affected/responsible agencies, and other interested parties of the potential environmental effects that may be associated with the proposed Project.

If an IS prepared for a proposed project determines that no significant effects on the environment would occur or that potentially significant impacts can be reduced to less than significant levels with implementation of specified mitigation measures or uniformly applicable development policies, then EMWD (Lead Agency) can prepare a Negative Declaration (ND) or Mitigated Negative Declaration (MND) pursuant to the State CEQA Guidelines (14 California Code of Regulations, Sections 15070–15075). A ND or MND is a statement by the Lead Agency attesting that a project would produce less than significant impacts or that all potentially significant impacts can be reduced to less than significant levels with mitigation. If an IS prepared for a proposed project determines it may produce significant effects on the environment and no mitigation measures are identified to reduce the impacts to less than significant levels, an EIR shall be prepared. This further environmental review is required to address the potentially significant environmental effects of the project and to provide mitigation where necessary and feasible. The conclusion presented in this IS is that it is appropriate to prepare a MND for the proposed Project.

The proposed Project site is located within the Belle Terre Specific Plan No. 382 (SP382) located in the County of Riverside (County). SP382 was adopted by the Riverside County Board of Supervisors on December 9, 2014. Environmental impacts resulting from implementation of SP382 have been evaluated in the Belle Terre Specific Plan Final Environmental Impact Report No. 531 (EIR531) (State Clearinghouse No. 2012111070) certified by the County of Riverside Board of Supervisors December 9, 2014. EIR531 is a program EIR, and project-specific evaluations in later-tier environmental documents for individual development projects within the Specific Plan area was anticipated. Following adoption of the Program EIR, the County processed and approved an Addendum to the Program EIR (EIR531-A1) for approved SP382 Substantial Conformance No. 1 (SP382S1), Change of Zone (CZ1800020), and Tentative Tract Map No. 37449 (TTM37449) on December 10, 2019.

As stated in Section 15150(a) of the State CEQA Guidelines, “An EIR or Negative Declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the text of the EIR or Negative Declaration.” As such, the environmental analysis for the proposed Project presented in Section 5.0 of this IS, is based upon incorporating by reference, the analysis presented in EIR531 and EIR531-A1 which are referred to as “previous CEQA analysis.”

EIR531 and EIR531-A1 analyzed impacts resulting from implementation of SP382S1. Relevant Standards and Guidelines and EIR mitigation measures that are incorporated into the proposed Project are listed in the introduction to the analysis for each topical issue in Section 5 and are assumed in the analysis presented.

Pursuant to the provisions of CEQA and the State CEQA Guidelines, EMWD is the Lead Agency and is charged with the responsibility of deciding whether to approve the proposed Project.

Additionally, on July 30, 2019, EMWD approved a Master and Phase 1A, 1B, 1C, and 1D Plan of Service/Design Report (POS/DR) based on the revised land use plan reflected in SP382S1 which reduced overall dwelling units from 1,282 homes to 856 dwelling units providing no oversized storage volume in the proposed water tank for EMWD's water pressure zone (PZ) 1627. It should be noted this POS/DR assumed a total of 866 dwelling units for purpose of analysis. A Preliminary Design Report for Belle Terre 1627 Pressure Zone Water System, Belle Terre Tank and Onsite Pipeline (PDR) was prepared by Albert A. Webb Associates dated April 20, 2020 (WEBB-A) and included as Appendix A of this IS for the purpose of presenting EMWD with design recommendations for the proposed Project. The PDR incorporated the approved POS/DR analysis as well as the Geotechnical Exploration for the Proposed Water Tank, Belle Terre – Former TTM 39883, French Valley Area (Geotechnical Report), dated July 11, 2018 that was prepared by Leighton and Associates, Inc (Leighton). These documents are included as Appendices 7 and 1 of the PDR, respectively). All recommendations identified within the Geotechnical Report were included within the PDR and have been incorporated by reference in the analysis in Section 5.0 of this IS.

## **1.2 Summary of Findings**

This IS is based on an Environmental Checklist Form (Form), as suggested in Section 15063(d)(3) of the State CEQA Guidelines. The Form is found in Section 5.0 of this Initial Study. It contains a series of questions about the proposed Project for each of the listed environmental topics. The Form is used to evaluate whether there are any significant environmental effects associated with implementation of the proposed Project. The explanation for each answer is also included in Section 5.0. The Form is used to review the potential environmental effects of the proposed project for each of the following areas:

Aesthetics	Mineral Resources
Agriculture and Forestry	Noise
Air Quality	Population and Housing
Biological Resources	Public Services
Cultural Resources	Recreation
Energy	Transportation
Geology and Soils	Tribal Cultural Resources
Greenhouse Gas Emissions	Utilities and Service Systems
Hazards and Hazardous Materials	Wildfire
Hydrology and Water Quality	Mandatory Findings of Significance
Land Use and Planning	

As identified through the analysis presented in Section 5.0 of this IS, the proposed Project would have no potentially significant impacts after implementation of mitigation measures that would require the preparation of an EIR.

### **1.3 Contact Person**

The Lead Agency for the proposed Project is EMWD. Any questions about the preparation of the IS, its assumptions, or its conclusions should be referred to the following:

Joe Broadhead, Principal Water Resource Specialist – CEQA/NEPA  
Eastern Municipal Water District  
2270 Trumble Road  
P.O. Box 8300  
Perris, CA 92572-8300  
(951) 928-3777 (Ex. 4545)



## **SECTION 2 – Project Summary**

### **2.1 Purpose**

The purpose of the proposed Project is to construct a new water storage tank and associated infrastructure to convey potable water to the Belle Terre community as planned by SP382 and SP382S1.

### **2.2 Project Location**

The proposed Project site is located north of Fields Drive and east of San Diego Canal in the community of French Valley in unincorporated area of the County as reflected in **Figure 1, Regional Map**. The Project site is specifically located within Planning Area 24 of SP382S1 as reflected in **Figure 2, SP382S1 Land Use Plan** and **Figure 3, Aerial Map**, within Section 27, Township 6 South, Range 2 West of the San Bernardino Baseline Meridian Map as shown on **Figure 4, Site Topography**.

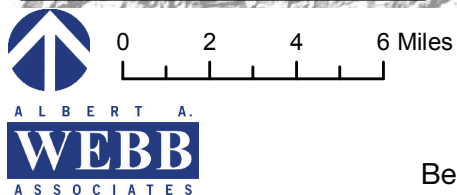
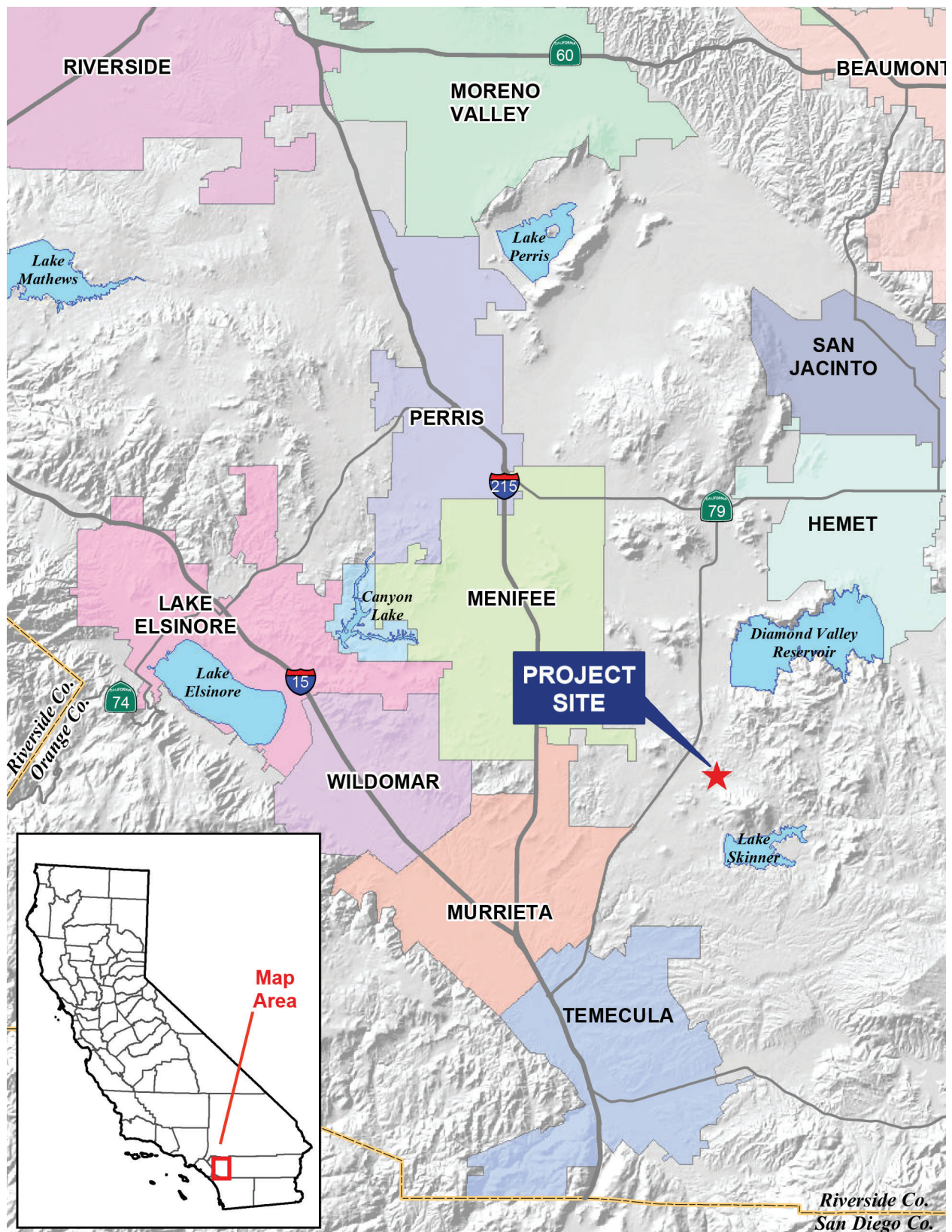
### **2.3 Project Background**

Eastern Municipal Water District (EMWD) is the water supplier to the Project site. On December 9, 2014, the County Board of Supervisors approved SP382 and certified Environmental Impact Report No. 531 (SCH# 2012111070), which was prepared pursuant to the authority granted to the County by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450 to 65457. SP382 included land uses which allowed for development of up to 1,282 homes in varying densities from 0.5 to 14.0 dwelling units per acre, as well as recreational areas, open spaces, streets and other infrastructure (SP382, p. III-1). In conjunction with its approval of the SP382, the County complied with the California Environmental Quality Act (CEQA) by preparing and certifying EIR531.

On December 10, 2019, the County approved Substantial Conformance No. 1 to SP382, Case No. SP00382S01 (SP382S1), Change of Zone, Case No. CZ1800020, Tentative Tract Map No. 37449 (TTM37449), and EIR531-A1. SP382S1 was prepared in order to bring the specific plan land use plan consistent with the Valley-Wide Recreation and Park District (Valley-Wide) requirements for park programming as requested by County Planning staff. The Change of Zone provided consistency with the updated land use plan and specific plan zoning ordinance. TTM37449 was an implementing residential development within the boundaries of SP382 and EIR531-A1 was prepared to analyze the impacts of the proposed TTM37449, SP382S1 and the Change of Zone.

On December 10, 2019, the County also approved Tentative Parcel Map No. 37592 (TPM37592); the purpose of which was to subdivide parcels within the Belle Terre community consistent with the revised land use plan and Planning Areas of SP382S1. TPM37592 split the 73.0 acre APN 472-170-021, in which the Project site resides, into two separate legal parcels. New APN's have not yet been assigned by the Riverside County Assessor's Office to the individual Planning Areas so for the purpose of this analysis, APN 472-170-021 is described as Parcel 17 of TPM37592 (Planning Area 17 consisting of 68.3 acres) and Parcel 24 of TPM 37592 (Planning Area 24 and proposed Project site consisting of 4.7 acres) as reflected in **Figure 5, Site Parcels**.

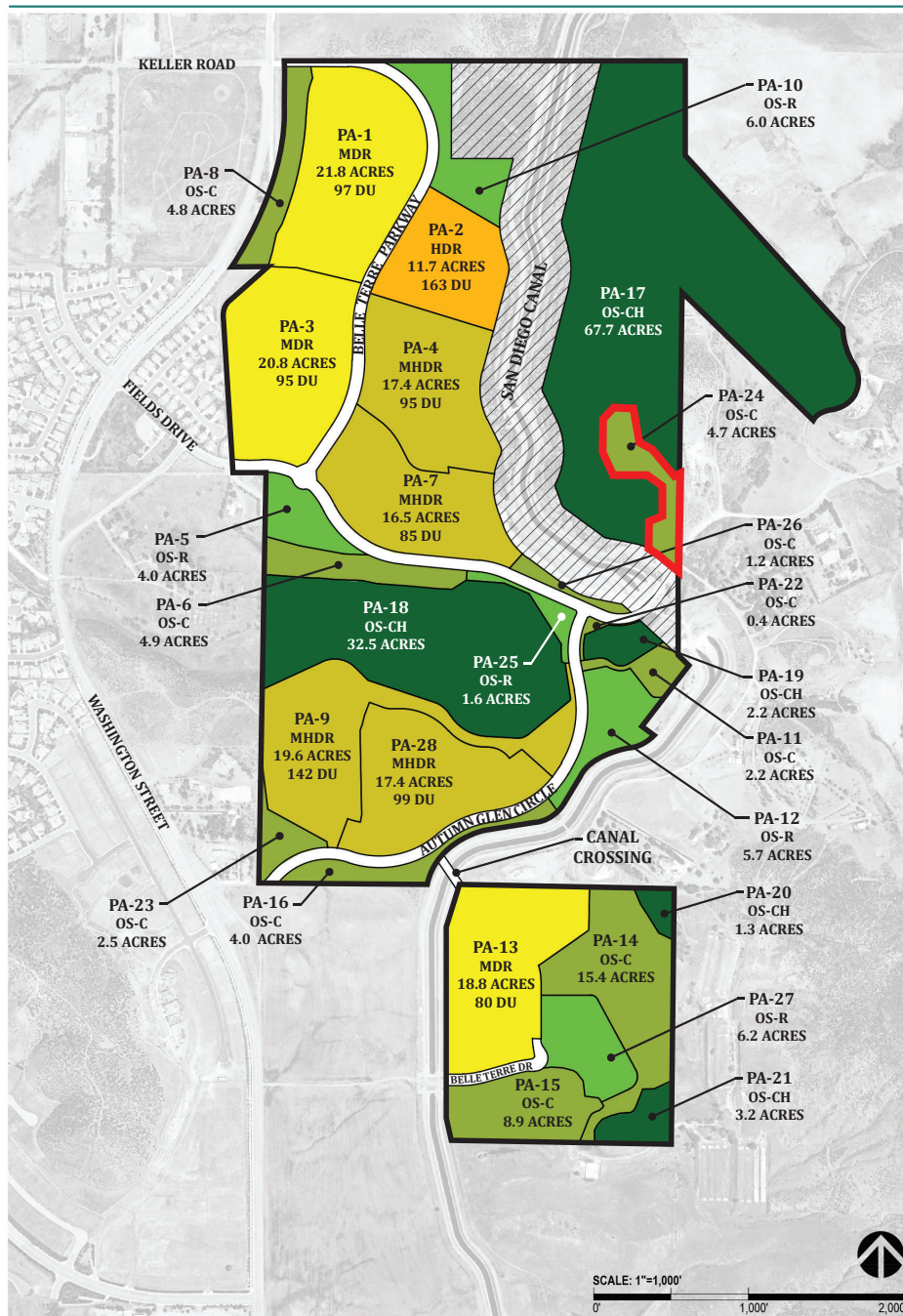
A new potable water reservoir (tank) and extension of associated water pipelines is needed to serve implementing projects within the boundaries of SP382S1. This facility will be owned and operated by EMWD and would extend the area of EMWD 1627 PZ. SP382S1 designates Planning Area 24 (4.7 acres) for development of the water tank site.



**Figure 1 - Regional Map**

Belle Terre Water Storage Tank | Mitigated Negative Declaration





## BELLE TERRE

- Project Boundary
- Planning Areas
- Not a Part

### LEGEND

- MEDIUM DENSITY RESIDENTIAL (MDR)
- MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)
- HIGH DENSITY RESIDENTIAL (HDR)
- OPEN SPACE-CONSERVATION-(OS-C)
- OPEN SPACE-CONSERVATION HABITAT (OS-CH)
- OPEN SPACE-RECREATION (OS-R)

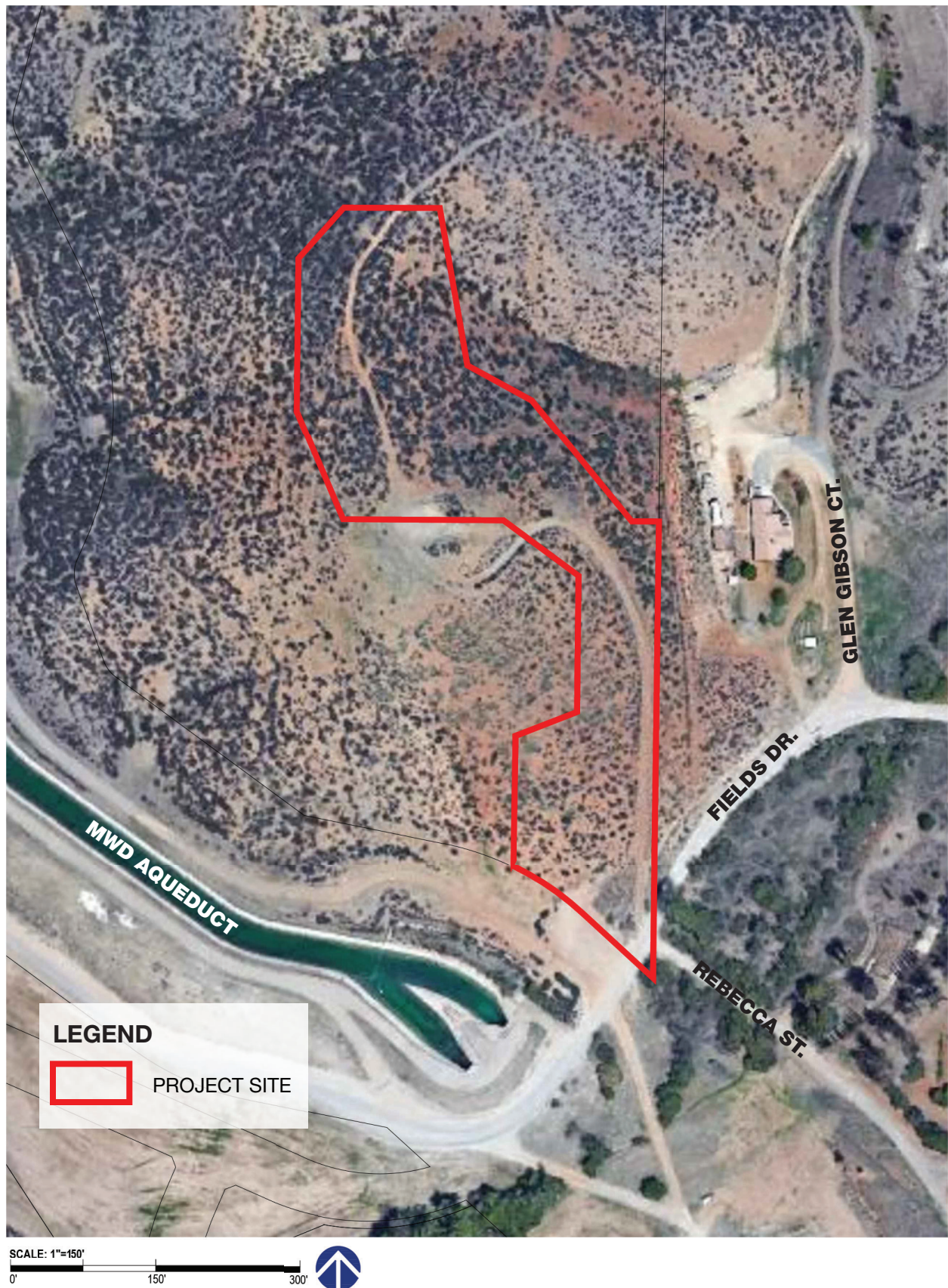
**DWELLING UNITS**  
856 TOTAL DWELLING UNITS

Figure 1.0-5 Land Use Plan

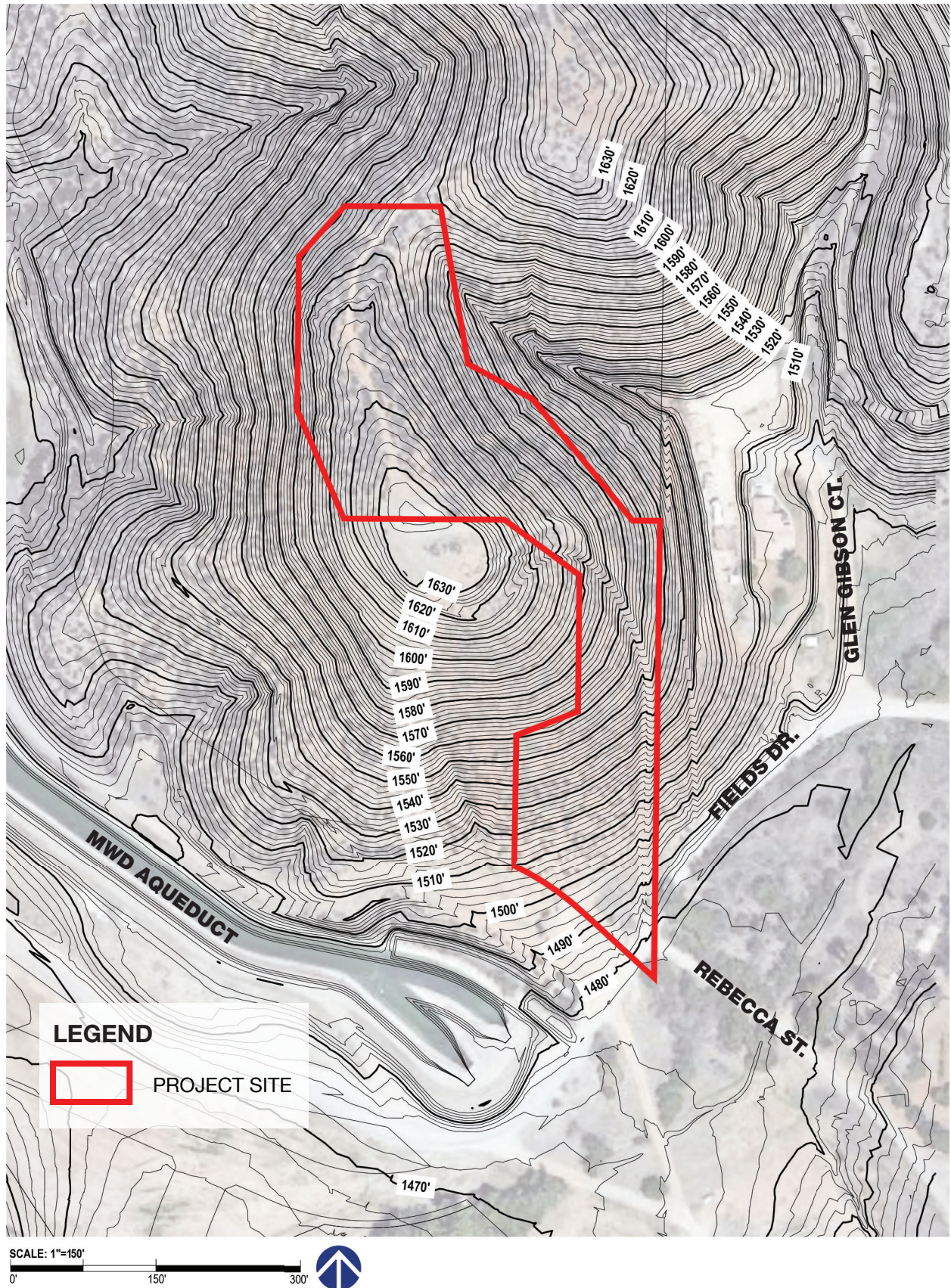
### LEGEND

- PROJECT SITE



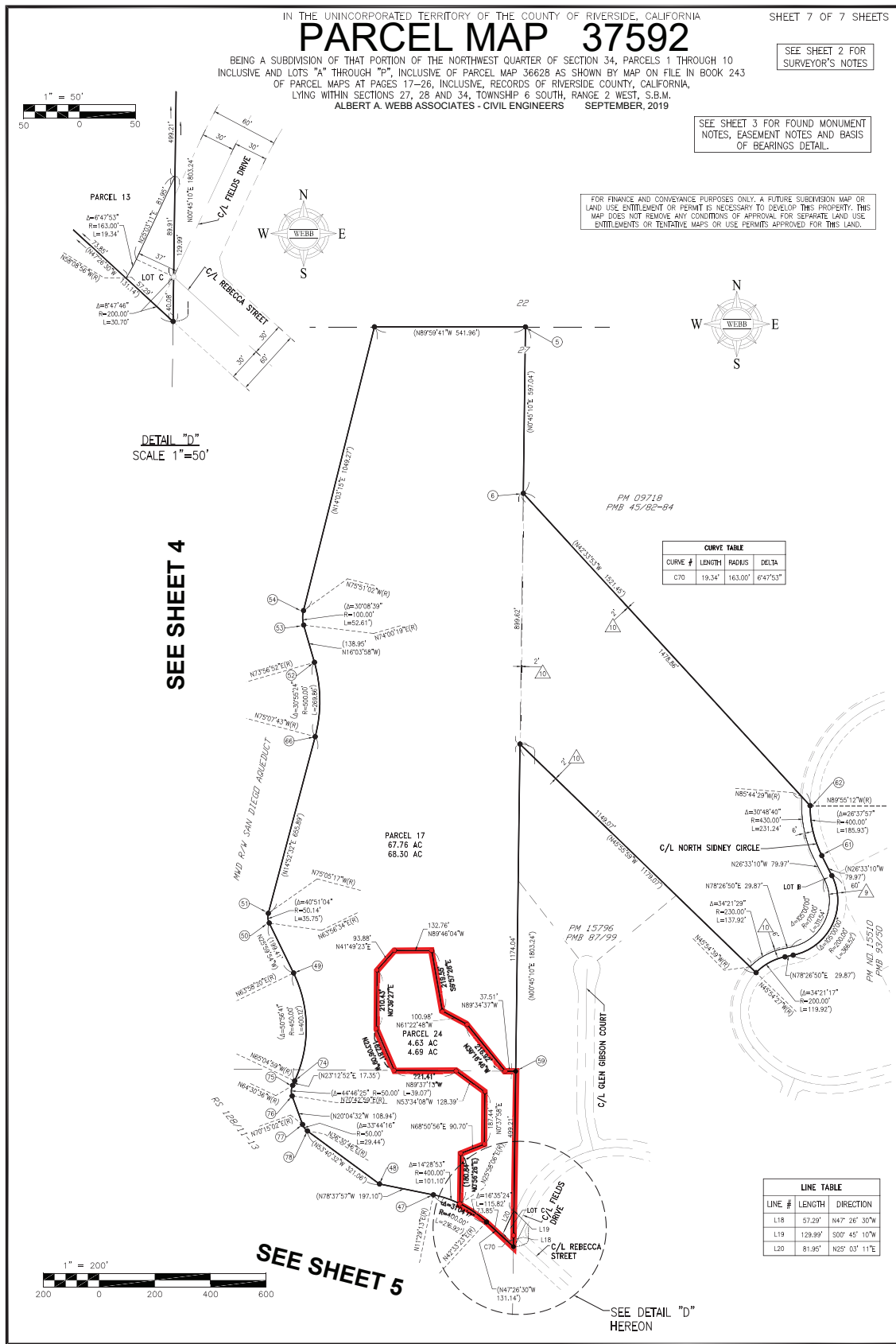






**Figure 4 - Site Topography**





## LEGEND



PROJECT SITE

## **2.4 Existing Conditions**

The Project area is currently an undeveloped knoll covered with Riversidean sage scrub and surrounded by open space and large, rural single-family residential lots to the east. A roughly graded road up the knoll slope and pad near the top of the knoll are present. Metropolitan Water District of Southern California's (MWD) San Diego Canal is located along the west side of the knoll. French Valley Channel and Fields Drive are located just south of the knoll.

## **2.5 Project Description**

The proposed Project consists of approximately 3 acres located in the French Valley Area of Riverside County and is located north of Fields Drive, east of the San Diego Canal, and west of Glen Gibson Court within Planning Area 24 of SP382S1. Specifically, the site is located on a knoll just east of the San Diego canal and north of Fields Drive.

The proposed Project includes construction of a 1.79 MG potable water storage tank and associated infrastructure that would provide potable water service to the Belle Terre community as planned by SP382S1 (**Figure 2**), as reflected in **Figure 6, Conceptual Site Plan**. The proposed tank would have an effective tank storage volume of 1.47 MG and sit at an elevation of 1,590 feet above mean sea level (AMSL) with a nominal tank diameter of 86-feet, nominal height of 40-feet, and the highest point on the tank roof will be 46-feet from the ground. Additionally, a free-standing communication antenna tower, approximately 40-feet high, would be constructed on the site just southwest of the tank. Visual Simulations were prepared to provide a view of what the developed site will look like with the tank and how the view of the hillside may change to existing development as provided in **Figures 7-11, Visual Simulations**.

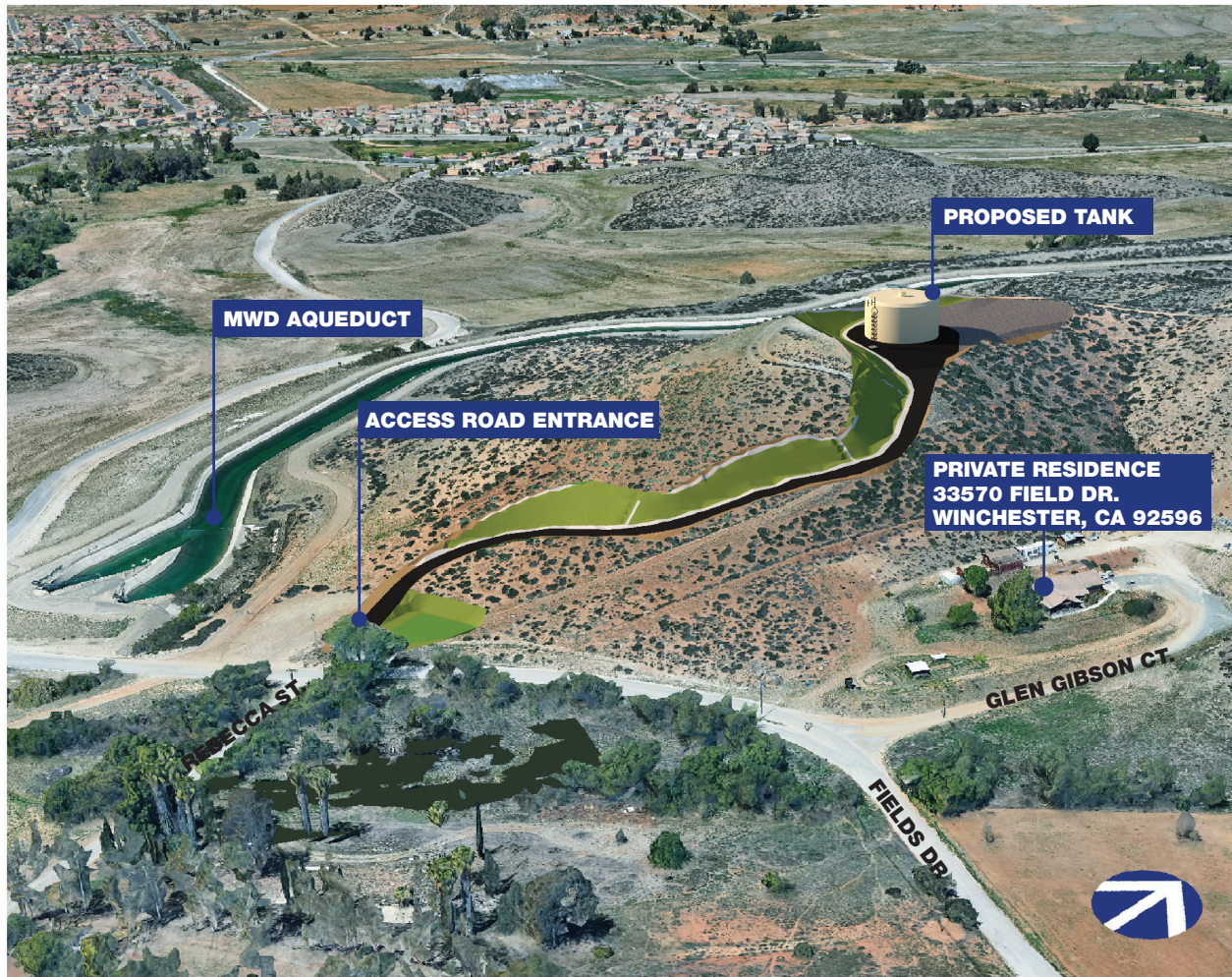
An 18-inch diameter water pipeline would be constructed to connect the proposed tank to the nearest point of connection in Fields Drive for a length of approximately 1,070-feet. That point of connection would be installed by other implementing projects of SP382S1. An 18-inch diameter overflow pipeline would be provided to drain overflow tank water to a proposed detention basin located at the entrance of the proposed access road. Both pipelines will be located underneath the proposed access road. These features are depicted on Figure 4 – Conceptual Plan.

The earthen lined detention basin would capture stormwater runoff generated from paved areas of the site, as well as tank overflows. The detention basin would include a vegetated bottom and have a water holding capacity of approximately 3,700 cubic feet (CF). The detention basin would provide water quality treatment for onsite runoff via infiltration and evapo-transpiration. Runoff for paved areas and tank overflow would be conveyed to the basin and be infiltrated at the basin bottom. An emergency concrete spillway will also be included. Any runoff beyond the capacity of the basin would sheet flow over Fields Drive through an Arizona water crossing into the existing natural wash south of Fields Drive, which is outside the Project area. In the event of tank overflow, water from the tank flows into the basin through a storm drain pipe and would therefore, not require treatment prior to discharge.

The Project would also include a concrete-lined flat bottom ditch along the cut-slope to collect runoff from the cut-slope to drain to Fields Drive and flow via sheet flow to the natural wash. Fields Drive would be concrete-capped where runoff will flow (WEBB-A, p. 12). Runoff from cut slopes is not mixed with water from asphalt so the natural condition does not require treatment.

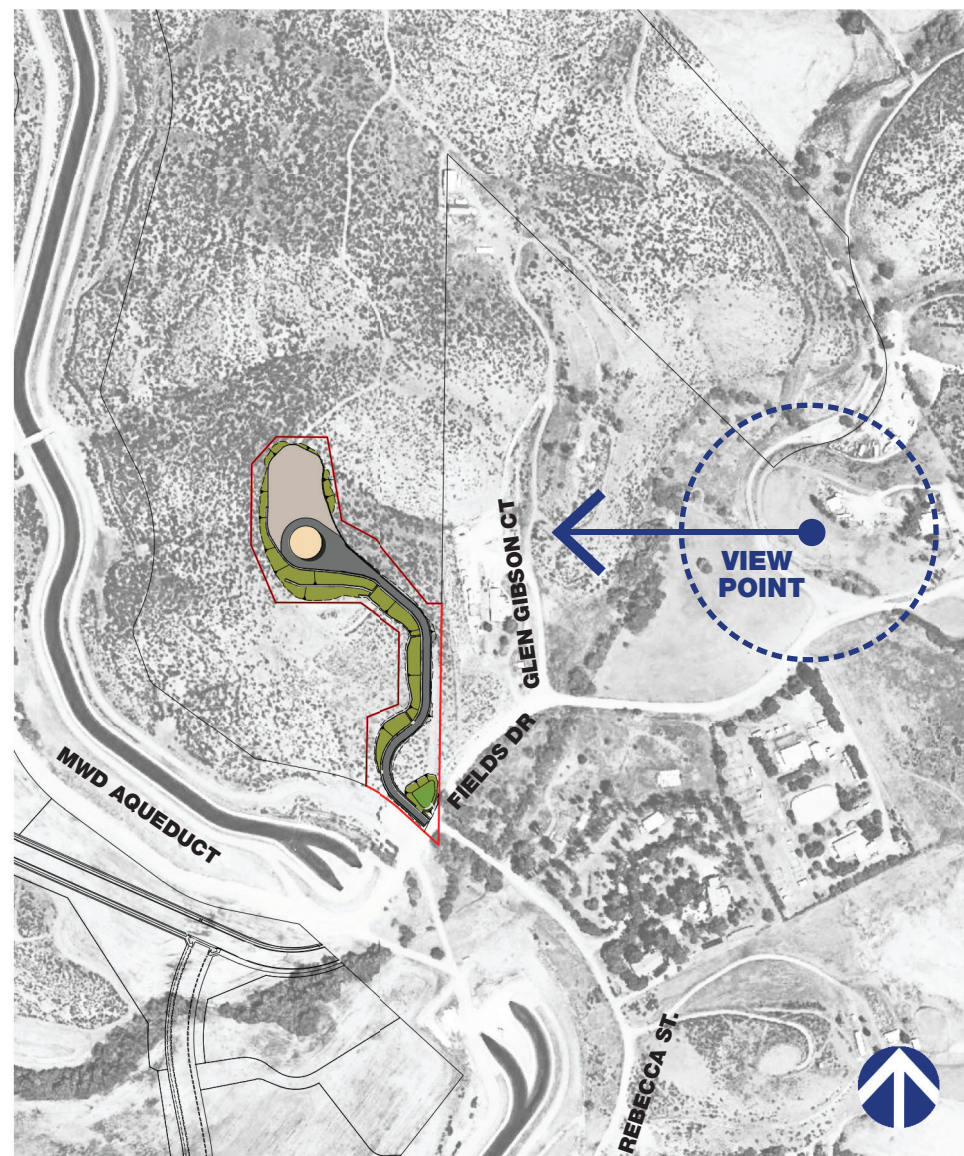






**BIRDSEYE VIEW FACING NORTHWEST**





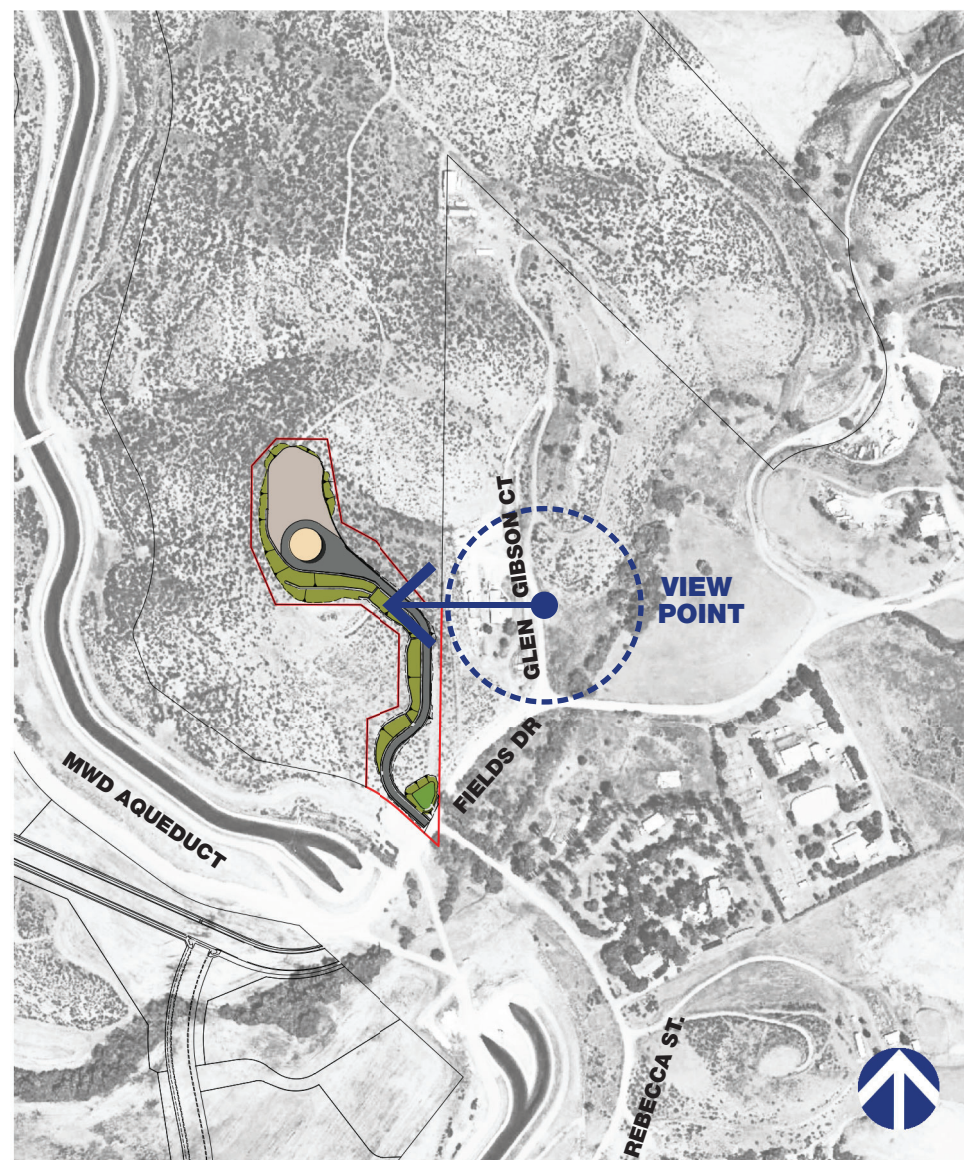
KEY MAP

SCALE NTS



VIEW OF TANK FACING WEST FROM FIELDS DR.





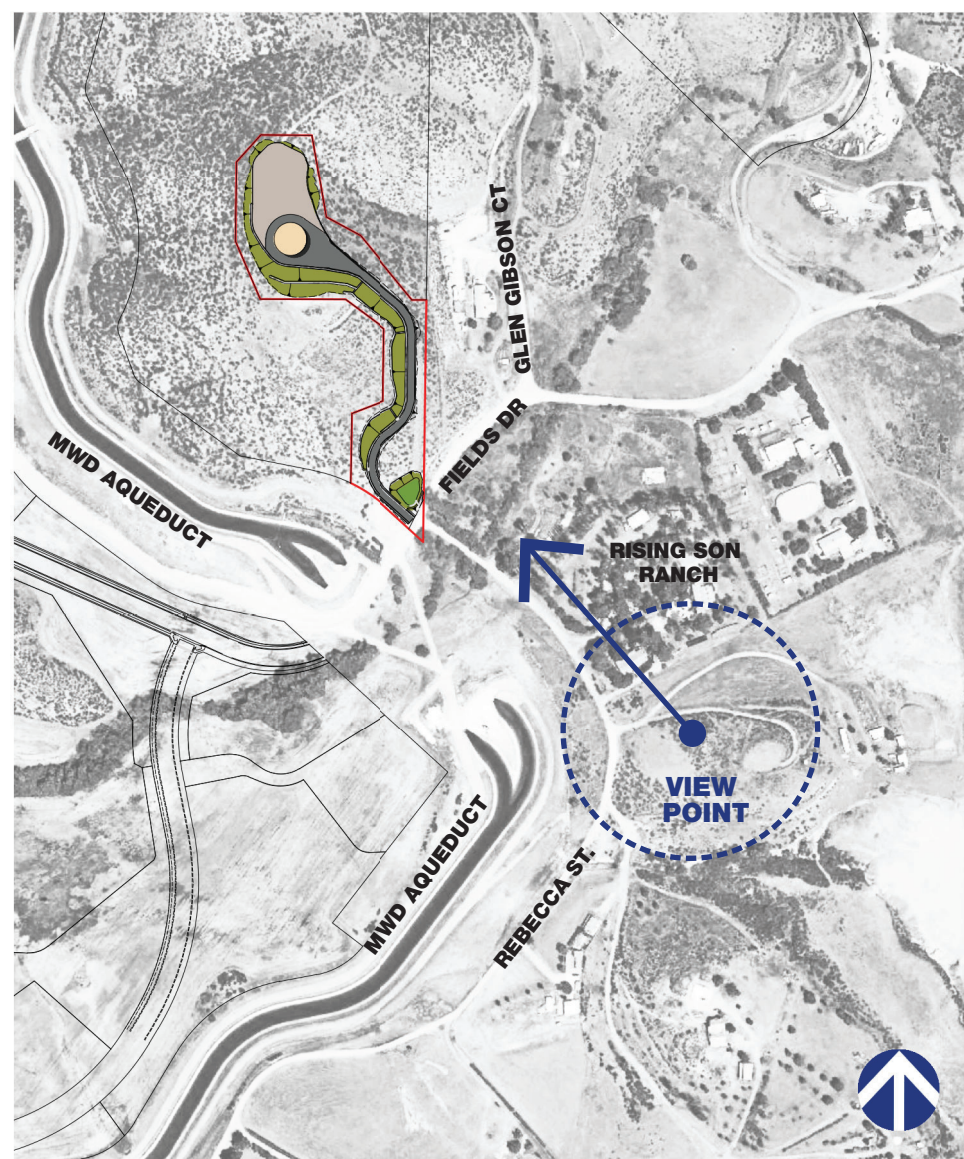
KEY MAP

SCALE NTS



VIEW OF TANK FACING WEST FROM PRIVATE RESIDENCE





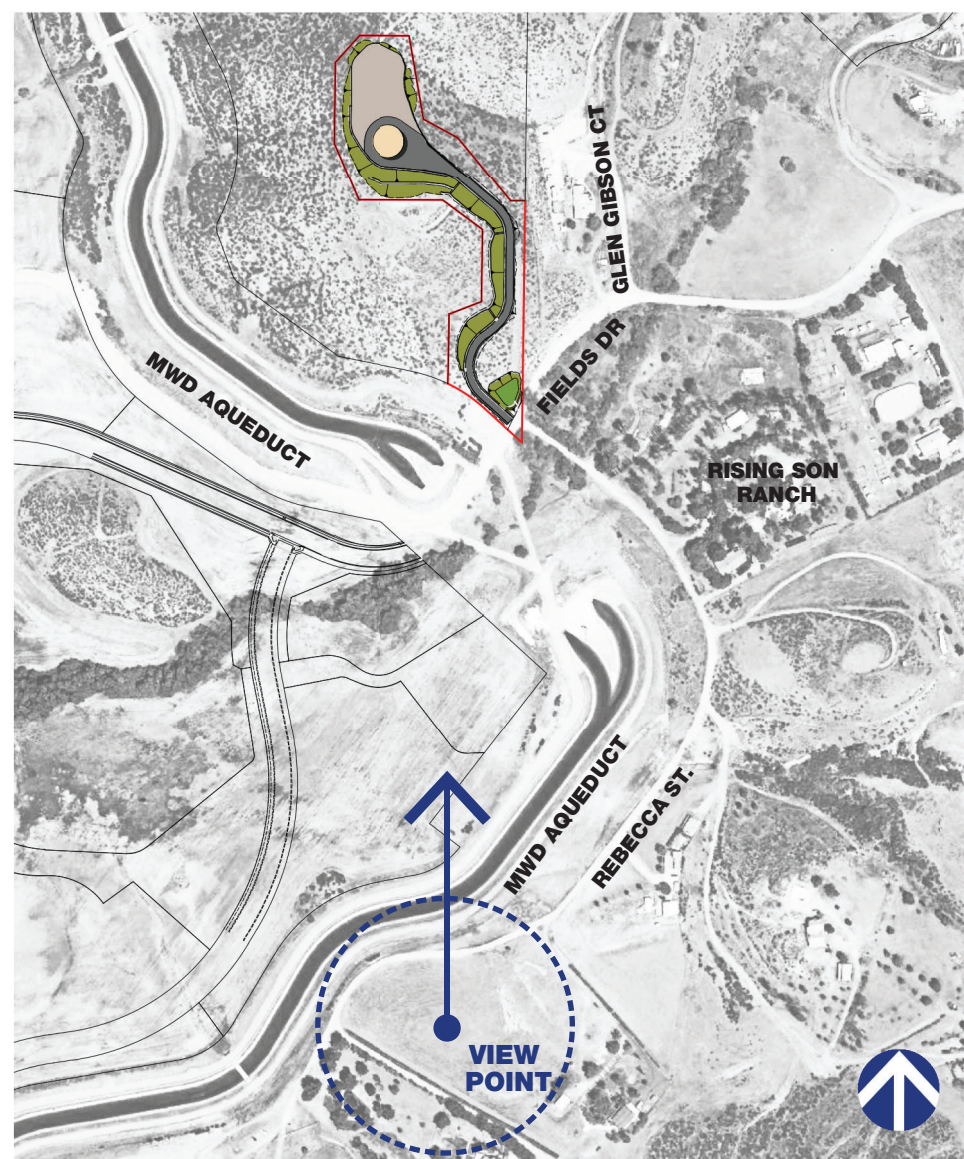
KEY MAP

SCALE NTS



VIEW OF TANK FACING NORTHWEST FROM REBECCA ST.





KEY MAP

SCALE NTS



VIEW OF TANK FACING NORTH FROM REBECCA ST.



Power from Southern California Edison (SCE) would be routed to the tank site per an approved service plan to be coordinated during the final design process. A 100-amp main panel is anticipated to be sufficient for the site. Lighting is proposed at the tank site (on the stairs in the block enclosure) and near the access gate. Other loads include control/SCADA and a small tank mixer. The location of the metered service is proposed outside of the proposed swing gates, within District property. The existing power pole located west of the access road would be relocated to clear EMWD access as part of other implementing projects of SP382. SCE service lines will extend the length of the access road from Fields Drive. Separate SCE easements for SCE facilities are not anticipated. Easements will be coordinated as part of the service plan design and final tank design. (WEBB-A, p. 16). The access road, detention basin, and tank pad would all be fenced and gated to restrict access.

The PDR analysis for the Project (found in Appendix A of this document) ensures compliance with the latest edition of EMWD's Reservoir Design and Submittal Guidelines, American Water Works Association (AWWA) Design Standards for Steel Water Storage Tanks, AWWA D100-11 and the American Society of Civil Engineers (ASCE) 7-05, Minimum Design Loads for Buildings and Other Structures. The analysis of the proposed tank includes hydrostatic, vertical (gravity) and dynamic forces exerted on the proposed tank. For the seismic analysis, the AWWA General Design curves and uniform hazard response spectra for the Probabilistic Maximum Considered Earthquake (return period of two percent in 50 years and 10 percent in 100 years). The seismic analysis of the tank included seismic overturning, hydrodynamic hoop and compression stresses, sloshing wave, foundation and anchorage calculations in accordance with the requirements of AWWA D-100-11 Section 13 and Section 14 for the seismic design of water storage tanks. Site Specific analyses was performed for those parameters where site specific analysis governs the design, such as sloshing height. (WEBB-A, pp. 8-9)

EMWD's existing potable water system without the proposed tank is designed to meet the water demands of up to 192 new homes in SP382. Any homes in excess of that number, would require the proposed tank to be in operation in order to get water service. It is expected that the implementing project(s) of Phase 1 would install the required water line (and other utilities) in Fields Drive so that this Project can connect at the base of the proposed access road.

### **2.5.1 Construction Activities**

Although one tank is proposed, the tank pad will be graded large enough to hold two tanks for the purpose of allowing the space for a future tank to be constructed if and when determined by EMWD. The area for the second pad would be graded and covered with gravel as part of this Project. (WEBB-A, p.9).

A 20-foot wide access road would be graded beginning from Fields Drive to the tank pad site for a length of approximately 1,350-feet. The access road would be asphalt concrete (AC) paved with concrete curb and gutter on the downhill (east) side and a concrete drainage ditch on the up-hill (west) side (WEBB-A, p. 15). Also, the access road would surround the proposed tank for a total paved area of approximately 28,400 square feet (SF) (**Figure 6**).

The total area disturbed by grading is approximately 133,000 SF, resulting in an estimated 55,620 cubic yards (CY) of cut soil and 531 CY of fill dirt. The net volume of cut soil would be removed from the site and used for grading of the implementing projects of SP382S1. Cut slopes up to 40 feet in height and fill slopes of up to 15 feet in height would be required (WEBB-A, p. 6). The exposed hillside slopes would have concrete terrace and interceptor drains along the slope top and down-drains to vertically convey runoff to the proposed concrete drainage ditch.

Construction is anticipated to occur weekdays between 6am and 6pm during the months June through September and between 7am and 6pm during the months October through May taking approximately one year to complete with projected operation commencing in November 2021. Soil export is anticipated to be

approximately 3,500 CY per day. Approximately 53,778 CY of soil will be exported during the soil hauling phase that is concurrent with grading operations. It is anticipated that up to 3,500 CY could be exported per day. Thus, the soil hauling could be completed in approximately 15 days. Truck capacity in CalEEMod is assumed to be 16 cubic yards, resulting in approximately 3,361 truckloads of export over the 15-day soil hauling period, or approximately 224 truckloads per day. The soil will be stockpiled in Planning Areas 9 and 28 of SP382 as reflected in **Figure 2**, above. Planning Area 9 is adjacent to Planning Area 28 but located farther from the tank site and was used to present a conservative analysis. The stockpile site in Planning Area 9 is located approximately one mile west of the site. Therefore, the hauling trip length of one mile per trip was assumed. Soil would be exported a distance of approximately one mile (one-way) to Planning Areas 9 and 28, via Rebecca Road and Autumn Glen Circle to be stockpiled.

Project-related trips would include daily construction worker trips, material delivery and haul truck trips. A total of up to four daily trips (one-way) for material delivery and removal (excluding grading and paving phases) and two water truck trips per day is assumed during Project grading. Duration of excavation and grading activities is anticipated to take approximately 45 days. Appropriate traffic control measures including use of cones, barriers, signs, and flaggers would be implemented to maintain access and ensure safety.

## **2.5.2 Operation and Maintenance**

EMWD would operate and maintain maintenance road, detention basin, water tank, and all associated tank facilities. Road and drainage facilities shall be maintained prior the wet season to ensure they function and after rain events to ensure any damage is repaired. For tank and its associated facilities, EMWD will maintain per EMWD's required frequency such as painting/coating, cleaning and etc.

## **2.6 Project Approvals**

The proposed Project and this Initial Study require discretionary approval from the EMWD Board of Directors.

## **2.7 Other Approvals**

This document is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project.

An encroachment permit from County of Riverside for proposed pipeline and existing pavement repair along Fields Drive which is anticipated to include a minimum 3-inch asphalt-concrete over 6-inch aggregate base plus a half street width overlay and striping will be required.

## **2.8 Documents Incorporated by Reference**

Per Section 15150(a) of the State CEQA Guidelines, "An EIR or Negative Declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the text of the EIR or Negative Declaration." The following reports and/or studies are applicable to development of the Project site and are hereby incorporated by reference:

- County of Riverside, *Environmental Impact Report No. 531 to the Belle Terre Specific Plan No. 382*, State Clearinghouse No. 2012111070, certified December 9, 2014. (EIR531)
- County of Riverside, *Environmental Impact Report No. 531 Addendum No. 1*, certified December 10, 2019. (EIR531-A1)
- *Belle Terre Specific Plan No. 382, Substantial Conformance No. 1*, adopted December 10, 2019 (SP382S1).

These documents are available at:  
Eastern Municipal Water District  
2270 Trumble Road  
Perris, CA 92572-8300



## SECTION 3 – Environmental Checklist

### Environmental Factors Potentially Affected

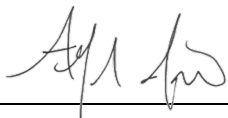
The environmental factors checked below would be potentially affected by this Project involving at least one impact that is Less Than Significant Impact With Mitigation Incorporated as indicated by the checklist on the following pages.

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

## SECTION 4 – Determination

On the basis of this initial evaluation:

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.  |
| <input checked="" type="checkbox"/> | I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to be the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.   |
| <input type="checkbox"/>            | I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.   |
| <input type="checkbox"/>            | I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. |
| <input type="checkbox"/>            | I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.                                   |



Signature

Alfred Javier

Printed Name

March 25, 2021

Date

EMWD Director of Env. & Reg. Compliance

## SECTION 5 – Initial Study

This section contains the Environmental Checklist Form (Form) for the proposed Project. The Form is marked with findings as to the environmental effects of the Project. An “X” in column 1 requires preparation of additional environmental analysis in the form of an EIR.

This analysis has been undertaken, pursuant to the provisions of CEQA, to provide EMWD with the factual basis for determining, based on the information available, the form of environmental documentation the Project warrants. The basis for each of the findings listed in the attached Form is explained in the Explanation of Checklist Responses following the checklist.

5.1 Aesthetics	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare within would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Findings of Fact

- a-c) **Less Than Significant Impact with Mitigation Incorporated.** Views of scenic vistas in the area are mostly available from private properties. However, no unique or landmark features are located within the Project area and the Project is not located in an urbanized area and no scenic resources are located on the Project site. Visual Simulations were prepared by Albert A. WEBB Associates as reflected in **Figures 7 through 11, Visual Simulations**, above, to provide a conceptual view of the hill site in the developed condition as well as views from the nearest receptors. **Figure 8** provides the conceptual view from the perspective of the receptors located to the east of the project site while **Figure 9** provides the conceptual view from the perspective of the receptor situated nearest the site located directly east. From these perspectives, neither the tank nor communications tower interferes with the skyline as there are hillsides located further west in view of these two locations. **Figure 10** reflects the conceptual view from the receptor located southeast of the site. From this vantage point, a portion of the tank and communication tower would be visible. **Figure 11** reflects the

conceptual view from the receptor located south of the site where a small portion of the tank and communication tower from this viewpoint is barely perceivable. With implementation of mitigation measures **AES-1** and **AES-2**, the Project will not degrade the existing visual character or quality of public views of the site and its surroundings. The proposed Project will be required to implement mitigation measure **AES-1** and **AES-2** ensuring impacts related to aesthetics remain less than significant. These mitigation measures will ensure view of the tank and communication tower remains discrete within the existing setting and does not create an unappealing view of the hill. Further, because the tank and communication tower are located on a hill, they will not impede or block the views of surrounding residents. Therefore, with implementation of mitigation impacts are less than significant.

- d) **Less Than Significant Impact with Mitigation Incorporated.** The tank and communication tower may require lighting to ensure security of the site or for maintenance. Because the proposed Project is located adjacent to open space conservation habitat areas that may contain biologically sensitive habitat, infrastructure development within this Planning Area will be required to provide a land use transition along the northern, western, and eastern boundary of the Planning Area and comply with all guidelines in Section 6.1.4 of the MSHCP which includes ensuring that all lighting that is directed away from adjacent Open Space Conservation-Habitat area (SP381S1, p. 5.0-69). Implementation of Mitigation Measure **AES-3** ensures all lighting will be directed away from adjacent open space areas. Thus, the Project will not create a new source of substantial light or glare within would adversely affect daytime or nighttime views in the area. Therefore, with implementation of mitigation impacts are less than significant.

#### **Mitigation Measures**

- AES-1: Landscape.** During construction, site developer shall hydroseeded any cut slopes required for the water tank access road with native seed mixes compatible with existing native species as approved by Eastern Municipal Water District
- AES-2: Project Design.** During construction, site developer shall paint water tank a color similar in nature to the surrounding hillside as approved by Eastern Municipal Water District.
- AES-3: Lighting.** During construction, site developer shall ensure that any exterior night lighting installed on the site shall be of low intensity, low glare design, and shall be hooded to direct light downward onto the site to prevent spill-over onto adjacent parcel and as approved by Eastern Municipal Water District. Exterior lighting figures shall be kept to the minimum number and intensity required to ensure public safety.

## 5.2 Agricultural and Forestry Resources

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

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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) 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 Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Findings of Fact

- a) **No Impact.** The proposed Project site, as depicted on the California Department of Conservation's (DOC's) Farmland Mapping and Monitoring Program (FMMP), is located within Farmland of Local Importance, Grazing Land, and Other Land. Since the Project site does not have any land designated as Prime, Unique, or Farmland of Statewide Importance, no conversion of Farmland to non-agricultural use will occur. Therefore, no impacts are anticipated.
- b) **No Impact.** The Project site is currently zoned SP (Belle Terre Specific Plan No. 382, Substantial Conformance No. 1). According to the DOC's Williamson Act Map, there are no Williamson Act contracts on the Project site and the site is not in a Riverside County Agricultural Preserve (DOC). Thus, implementation of the proposed Project will not conflict with agricultural zoning, Williamson Act, or Riverside County Agricultural Preserve as none exist. Therefore, no impacts are anticipated.
- c) **No Impact.** The current zoning of the Project site is Specific Plan (Belle Terre Specific Plan No. 382, Substantial Conformance No. 1), with a land use designation of Open Space – Conservation. The Project is in compliance with the SP Zoning for Planning Area 24 and will be required to comply with all the requirements of County Ordinance No. 625 (ORD 625). Therefore, no impacts are anticipated.

- d) **No Impact.** The current zoning on the Project site is Specific Plan (Belle Terre Specific Plan No. 382, Substantial Conformance No. 1), with a land use designation of Open Space – Conservation and will be required to comply with all the requirements of ORD 625. As depicted on the DOC's FMMP, the Project site is located within Grazing Land (FMMP). Since the Project site does not contain any land designated as Prime, Unique, or Farmland of Statewide Importance, implementation of the Project will not involve other changes in the existing environment that will result in the conversion of Farmland to non-agricultural use as none exists. Further, the Project site does not contain any land used as forest land. Therefore, no impacts are anticipated.
- e) **No Impact.** The Project site is not zoned for and does not contain timberland or forest land. Further, the Project site and neighboring properties are not designated Farmland. Thus, implementation of the Project will not involve other changes in the existing environment that will result in the conversion of Farmland to non-agricultural use as none exists. Therefore, impacts are anticipated.

#### **Mitigation Measures**

No mitigation measures are required related to this issue.

<b>5.3 Air Quality</b>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Findings of Fact

- a) **Less Than Significant Impact.** The Project site is located in the South Coast Air Basin (Basin), which is under the jurisdiction of the SCAQMD. The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. When EIR531 was certified in 2014, the SCAQMD's 2012 AQMP was the applicable air quality plan for the Basin. EIR531 concluded that the Belle Terre Specific Plan would result in significant and unavoidable impacts to the applicable air quality plan because the SP would be considered inconsistent with the SCAQMD's 2012 AQMP as the County's General Plan designation for the site would allow approximately 1,128 homes whereas the original Belle Terre Specific Plan would allow for 1,282 homes; thereby resulting in an increase in homes as compared to the local growth projections and existing General Plan designations. As such, a Statement of Overriding Consideration was prepared and certified with the Final EIR531. (DEIR531, p. IV.D-26 – IV.D-28, IV.D-31).

Since that time, the SCAQMD has adopted several updates to the AQMP, including the 2016 SCAQMP which was approved in March 2017 and is in effect at this time (SCAQMP 2016). For purposes of evaluation and to determine whether the proposed Project may have the potential to result in air quality impacts, consistency with the 2016 SCAQMP, which is applicable today and is discussed below.

The approved land use for Planning Area 24 remains unchanged. The proposed Project consists of the construction of a water tank that will not result in any changes to the previously analyzed land use patterns in the Project area as the original Belle Terre Specific Plan land use plan was accounted for in the regional growth projections that were used to prepare the 2016 AQMP. Hence, the proposed Project will not exceed the AQMP's long-term growth assumptions because the proposed Project will implement the same land uses contemplated in SP382. Additionally, the water tank will serve the anticipated growth in the Belle Terre community, consistent with SP382. Since the proposed Project consists of public utility improvements that in and of themselves will not result in any changes to the existing land use patterns in the Project area, nor will it induce unplanned population growth, the Project will not exceed the AQMP's long-term growth

assumptions. Thus, the Project will not conflict with or obstruct implementation of the 2016 AQMP. Therefore, impacts are less than significant.

- b) **Less Than Significant Impact.** An Air Quality/Greenhouse Gas Analysis (AQ/GHG) was prepared by Albert A. Webb Associates dated May 12, 2020 (WEBB-C). The AQ/GHG was prepared to evaluate whether the expected criteria air pollutant emissions generated as a result of construction (short-term) and operation (long-term) of the proposed Project would cause exceedances of SCAQMD's thresholds for air quality in the Project area. The Project's applicable SCAQMD regional daily significance thresholds for construction and operation for criteria pollutants VOC, NO<sub>x</sub>, CO, sulfur dioxide (SO<sub>2</sub>), particulate matter 10 micrometers or less in diameter (PM-10), and particulate matter 2.5 micrometers or less in diameter (PM-2.5), are shown in Table 1 of the AQ/GHG. A discussion of the Project's potential air quality impacts is provided below.

Air quality impacts can be described in a short- and long-term perspective. Short-term impacts occur during site grading and Project construction and consist of fugitive dust and other particulate matter, as well as exhaust emissions generated by construction-related vehicles. Long-term air quality impacts occur once the Project is in operation. Operational emissions would primarily be from infrequent visits by vehicles driven by maintenance personnel and are considered negligible; therefore, only short-term impacts were quantified.

Construction emissions from Project construction were evaluated in the AQ/GHG using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 and reflect a worst-case scenario for maximum daily construction emissions, meaning the Project emissions are expected to be equal to or less than the estimated emissions of SCAQMD criteria pollutants. The estimated construction period for the proposed Project is approximately twelve months, beginning no sooner than November 2020. Construction related emissions may result from construction activities involving soil hauling, grading, tank construction, tank coating, pipework, and paving, (WEBB-C, p. 2). Peak daily construction emissions from the Project will not exceed any SCAQMD criteria pollutant thresholds and no mitigation is required. (WEBB-C, p. 4). Additionally, peak daily emissions will not exceed SCAQMD's localized significance thresholds (LST) (WEBB-D, pp. 4-5). Thus, impacts are less than significant. In conclusion, the Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Therefore, impacts are less than significant.

- c) **Less Than Significant Impact.** As stated under Section 5.3.b, above, peak daily emissions estimated will not exceed SCAQMD's localized significance thresholds (LST) (WEBB-C, pp. 4-5). Thus, the proposed Project would not expose sensitive receptors to substantial pollutant concentrations. Therefore, impacts are less than significant.
- d) **Less Than Significant Impact.** The proposed Project may have the potential to produce odors during construction activities resulting from construction equipment exhaust, and/or the application of architectural coatings; however, standard construction practices will minimize the odor emissions and their associated impacts. Furthermore, any odors emitted during construction will be temporary, short-term, and intermittent in nature, and will cease upon the completion of the construction activities. In addition, construction activities on the Project site is required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance (SCAQMD). Accordingly, the proposed Project will not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Only infrequent maintenance of the proposed facilities will be required in which any potential odors would disperse quickly and cease after maintenance activities are completed. No other emissions are anticipated to result from the Project that could adversely affect substantial numbers of people. Therefore, impacts are less than significant.

**Mitigation Measures**

No mitigation measures are required related to this issue.



#### 5.4 Biological Resources

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Findings of Fact

- a) **Less Than Significant Impact with Mitigation Incorporated.** The proposed Project site lies within the boundary of the Belle Terre Specific Plan (SP382) which is located within Southwest Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which is a comprehensive multi-jurisdictional effort that includes western Riverside County and multiple cities, including the Project site. Rather than address sensitive species on an individual basis, the MSHCP focuses on the conservation of 146

species, proposing a reserve system of approximately 500,000 acres and a mechanism to fund and implement the reserve system.

SP382 was previously reviewed under EIR531 for consistency with the MSHCP and determined to have less than significant impacts through implementation of project design, regulatory requirements and mitigation (EIR531, IV.E-64 – IV.E-90). The MSHCP identifies “Subunits” within each Area Plan for which biological issues, considerations, and target acreages for conservation have been established. The MSHCP then establishes “Criteria Area” boundaries in order to facilitate the process by which properties are evaluated for inclusion in the MSHCP Conservation. The Criteria Area is an area significantly larger than what may be needed for inclusion in the MSHCP Conservation Area, within which property will be evaluated using MSHCP Conservation Criteria. The Criteria Area is an analytical tool which assists in determining which properties to evaluate for acquisition and conservation under the MSHCP. Criteria Areas are further broken down into units generally 160 acres in size (UGGS quarter sections) referred to as “Cells.” The MSHCP may further identify a grouping of Cells with like conservation goals. SP382 is located within Subunit 4: Cactus Valley/Southwestern Riverside County Multi-Species Reserve (SRCMSR)/Johnson Ranch and five Criteria Area Cells. The Project site specifically, is located within Cells 5278 S and 5373 S – SU4 Cactus Valley/SWRCMSR/Johnson Ranch. (EIR531, p. IV.E-2).

Most importantly, the MSHCP allows participating entities to issue take permits for listed species so that individual applicants need not seek their own permits from the United States Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW). The MSHCP was adopted on June 17, 2003 by the Riverside County Board of Supervisors. The Incidental Take Permit was issued by both the USFWS and CDFW on June 22, 2004.

Pursuant to the provisions of the MSHCP, all discretionary development projects within the Criteria Area are to be reviewed for compliance with the “Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy” (HANS) process or equivalent process. The HANS process “ensures that an early determination will be made of what properties are needed for the MSHCP Conservation Area, that the owners of property needed for the MSHCP Conservation Area are compensated, and that owners of land not needed for the MSHCP Conservation Area shall receive Take Authorization of Covered Species Adequately Conserved through the Permits issued to the County and Cities pursuant to the MSHCP.” The entire 343 acre Belle Terre community underwent the HANS process (Project No. S2082) receiving an initial HANS determination July 23, 2012 and an updated determination November 15, 2015. Hence, SP382 was reviewed by Riverside County Environmental Programs Division (EPD), MSHCP Regional Conservation Authority (RCA), United States Fish and Wildlife Service (USFW), and California Department of Fish and Wildlife (CDFW) and went through a Joint Project Review (JPR) with RCA (Project No. 14-02-06-01). A consistency determination was issued by the RCA for SP382 on May 12, 2014 which includes the proposed Project action for Planning Area 24 (water tank development). As outlined in the MSHCP consistency determination, a total of 106.85-acres will be dedicated as conservation land to the RCA.

An Updated Biological Resources Assessment Report dated September 28, 2020 was prepared for the Project site by Cadre Environmental (CADRE) based on previously prepared documents and includes an updated site visit conducted on September 9th, 2020. The Project site, or Planning Area 24, is located within a portion of APN 472-170-021; a legal 73.0 acre parcel. In December 2019, the Riverside County Board of Supervisors approved Tentative Parcel Map No. 37592 (TPM37592) which subdivided parcels within the Belle Terre community consistent with the land use plan and Planning Areas of SP382S1. TPM37592 split the 73.0 acre APN 472-170-021 into two separate legal parcels. New APN’s have not yet been assigned by the Riverside County Assessor’s Office to the individual Planning Areas so for the purpose of this analysis, APN

472-170-021 is described as Parcel 17 of TPM37592 (Planning Area 17 consisting of 68.3 acres) and Parcel 24 of TPM 37592 (Planning Area 24 and proposed Project site consisting of 4.7 acres).

### **Candidate, Sensitive, and Special Species**

Protected sensitive species are classified by state and/or federal resource management agencies, or both, as threatened or endangered, under provisions of the state and federal endangered species act. Vulnerable or “at-risk” species that are proposed for listing as threatened or endangered (and thereby for protected status) are categorized administratively as "candidates" by the USFWS. CDFW uses various terminology and classifications to describe vulnerable species. Sensitive biological resources are habitats or individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, or rare. (CADRE, p. 21).

### **Plant Species**

A total of 13 plant species consisting of seven MSHCP Criteria Area and six Narrow Endemic Plant species have the potential to occur onsite. Focused surveys for MSHCP Criteria Area and Narrow Endemic Plants were previously conducted for all suitable habitat areas within and immediately adjacent to the Sensitive Plant Survey Areas. Each focused survey was conducted on foot according to MSHCP protocols and the USFWS, California Native Plant Society (CNPS), and CDFW survey guidelines. The project surveys were coordinated with the blooming periods of several reference populations to aid detection of rare plants. The project surveys also proposed to document other CNPS sensitive plants or species of local concern onsite, if present. The methodology and focus of the program was consistent with the MSHCP guidelines, but also conformed to scientific and technical standards listed by USFWS, CNPS, and CDFW for sensitive plant species surveys. Field surveys were coordinated with the blooming periods of many reference populations in order to determine whether the target species were identifiable at the time of the survey and therefore aid detection onsite. (CADRE, pp. 7-8). The focused surveys concluded that none the 13 species were detected and/or were not expected to occur onsite due to a lack of suitable habitat and none were detected on or adjacent to the Project site. (CADRE, pp. 25, 53). Thus, the proposed Project will not impact any federal or state threatened or endangered plant species.

The 4.70-acre Project Site is dominated by Riversidean sage scrub. Dominant species documented within these habitat types include California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemisia californica*), California matchweed (*Gutierrezia californica*), brittlebush (*Encelia farinosa*), California wishbone bush (*Mirabilis californica*), California everlasting (*Pseudognaphalium californicum*), and a scattered understory of non-native grasses including Mediterranean schismus (*Schismus barbatus*), wild oat grass (*Avena fatua*), slender wild oat (*Avena barbata*), ripgut grass (*Bromus diandrus*), and foxtail chess (*Bromus madritensis* ssp. *rubens*). (CADRE, p. 15)

**Table A, Vegetation Community Acreages** identifies acreage of disturbed habitats including those regions of the Project Site generally devoid of vegetation and represented by the existing dirt access road. (CADRE, p. 20).

<b>Table A, Vegetation Community Acreages</b>	
<b>Vegetation Community</b>	<b>Project Site (Acres)</b>
Riversidean Sage Scrub	4.47
Disturbed (Existing Dirt Road)	0.21
Riversidean Sage/Scrub/Non-Native Grassland	0.02
<b>TOTAL</b>	<b>4.70</b>
Source: CADRE, Table 1	

No federal or state sensitive vegetation communities were documented within or adjacent to the Project site (CADRE, pp. 22, 25). However, **Table B, Vegetation Community Impacts**, identifies vegetation communities that are considered sensitive under the MSHCP.

<b>Table B, Vegetation Community Impacts</b>			
<b>Vegetation Community</b>	<b>Permanent Impacts (Acres)</b>	<b>Open Space (Acres)</b>	<b>Project Site (Acres)</b>
Riversidean Sage Scrub	2.89	1.58	4.47
Disturbed (Existing Dirt Road)	0.13	0.08	0.21
Riversidean Sage/Scrub/Non-Native Grassland	0.00	0.02	0.02
<b>TOTAL</b>	<b>3.02</b>	<b>1.68</b>	<b>4.70</b>
Source: CADRE, Table 4			

As reflected in **Table B**, above, a total of 3.02 acres of onsite vegetation communities will be directly impacted as a result of Project implementation. Direct impacts to disturbed habitats would not result in significant impacts. Impacts to 2.89 acres of Riversidean sage scrub habitat associations would be considered a significant impact. (CADRE, p. 53). However, as identified above, the RCA outlined within the MSHCP consistency determination that a total of 106.85 acres will be dedicated within the overall Belle Terre community as conservation land to the RCA to satisfy and reduce impacts to vegetation communities within SP382. As identified in EIR531-A1 and as part of SP382 conditions of approval, Planning Areas 17 through 21 are dedicated to the RCA consisting of a total of 109 acres (EIR531-A1, p. 34). As the Project site was already considered under the MSHCP determination and identified for development, impacts to Riversidean Sage Scrub are fully mitigated through dedication of Planning Areas 17 through 21 to the RCA under SP382's conditions of approval. As impacts have already been fully mitigated, no other mitigation is required of the proposed Project. Thus, impacts are less than significant.

### **Wildlife Species**

Nine target MSHCP planning species, including the federally endangered least Bell's vireo and federally threatened coastal California gnatcatcher were detected within the vicinity of the Project Site during focused 2012 survey programs as well as previous survey efforts. The federally endangered Stephens' kangaroo rat (SKR) is also infrequently expected to occur onsite. An additional 22 MSHCP covered species were incidentally documented within the vicinity of the Project Site. (CADRE, pp. 53-56).

Thus, the Project has the potential to impact 31 sensitive wildlife species (including three federally listed species documented or potentially expected to occur within the 2.89 acres of native vegetation communities (Riversidean Sage Scrub) modified as a result of the Project. However, as described above, dedication of

Planning Areas 17 through 21 to the RCA consisting of a total of 109 acres mitigate any impacts. Further, the Project site was already considered under the MSHCP determination and identified for development. (CADRE, p. 56). Additionally, the USFWS designated the Project site as “Excluded Essential Habitat” for the coastal California gnatcatcher. The designated region is essential to the protection of the species but excluded from Critical Habitat designation based on the development of the Western Riverside County MSHCP. And last, the Project site is located completely within the SKR Habitat Conservation Plan (HCP) Fee Area which is administered by the RCA. (CADRE, pp. 38, 44). SP382 is required to payment SKR mitigation fees through that project’s conditions of approval. As such, no further fees or mitigation is required of this Project. Thus, impacts are less than significant.

Further, nests and eggs are protected under CDFW Code Section 3503. Implementation of the proposed Project would not result in direct impacts to raptor nesting habitat but the Project site does possess vegetation which may potentially provide nesting habitat for migratory birds protected under the CDFW Code. Loss of an active nest would be considered a potentially significant impact. In order to avoid violation of the CDFW Code, implementation of mitigation measure **BIO-1**, requiring construction outside the nesting season (between September 15 and January 31) but if construction is proposed between February 1 and September 15, a preconstruction nesting bird survey(s) no more than three (3) days prior to initiation of grading will be required to document the presence or absence of nesting birds within or directly adjacent (within 100 feet) of the Project Site, would ensure impacts to nesting birds will be reduced to less than significant. (CADRE, p. 56).

Additionally, portions of the Project Site occur within a predetermined Survey Area for the burrowing owl. Based on the presence of suitable habitat documented during the habitat assessment within and adjacent to the Project site, focused surveys were conducted during the spring of 2012. No burrowing owls were detected within or adjacent to the Project Site. To ensure impacts remain less than significant, implementation of mitigation measure **BIO-2** will require a 30-day preconstruction survey to be conducted immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. (CADRE, p. 42).

Thus, although EMWD is not a co-permittee of the MSHCP, with implementation of mitigation measures **BIO-1** and **BIO-2**, the proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Therefore, with implementation of mitigation impacts are less than significant.

- b) **Less Than Significant Impact with Mitigation Incorporated.** Regulated activities within inland streams, wetlands, and riparian areas in Western Riverside County, fall under the jurisdiction of the MSHCP so the MSHCP requires, among other things, assessments for riparian/riverine and vernal pool resources. As projects are proposed within the MSHCP Plan Area, an assessment of the potentially significant effects of those projects on riparian/riverine areas, and vernal pools are required, as currently mandated by CEQA, using available information augmented by project-specific mapping provided to and reviewed by the permittee’s biologist(s). Riparian/riverine areas and vernal pools are defined in accordance with Section 6.1.2, Volume I, of the Final MSHCP Plan. (CADRE, p. 43).

The Project site was assessed to determine the presence/absence and extent of suitable habitat for MSHCP riparian bird species. No riparian scrub forest or woodland habitat representing suitable habitat for the least Bell’s vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*) or western yellow-billed cuckoo (*Coccyzus americanus*) was documented within or adjacent to the Project site. Further, no riparian, riverine or vernal pool resources as defined by MSHCP Section 6.1.2 are located within or adjacent to the Project Site. (CADRE, p. 13)

As discussed in Section 5.4.a above, the Project will not result in any significant impacts to sensitive natural communities with implementation of mitigation measures **BIO-1** and **BIO-2**. Thus, the Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS. Therefore, with implementation of mitigation impacts are less than significant.

- c) **No Impact.** Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools become completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop. Consistent with conditions documented onsite and as previously stated, the Project Site is characterized as Cajalco rocky fine sandy loam, Lodo rocky loam, and Yokohl loam, all types possessing well drained substrates (drainage class). No indication of clay substrates or hydric soils were documented within the Project Site. A review of historic aerials was conducted to determine if inundated features were present during years of high rainfall when features would certainly be documented. Historic aerials taken in 2011 represent an ideal baseline during which known (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials. (CADRE, p. 10).

As such, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed or documented within the Project Site and no standing water or other sign of areas that pond water has been recorded so no wetlands, vernal pools or potentially jurisdictional features were determined to be present. Further, the Project site was assessed to determine the presence/absence of jurisdictional features regulated by the United States Army Corps of Engineers, CDFW, and Santa Ana Regional Water Quality Control Board. No jurisdictional features are located within the Project site. Thus, the Project will not 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. Therefore, no impacts are anticipated.

- d) **Less Than Significant Impact.** Wildlife corridors link areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas because they prohibit the infusion of new individuals and genetic information. Wildlife corridors effectively act as links between different populations of a species. Within the Belle Terre Specific Plan, a regional wildlife travel route (French Valley Creek) flows in a west/southwest direction off-site to Warm Springs Creek, where it represents an impaired travel route due to existing development (residential/road networks) located adjacent to the Creek so wildlife crossings were incorporated into the SP382S1 design where appropriate to the west of the San Diego Canal designed consistent with MSHCP Section 7.52 Guidelines for Construction of Wildlife Crossings as no wildlife crossings are required east of the canal. Because the Project site lies within Planning Area 24, east of the canal, there will be no interference with a regional wildlife movement corridor since that is located west of the canal. Thus, the proposed Project will not 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. Therefore, impacts are less than significant.

- e) **Less Than Significant Impact.** The proposed Project site is located within the boundaries of the MSHCP and as discussed throughout Section 5.4, will be in compliance with all requirements. There are no other local policies or ordinances applicable. Thus, the proposed Project will not conflict with any local policies/ordinances protecting biological resources, such as a tree preservation policy/ordinance, or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, impacts are less than significant.
- f) **Less Than Significant Impact with Incorporation of Mitigation.** The MSHCP requires consistency with Sections 6.1.1 (Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy), Sections 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), 6.1.4 (Urban Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), 6.4 (Fuels Management), Appendix C (Standard Best Management Practices), and 7.5.3 (Construction Guidelines). The MSHCP serves as a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP), pursuant to Section (a)(1)(B) of the Endangered Species Act (ESA), as well as the Natural Communities Conservation Plan (NCCP) under the State NCCP Act of 2001. The Project site was included in a consistency analysis as part of the prior CEQA documents prepared for the Project site under EIR531 and determined to be consistent (EIR531, p. IV.E-72 – IV.E-73). Consistency with the MSHCP for the proposed project is summarized below.

***MSHCP Section 6.1.1 Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS)***

The Project site is located within two MSHCP Criteria Area Cells. As identified in Section 5.4.a above, the SP382 went through the HANS process and JPR and is required to set aside a total of 106.85 acres of conservation lands pursuant to the MSHCP through dedication of Planning Areas 17-21. These processes recognized that the Project site would be developed with a water tank and identified that all impacts would be fully mitigated through dedication of Planning Areas 17-21 for a total of 109 acres; a condition of SP382 approval. As the Project site was already considered under the MSHCP determination and identified for development, impacts to Riversidean Sage Scrub are fully mitigated through dedication of Planning Areas 17 through 21 to the RCA under SP382's conditions of approval. As impacts have already been fully mitigated under SP382, no other mitigation is required of the proposed Project. Thus, the Project is consistent with MSHCP Section 6.1.1.

***MSHCP Section 6.1.2 Protection of Species with Riparian/Riverine Areas and Vernal Pools***

The Project site was assessed to determine the presence/absence and extent of suitable habitat for MSHCP riparian bird species. No riparian scrub forest or woodland habitat representing suitable habitat for the least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*) or western yellow-billed cuckoo (*Coccyzus americanus*) was documented within or adjacent to the Project site. Further, no riparian, riverine or vernal pool resources as defined by MSHCP Section 6.1.2 are located within or adjacent to the Project Site. (CADRE, p. 13). Thus, the Project is consistent with MSHCP Section 6.1.2.

***MSHCP Section 6.1.3 Protection of Narrow Endemic Plant Species***

The Project site is partially located within Narrow Endemic Plant Species Survey Area (NEPSSA) requiring habitat assessments for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California orcutt grass, and Wright's trichocoronis. Under MSHCP Section 6.1.3, *Protection of Narrow Endemic Plant Species*, site-specific focused surveys for narrow endemic plant species shall be required



where appropriate or suitable habitat is present within the Narrow Endemic Plant Species Survey Area. As discussed in Section 5.4.a, above, focused surveys were conducted which did not detect or expect any of these species to occur onsite due to a lack of suitable habitat. Thus, the Project is consistent with MSHCP Section 6.1.3.

#### ***MSHCP Section 6.1.4 Urban Wildlands Interface***

Section 6.1.4, (Guidelines Pertaining to the Urban/Wildlife Interface), outlines the minimization of indirect effects associated with locating residential developments in proximity to an MSHCP Conservation Area. Although the action does not propose “residential development”, the Project site is located adjacent to MSHCP “Proposed Conservation” land and Urban/Wildlands Interface guidelines will be implemented to address drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development as identified below. (CADRE, p. 57).

#### **Water Quality/Hydrology**

The Project will be required to comply with all applicable water quality regulations, including obtaining and complying with those conditions established in WDRs and a National Pollutant Discharge Elimination System (NPDES) permits. Both of these permits include the treatment of all surface runoff from paved and developed areas, the implementation of applicable Best Management Practices (BMPs) during construction activities and the installation and proper maintenance of structural BMPs to ensure adequate long-term treatment of water before entering into any stream course or offsite conservation areas. (CADRE, p. 57).

#### **Toxics**

Storm water treatment systems will be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant material, or other elements that could degrade or harm downstream biological or aquatic resources. In order to mitigate for the potential effects of these toxics, the Project will incorporate structural BMPs, as required in association with compliance with WDRs and the NPDES permit system, in order to reduce the level of toxins introduced into the drainage system and the surrounding areas. The Project also includes a detention basin. This detention basin will capture the stormwater runoff generated from the paved areas of the site, as well as overflows from the tank. The basin will have a holding capacity of approximately 3,700 cubic feet (CF). The detention basin will provide water quality treatment to the onsite runoff through the mechanisms of infiltration and evapo-transpiration. An emergency concrete spillway will also be included. Any runoff beyond the capacity of the basin will sheet flow over Fields Drive into the existing natural wash south of Fields Drive, which is outside the Project area. The Project will also include a concrete-lined flat bottom ditch along the cut slope to collect runoff from the cut slope to drain to Fields Drive and flow via sheet flow to the natural wash. Fields Drive will be concrete-capped where runoff will flow. No significant impacts are anticipated. (CADRE, pp. 57-58).

#### **Lighting**

Night lighting associated with the proposed development that is adjacent to existing or proposed Conservation Areas would be required to be directed away to reduce potential indirect impacts to wildlife species. No significant impacts are anticipated. (CADRE, p. 58).

#### **Noise**

Because the proposed Project will not result in noise levels that exceed residential, commercial or mixed use noise standards established for Riverside County, wildlife within proposed open space habitats will not be subject to noise that exceeds these established standards. Short-term construction-related noise impacts will be reduced by the implementation of the following:

- During all Project Site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project Site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project Site during all project construction.
- The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by Riverside County staff.
- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings. No significant impacts are anticipated. (CADRE, p. 58).

### **Invasive Species**

Any proposed landscape plan for the Project site shall avoid the use of invasive species for the portions of the development adjacent to the open space areas. Invasive plants that should be avoided are included in MSCHP Table 6-2, *Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area*. These measures would serve to minimize adverse effects on conservation configurations and minimize management challenges that can arise during development located adjacent to open space and/or conservation habitat. The Project design and BMPs incorporated into the proposed Project will address and minimize edge effects associated with the Urban/Wildlands interface. No significant impacts are anticipated. (CADRE, pp. 58-59).

All Urban/Wildlands Interface guidelines presented in Section 6.1.4 of the MSHCP are intended to address indirect effects associated with locating residential developments in proximity to an MSHCP Conservation Area will be implemented. Although the proposed Project does not include residential uses, implementation of all Urban/Wildlands Interface guidelines will minimize adverse Project indirect impacts to the adjacent Conservation Areas. Thus, the Project is consistent with MSHCP Section 6.1.4.

### ***MSHCP Section 6.4 Fuel Management***

The fuels management guidelines presented in Section 6.4 of the MSHCP are intended to address brush management activities around new development within or adjacent to MSHCP Conservation Areas. The final project design will ensure that no fuel modification will extend into adjacent or proposed open space conservation lands. (CADRE, p. 43). Thus, the Project is consistent with MSHCP Section 6.4.

### ***MSHCP Section 6.3.2 Additional Survey Needs and Procedures***

The MSHCP also requires additional surveys for certain species if the Project is located within the areas shown on Figure 6-2 (Criteria Area Species Survey Area), Figure 6-3 (Amphibian Species Survey Areas with Critical Area), Figure 6-4 (Burrowing Owl Survey Areas with Criteria Area), and Figure 6-5 (Mammal Species Survey Areas with Criteria Area) of the MSHCP).

As identified in Section 5.4.a, above, none of the seven MSHCP criteria area plant species were detected and/or are not expected to occur onsite due to a lack of suitable habitat. Further, the Project Site is not located within a MSHCP Amphibian or Mammal Species Survey Area so no surveys were required and no impacts are anticipated (CADRE, p. 43). As identified in Section 5.4.a, above, portions of the Project site occur within a predetermined Survey Area for the burrowing owl. Based on the presence of suitable habitat documented during the habitat assessment within and adjacent to the Project Site, focused surveys were previously conducted during the spring of 2012. No burrowing owls were detected within or adjacent to the Project site. With implementation of mitigation measure **BIO-2** requiring a 30-day preconstruction survey to

be conducted immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP, impacts to burrowing owls will be less than significant. Thus, the Project is consistent with MSHCP Section 6.3.2.

***MSHCP Appendix C (Standard Best Management Practices) and Section 7.5.3 Construction Guidelines***

The MSHCP lists standard best management practices and guidelines to be implemented during project construction that will minimize potential impacts to sensitive habitats in the vicinity of a project. The guidelines relate to water pollution and erosion control, equipment storage, fueling, and staging, dust control, exotic plant control and timing of construction. As discussed in Section 5.4.a above, the Project site was already considered under the MSHCP determination and identified for development. (CADRE, p. 56). Additionally, the USFWS designated the Project site as “Excluded Essential Habitat” for the coastal California gnatcatcher. The designated region is essential to the protection of the species but excluded from Critical Habitat designation based on the development of the Western Riverside County MSHCP. (CADRE, pp. 38, 44). With implementation of mitigation measures **BIO-1** and **BIO-2**, impacts to sensitive habitats are less than significant.

The Project site is located within the SKR Habitat Conservation Plan and fee area. As this was already analyzed as part SP382 and was a conditional of SP382 project approval, the proposed Project is not required to further mitigate so is consistent with the SKR HCP. Thus, the Project is consistent with MSHCP Appendix C and Section 7.5.3.

As demonstrated throughout discussion within Section 5.4 of this document, with implementation of mitigation measures and payment of mitigation fees, the proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, with implementation of mitigation impacts are less than significant.

**Mitigation Measures**

**BIO-1: Nesting Bird California Department of Fish and Wildlife (CDFW) Code Compliance.** During construction, mitigation for potential direct/indirect impacts to common and covered sensitive bird and raptor species shall require compliance with the CDFW Sections 3503, 3503.5, and 3513. Construction outside the nesting season (between September 16 and January 31) does not require pre-removal nesting bird surveys. If construction is proposed between February 1 and September 15, a qualified biologist shall conduct a nesting bird survey(s) no more than three (2) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project site.

The survey(s) shall focus on identifying any bird or raptor nests that would be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be deterred until the young birds have fledged. A minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to the County of Riverside Environmental Programs Department prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. Any nest permanently vacated for the season will not warrant protection pursuant to the CDFW Codes.

**BIO-2**      **Burrowing Owl Survey.** Prior to any ground disturbing activities, a 30-day burrowing owl preconstruction survey shall be conducted immediately prior to the initiation of ground-disturbing construction to ensure protection for this species and compliance with both Western Riverside County Multiple Species Habitat Conservation Plan (2006) and California Department of Fish and Wildlife (CDFW) guidelines (2012). The survey shall be conducted by a qualified Biologist and a report of findings shall be submitted to County of Riverside Environmental Programs Department. If burrowing owls are detected on-site during the 30-day preconstruction survey during the breeding season (February 1 to August 31), then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are complete or not initiated. In addition to monitoring breeding activity, if during the breeding season, a burrowing owl mitigation plan will be developed based on the County of Riverside Environmental Programs Division, CDFW, and United States Fish and Wildlife Service requirements for the active relocation of individuals to the Lake Mathews Preserve.

## 5.5 Cultural Resources

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

- |  |                          |                                     |                                     |                          |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to California Code of Regulations, Section 15064.5?      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

### Findings of Fact

- a) **Less Than Significant Impact.** The proposed Project lies within the same area as analyzed in previous CEQA analyses which determined there to be no historical resources are in the area of the proposed Project. A Phase I Cultural Resource Assessment was prepared for the entire Belle Terre SP site dated December 2012 by Applied Earthworks (AE-A) as well as Addendum 1 Supplemental Phase I Cultural Resource Survey dated April 2013 (AE-B). Based on AE-B, no historic resources were determined to be located within the project site. As such, development of the proposed Project will result in the same disturbance area for which impacts were found to be less than significant. Therefore, impacts are less than significant.
- b) **Less Than Significant Impact with Mitigation Incorporated.** The proposed Project lies within the same area previously analyzed in previous CEQA analysis. Based on AE-B, no archaeological resources were determined to be located within the project site. As such, development of the proposed Project will result in the same disturbance area. However, to ensure no impacts occur during ground disturbing activities, implementation of Mitigation Measures **CULT-1** through **CULT-6** will reduce any impacts should unknown resources be inadvertently discovered. Thus, with implementation of Mitigation Measures **CULT-1** through **CULT-6** impacts remain less than significant. Therefore, with implementation of mitigation impacts are less than significant.
- c) **Less Than Significant Impact with Mitigation Incorporated.** No human remains are known to exist within the Project site. Because it is possible that undiscovered human remains could exist, should human remains be encountered, the Project Applicant would be required to immediately notify the County Coroner of the find. State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission within 24 hours, who shall determine and notify the appropriate most likely descendent(s) (MLD) within 48 hours of receiving notification of the discovery. The descendent(s) shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, the MLD, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented as provided in

Public Resources Code 5091.98. Implementation of Mitigation Measure **CULT-7** ensures impacts related to human remains remain less than significant. Therefore, with mitigation impacts are less than significant.

### **Mitigation Measures**

- CULT-1: Cultural Resources Treatment and Monitoring Agreement.** At least 30 days prior to the start of any ground-disturbing activities, EMWD shall contact the Consulting Tribe(s) to develop Cultural Resource Treatment Monitoring Agreement(s) ("Agreement"). The Agreement(s) shall address the treatment of archaeological resources inadvertently discovered on the project site; project grading; ground disturbance and development scheduling; the designation, responsibilities, and participation of tribal monitor(s) during grading, excavation, and ground disturbing activities; and compensation for the tribal monitors, including overtime, weekend rates, and mileage reimbursements.
- CULT-2: Develop a Cultural Resources Monitoring Plan.** Prior to any grading activities, a Cultural Resources Monitoring Plan shall be prepared by a qualified archaeologist in consultation with the Consulting Tribe(s). The plan shall also identify the location and timing of cultural resources monitoring. The plan shall contain an allowance that the qualified archaeologist, based on observations of subsurface soil stratigraphy or other factors during initial grading, and in consultation with the Native American monitor and the lead agency, may reduce or discontinue monitoring as warranted if the archaeologist determines that the possibility of encountering archaeological deposits is low. The plan shall outline the appropriate measures to be followed in the event of unanticipated discovery of cultural resources during project implementation (including during the survey to occur following vegetation removal and monitoring during ground-disturbing activities). The plan shall identify avoidance as the preferred manner of mitigating impacts to cultural resources. The plan shall establish the criteria utilized to evaluate the historic significance (per CEQA) of the discoveries, methods of avoidance consistent with *CEQA Guidelines* Section 15126.4(b)(3), as well as identify the appropriate data recovery methods and procedures to mitigate the effect of the project if avoidance of significant historical or unique archaeological resources is determined to be infeasible. The plan shall also include reporting of monitoring results within a timely manner, disposition of artifacts, curation of data, and dissemination of reports to local and state repositories, libraries, and interested professionals. A qualified archaeologist and Consulting Tribe(s) tribal monitor shall attend a pre-grade meeting with EMWD staff, the contractor, and appropriate subcontractors to discuss the monitoring program, including protocols to be followed in the event that cultural material is encountered.
- CULT-3: Tribal Monitoring Agreements.** A qualified archaeological monitor and a Consulting Tribe(s) monitor shall be present for ground-disturbing activities associated with the Project, and both the project archaeologist and Tribal Monitor(s) will make a determination as to the areas with a potential for encountering cultural material. At least seven business days prior to project grading, EMWD shall contact the tribal monitors to notify the Tribe of grading/excavation and the monitoring program/schedule, and to coordinate with the Tribe on the monitoring work schedule. Both the archaeologist and the tribal monitor shall have the authority to stop and redirect grading activities in order to evaluate the nature and significance of any archaeological resources discovered within the project limits. Such evaluation shall include culturally appropriate temporary and permanent treatment pursuant to the Cultural Resources Treatment and Monitoring Agreement, which may include avoidance of cultural resources, in-place preservation, data recovery, and/or reburial so the resources are not subject to further disturbance in perpetuity. Any reburial shall occur at a location predetermined between EMWD and the Consulting Tribe(s), details of which shall be addressed in the Cultural Resources Treatment and Monitoring Agreement in mitigation measure CULT-1. Treatment may also include curation of the cultural resources at a tribal curation facility, as

determined in discussion among EMWD, the project archaeologist, and the tribal representatives and addressed in the Cultural Resources Treatment and Monitoring Agreement referenced in mitigation measure CULT-1.

**CULT-4: Evaluation of Discovered Artifacts.** All artifacts discovered at the development site shall be inventoried and analyzed by the project archaeologist and tribal monitor(s). A monitoring report will be prepared, detailing the methods and results of the monitoring program, as well as the disposition of any cultural material encountered. If no cultural material is encountered, a brief letter report will be sufficient to document monitoring activities.

**CULT-5: Disposition of Inadvertent Discoveries.** In the event that Native American cultural resources are recovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries with the tribe. EMWD shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources, and adhere to the following:

- 1) Preservation-in-place is the preferred option; preservation-in-place means avoiding the resources and leaving them in the place where they were found with no development affecting the integrity of the resource.
- 2) If preservation-in-place is not feasible, on-site reburial of the discovered items as detailed in the Monitoring Plan required pursuant to mitigation measure CULT-2 is the next preferable treatment measure. This shall include 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. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments.
- 3) In the event that on-site reburial is not feasible, EMWD will enter into a curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 Code of Federal Regulations 800 Part 79 and therefore would be curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

**CULT-6: Non-Disclosure of Reburial Locations.** It is understood by all parties that unless otherwise required by law, the site of any reburial of culturally sensitive resources 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.

**CULT-7: Human Remains.** If Native American human remains are encountered, Public Resources Code Section 5097.98 and California Health and Safety Code Section 7050.5 will be followed. If human remains are encountered no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. Subsequently, the NAHC shall identify the person or persons it believes to be the "most likely descendant." The most likely descendant shall then make recommendations and



engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

<b>5.6 Energy</b>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Findings of Fact

- a-b) **Less Than Significant Impact.** EMWD does not have any adopted energy conservation plans that will be adversely affected by the proposed Project. The proposed Project would consume energy during both construction and operation. Construction of the proposed Project would require the use of construction equipment for grading and soil hauling, tank construction, tank painting, pipework, and paving activities; additionally, construction workers and vendors traveling to and from the site of the proposed Project consumes fuel. Construction equipment and heavy-duty trucks generally require diesel as the fuel source whereas worker trips consume gasoline. Fuel energy consumed during construction would be temporary in nature and would not represent a significant demand on energy resources. Gasoline and diesel fuel consumed during Project construction were calculated (WEBB-D) based on the equipment mix and usage factors provided in the CalEEMod construction output files as part of the Air Quality/Greenhouse Gas Analysis (WEBB-C). As detailed in the calculations (WEBB-D), a total of approximately 20,908 gallons of diesel fuel and approximately 6,224 gallons of gasoline are estimated to be consumed during Project construction. Construction equipment is also required to comply with regulations limiting idling to five minutes or less (CCR Title 13 §2449(d)(3)). Furthermore, there are no unusual characteristics of the proposed Project that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites in other parts of the State. Therefore, it is expected that construction-related fuel consumption associated with the Project would not be any more inefficient, wasteful, or unnecessary than at other construction sites in the region.

Operation of the Project requires the limited use of electricity for control panels and mechanical demands. Therefore, electricity use will be nominal. The proposed tank will be served by an existing pump station that does not require modifications or expansions. Additionally, infrequent visits by vehicles driven by maintenance personnel can be expected but are considered negligible. The Project maintenance vehicles will also reduce fuel usage over time due to compliance with regulatory programs. Specifically, the Project will be required to comply with the following regulations, that reduce fuel consumption:

- AB 1493 ("the Pavley Standard") requires reduction in GHG emissions from non-commercial passenger vehicles and light-duty trucks of model year 2009 and thereafter (EIR531, pp. IV.H-8, H-29).
- Executive Order S-01-07 went into effect in 2010 and requires a reduction in the carbon intensity of transportation fuels used in California by at least 10 percent by 2020 (EIR531, pp. IV.H-8, H.29). It

required a low carbon fuel standard that imposed fuel requirements on fuel that will be sold in California that will decrease GHG emissions by reducing the full fuel-cycle and the carbon intensity of the transportation fuel pool in California.

- The Advanced Clean Cars program, introduced in 2012, combines the control of smog, soot causing pollutants and greenhouse gas emissions into a single coordinated package of requirements for model years 2017 through 2025 (EIR531, pp. IV.H-9).

Southern California Edison (SCE), the electricity provider for the Project site, produced approximately 85 billion kilowatt hours (kWh) of electricity in 2018 (CEC). The proposed Project's electricity demand would be a negligible amount of the existing electricity demand in SCE's service area. As such, there will be adequate capacity to serve the proposed Project.

Collectively, compliance with regulatory programs and the nominal operations of the proposed water tank, would ensure that the Project would not result in the inefficient, unnecessary, or wasteful consumption of energy during construction and operation. Thus, the proposed Project would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, impacts are less than significant.

#### **Mitigation Measures**

No mitigation measures are required for this issue.

## 5.7 Geology and Soils

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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? (Refer to Division of Mines and Geology Special Publication 42)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Findings of Fact

- a.i) **Less Than Significant Impact.** A Geotechnical Exploration Proposed Water Tank, Belle Terre was prepared by Leighton Associates, Inc. updated July 11, 2018 (LAI). Seismic hazards in Southern California may include strong ground shaking and fault rupture. However, no currently known active surface faults cross or trend towards this project site. Additionally, the subject site is not included within an Earthquake Fault Zone as designated by the Alquist-Priolo Earthquake Fault Zoning Act. The nearest zoned active faults are the

Temecula Segment of the Elsinore Fault Zone, approximately 9.8 miles southwest of the site and the Anza Segment of the San Jacinto Fault Zone is located approximately 12.5 miles northeast of the site (LAI, p. 5).

The proposed Project will be required to incorporate the recommendations of the project-specific geotechnical investigation. The proposed Project will be required to implement all applicable requirements of the current edition of the California Building Standards Code (CBC), which provides criteria for the seismic design of structures. Seismic design criteria account for peak ground acceleration, soil, profile, and other site conditions; furthermore, they establish corresponding design standards intended to primarily protect public safety and secondly to minimize property damage. Thus, the proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. Therefore, impacts are less than significant.

a.ii) **Less Than Significant Impact with Mitigation Incorporated.** The proposed Project is susceptible to ground motion as a result of potential movement along faults in the region. However, the proposed Project would be required to design and construct the water storage tank in conformance to the most recently adopted CBC design parameters. Conformance with the current building standards and implementation of mitigation measure **GEO-1** requiring incorporation of site-specific recommendations from the Project geotechnical ensure no significant impacts result related to strong seismic ground shaking. Thus, the proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Therefore, with implementation of mitigation impacts are less than significant.

a.iii) **Less Than Significant Impact with Mitigation Incorporated.** Seismically induced settlement consists of dry dynamic settlement (above groundwater) and liquefaction-induced settlement (below groundwater). During a strong seismic event, seismically induced settlement can occur within loose to moderately dense sandy soil due to reduction in volume during and shortly after a large, long-duration local earthquake. Settlement caused by ground shaking is often non-uniformly distributed, which can result in differential settlement. Based on the results of the geotechnical exploration, seismic settlement is not considered a geotechnical constraint (LAI, pp. 5-6).

Conformance with the current building standards and implementation of mitigation measure **GEO-1** requiring incorporation of site-specific recommendations from the Project geotechnical ensure no significant impacts result related to strong seismic ground shaking. Thus, the proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic related ground failure including liquefaction. Therefore, with implementation of mitigation impacts are less than significant.

a.iv, c) **Less Than Significant with Mitigation Incorporated.** Based on the underlying bedrock formation and from review of aerial photographs and field observations, the site is not susceptible to seismically induced landslides (LAI, p. 6). Further, the Project site is not located on a geologic unit and as discussed in Section 5.7.a.iii above, the Project is not located on 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, collapse, or rockfall hazards, or become unstable as a result of the Project, and potentially result in subsidence. The proposed tank will rest at an elevation of 1,590 feet AMSL. Site access from existing Fields Drive will require cut slopes up to 40 feet in height and fill slopes of up to 15 ft in height and the tank will be situated near the ridge of a hill located on the eastern side of the Project site. Hence, cut slopes on west, south, and north sides of the tank will be required. However, the cut and fill slopes will be 1.5:1 and 2:1, respectively. Further, the proposed Project would be required to implement mitigation measure **GEO-1** which requires compliance with all geotechnical recommendations. As the entire tank site foundation may expose

dense metasedimentary rock formation with the potential of weathered bedrock material along the shallow cut (daylight) areas, the geotechnical engineer recommends a minimum setback of 15 ft horizontally from daylight to ring foundation. The Project has been designed in compliance with the geotechnical recommendations and provides a 15 foot setback as recommended. Further, the proposed tank has been designed to provide 3.41 feet of freeboard; considered to be an acceptable value for the potential sloshing of waves during a seismic event (WEBB-A, p. 11). Hence, implementation of mitigation measure **GEO-1**, which has larger already been implemented through project design, ensures any potential impacts are reduced to less than significant. Thus, the proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides and is not 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. Therefore, with implementation of mitigation impacts are less than significant.

- b) **Less Than Significant Impacts.** Construction activities have the potential to result in soil erosion or the loss of topsoil. However, erosion will be addressed through the implementation of existing State and Federal requirements and minimized through compliance with the National Pollutant Discharge Elimination System (NPDES) Statewide Stormwater Construction General Permit for Construction Activities (CGP) which requires that an effective SWPPP be prepared by a Qualified SWPPP Developer prior to construction activities and implemented onsite by a Qualified SWPPP Practitioner during construction activities. The SWPPP will identify BMPs to address soil erosion. The Project design has incorporated elements to reduce the potential for erosion including, slope drains for the cut slopes, curb/gutter and drainage ditch along the access road, and a detention basin at the base of the access road. Thus, upon compliance with these standard regulatory requirements the proposed Project is not anticipated to result in substantial soil erosion or the loss of topsoil. Therefore, impacts are less than significant.
- d) **Less Than Significant Impacts with Mitigation Incorporated.** The proposed Project site has been found to have expansive soils. Surficial soils including topsoil and localized artificial fill should be expected within the site. These soils are expected to be relatively shallow (less than 3 feet), but they may be deeper in localized areas such as current access road. Expansion Index (EI) testing was performed on a representative soil sample indicating these materials (clayey/silty sand) possess a low expansion potential (EI=29) (LAI, p. 3). However, implementation of mitigation measures will require development of the Project to comply with site-specific geotechnical recommendations reducing any potential impacts as a result of expansive soils. Thus, the proposed Project is not shown to be located on expansive soil, creating substantial direct or indirect risks to life or property with implementation of mitigation. Therefore, with implementation of mitigation, impacts are less than significant.
- e) **No Impacts.** The proposed Project does not include the use of septic tanks or alternative wastewater disposal system. Therefore, no impacts are anticipated.
- f) **Less Than Significant Impact with Mitigation Incorporated.** The proposed Project lies within an area with undetermined potential for paleontological resources. Although no unique paleontological resources are known to exist within the project site, in the unlikely event that paleontological resources are encountered during ground disturbing activities, mitigation measure **GEO-2** shall be incorporated to ensure impacts related to paleontological resources would be less than significant. Thus, the proposed Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, with implementation of mitigation impacts are less than significant.



## **Mitigation Measures**

**GEO-1: Geologic/Soil Instability.** Prior to, site developer shall comply with and incorporate into site design all recommendations of Leighton and Associates, Inc. Geotechnical Exploration for the Proposed Water Tank, Belle Terre – Former TTM 39883, French Valley Area, dated February 23, 2015, updated July 11, 2018.

**GEO-2: Paleontological Resources.** Prior to grading, the Project developer shall retain a qualified paleontologist to develop a Paleontological Resource Impact Mitigation Program (PRIMP) for the excavation phase of the Project. The PRIMP shall conform to the guidelines of the County and the Society of Vertebrate Paleontology and include the following steps:

- A trained paleontological monitor shall be present during ground-disturbing activities within the Project area in sediments determined likely to contain paleontological resources. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.
- Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques.
- All fossils collected shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.
- A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.
- All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.

5.8 Greenhouse Gases		Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Findings of Fact

- a) **Less Than Significant Impact.** An Air Quality /Greenhouse Gas Technical Memorandum was prepared on May 12, 2020 by Albert A. WEBB Associates (WEBB-C). Per this Technical Memorandum, an estimated 330.52 metric tonnes per year of carbon dioxide equivalents (MTCO<sub>2</sub>E) will occur from Project construction equipment over the course of the estimated approximately 12-month construction period. The draft SCAQMD GHG threshold guidance document recommends that construction emissions be amortized for a project lifetime of 30 years to ensure that GHG reduction measures address construction GHG emissions as part of the operational reduction strategies (WEBB-C, p. 6). The amortized total GHG emissions from Project construction are approximately 11 MTCO<sub>2</sub>E per year, which is below the SCAQMD recommended screening level of 3,000 MTCO<sub>2</sub>E/yr. Due to the estimated amount of emissions from Project construction and negligible operational emissions from infrequent maintenance vehicles related to the tank and appurtenances, the proposed Project will not generate GHG emissions that exceed the screening threshold. Thus, the proposed Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, impacts are less than significant.
- b) **Less Than Significant Impact.** The proposed Project consists of infrastructure necessary to serve the Belle Terre community and will not generate GHG emissions that exceed the screening threshold. Further, the proposed Project is designed in accordance with the consistency analysis provided by DEIR531, Table IV.H-5 (DEIR531, p. IV.H-29), demonstrating Belle Terre Specific Plan's consistency with AB 32 Scoping Plan GHG Emissions Reduction Strategies. Thus, the proposed Project would not conflict with any applicable plan, policy, or regulation regarding GHG emissions, including consistency with Assembly Bill 32 (AB 32) and Senate Bill 375 (SB 375) policy objectives. Therefore, impacts are less than significant.

#### Mitigation Measures

No mitigation measures are required are required for this issue.

## 5.9 Hazards and Hazardous Materials

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

- |   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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 noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

### Findings of Fact

- a, b) **Less Than Significant Impact.** Construction of the proposed Project will require some hazardous chemicals to be used temporarily onsite including paints, adhesives, surface coatings, cleaning agents, fuels, and oils. However, all potentially hazardous materials that would be required to be used and stored in accordance with manufactures' instructions and handled in compliance with applicable standards and regulations. Since construction of the project would comply with applicable regulations and would not expose persons to

substantial risk resulting from the release of hazardous materials or exposure to health hazards in excess of regulatory standards. The regular use of chemicals on the Project site after construction is complete, is limited to standard operation and maintenance needs (e.g. paint, lubricants, etc.). All potentially hazardous materials will be required to be handled in compliance with applicable standards and regulations, and users of any hazardous materials will be required to comply with all related laws. Further, the Phase I ESA prepared by GRS Group in March 2011 (GRS) concluded that no historical recognized environmental conditions or de minimis environmental conditions were identified as a result of activities or conditions at the project site or nearby properties so no additional action or assessment is recommended. Thus, the proposed Project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and would not 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. Therefore, impacts are less than significant.

- c, d) **Less Than Significant Impact.** The proposed Project is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (DTSC). The Project will be required to comply with all applicable federal, state, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste, including but not limited to Title 49 of the Code of Federal Regulations implemented by Title 13 of the California Code of Regulations, which describes strict regulations for the safe transportation of hazardous materials. Compliance with all applicable federal, state, and local laws related to hazardous materials will ensure that impacts related to emitting hazardous emissions or materials within one-quarter mile of a school will be less than significant. Thus, the proposed Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school and is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, impacts are less than significant.
- e) **No Impact.** The proposed Project it is not located within an airport land use plan or within two miles of an airport, nor is it located within the vicinity of a private airstrip or heliport. Because the proposed Project is located within the same area previously analyzed and no new airport or heliport has been developed within the vicinity of the Project. Thus, the proposed Project would not result in a safety hazard or excessive noise for people residing or working in the project area. Therefore, no impacts are anticipated.
- f) **Less Than Significant Impact with Mitigation Incorporated.** The Project site is accessed by Fields Drive. Construction of the proposed Project may potentially result in temporary traffic obstructions. However, with implementation of mitigation measure **HAZ-1** will require detailed traffic control plan to coordinate lane closures, access, and construction work hours in order to minimize potential impacts associated with emergency response. Thus, the proposed Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, with implementation of mitigation impacts are less than significant.
- g) **Less Than Significant Impact.** The proposed Project is located within a State Responsibility Area of moderate to high hazard severity zone (RCIT, Figure S-11). Riverside County's Wildland Urban Interface identifies that communities create extremely dangerous and complex fire conditions, posing a threat to public and firefighter safety. As wildland fires meet structural developments, vegetation ceases to burn but catastrophic fire can continue, sustained by structures igniting. However, the proposed Project involves construction and operation of a water tank which would not expose a significant number of people to injury or death due to wildland fires. All construction will be required to comply with fire protection and prevention requirements specific by state law (CCR) and Cal/OSHA. This includes various measures such as easy accessibility of firefighting equipment, proper storage of combustible liquids, no smoking in service and

refueling areas, and worker training for firefighter extinguisher use. Further, all new construction is required to comply with the California Fire and Building Codes. Additionally, the proposed Project will be required to comply with all regulatory requirements concerning fire protection. Thus, the proposed Project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Therefore, impacts are less than significant.

**Mitigation Measures**

**HAZ-1: Emergency Response Traffic Control Plan.** Prior to the start of construction, the construction contractor shall be required to prepare a detailed traffic control plan to coordinate lane closures, access, and construction work hours in order to minimize potential impacts associated with emergency response.

## 5.10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on-site or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Findings of Fact

- a, c.i) **Less Than Significant Impact.** The proposed Project is subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements which includes preparation and implementation of a Storm Water Pollution Prevention Program (SWPPP) for the prevention of polluted runoff during construction. The proposed Project will be required to prepare and implement a SWPPP with BMPs prior to the commencement



of construction activities, and to incorporate water quality design features to address potential erosion and siltation impacts.

The Project site is located in the Santa Margarita watershed region. The proposed tank will be sited at the top of a hill that is sloped downward in all directions. There are no offsite tributary areas entering the site, since it is close to a ridge line. However, there are two existing distinctive flow lines surrounding the site. One flows northeasterly while the other flows southwesterly towards the Metropolitan Water District (MWD) aqueduct. There is an existing storm drain crossing in the MWD aqueduct located west of the Project site. Additionally, there is an offsite natural flow line (natural wash) located offsite along the south side of Fields Drive, which travels through the future Belle Terre community and eventually becomes the French Valley Open Channel. (WEBB-A, p. 12).

The proposed tank will be designed with a nominal tank diameter of 86 feet to provide 1.79 MG of water storage. The tank utilizes an effective water storage height of 32 feet (five feet above the floor, 1,590 ft + 5 ft = 1,595 ft) to the Maximum Operation Level (MOL) of 1,627 ft as set by the Operational Control Strategy. Hence, by providing a water storage height of 32 feet, the tank's top capacity or Maximum Water Level (MWL) is 1,629 ft and includes two alarms to warn of high water. The design anticipates that the valve enclosure will be set next to the tank such that the tank can be drained out into the system down to five feet from the tank floor per District's standard. WEBB-A, pp. 7-9).

Runoff from the tank, tank pad, and asphalt pavement will be directed by the super-elevated access road to the easterly curb of the access road to drain into the proposed 3,700 CF basin located at the toe of the hill. The water from the basin will be discharged as a surface flow across Fields Drive south to the natural wash. The overflow and drain flow from the tank will be conveyed thru an 18 inch diameter pipe located within the access road to the basin. Any runoff beyond the capacity of basin will sheet flow over Fields Drive which will be concrete capped, into the natural wash. (WEBB-A, p. 12).

A concrete lined on-site flat bottom ditch (one foot bottom width by 1 foot deep with 1:1 side slope) on the western side of the access road is proposed to collect the runoff from the cut sloped dirt areas (hydro seeded) which flows over Fields Drive to the natural wash. (WEBB-A, p. 12).

An *Arizona Crossing Assessment Technical Memorandum* was also prepared by Albert A. Webb Associates dated March 1, 2021 (WEBB-C) to assess any potential impacts from peak flows to Fields Drive due to the proposed design and corresponding changes to Fields Drive. The existing drainage pattern is divided into easterly and westerly halves by an existing dirt road with existing flows leading to three primary outlet points on Fields Drive:

- Flow 1: Flows from the proposed westerly hydroseeded slope that drain into a proposed ditch along the toe of the slope to a spreading structure at the downstream end and weir flows across Fields Drive through an Arizona water crossing.
- Flow 2: The AC access road pavement drains to a Water Quality basin located across the access road from the spreading structure. Any flows above the water quality volume will discharge across Fields Drive via an Arizona water crossing.
- Flow 3: Drainage from the existing area located east of the proposed slope that drain across Fields Drive via an Arizona water crossing.

The drainage pattern is mostly maintained by the Project except for a minor diversion. The proposed grading reflects a portion of the westerly drainage area that slopes easterly due to the cut-fill grading operation. This area is identified as the "Diversion Area."

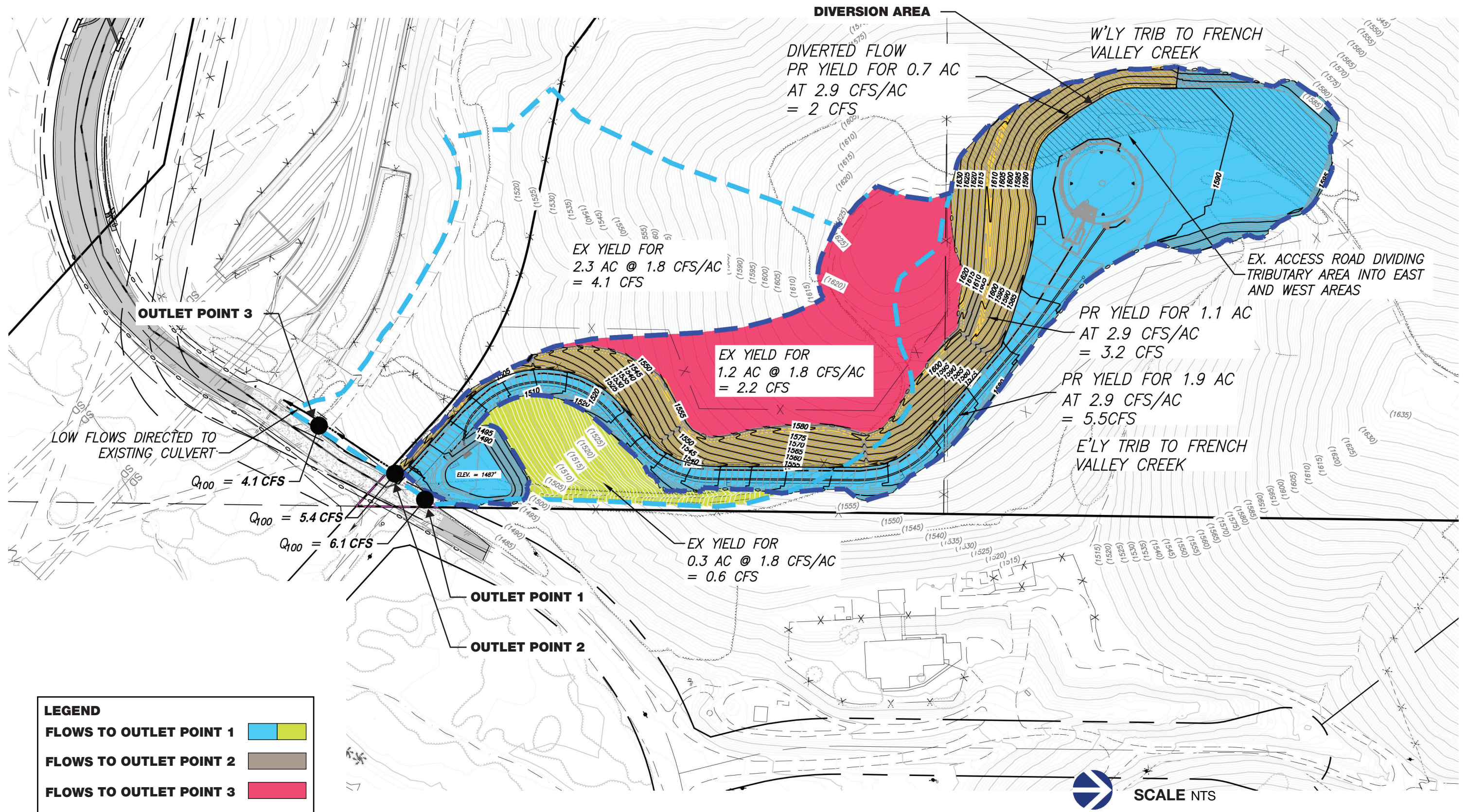
To determine flows from the proposed Project site, a yield area methodology was used. Existing yield was determined based on the mass grading scenario for the entire Belle Terre project site. Due to the tank's proximity, it can be safely assumed that the existing yields will be similar. Hence, proposed yield was obtained from the initial hydrology conducted on the tank site as part of the PDR submittal. Although the layout in the PDR was slightly different from the current layout, the land use is similar so it can be surmised that yield from the proposed tank site will be similar. **Table C, Flow Output Rates** and **Figure 12, Stormwater Outlet Points** identifies the flow rates from the proposed Project at the three outlet let points and Diversion Area.

Table C, Flow Output Rates				
Outlet Point	Acres	Rate (cfs/ac)	Peak Flows (cfs)	Total Peak Flows (cfs)
1	1.9	2.9	5.5	6.1
	0.3	1.8	0.6	
2	1.1	2.9	3.2	5.4
	1.2	1.8	2.2	
3	2.3	1.8	4.1	4.1
DA <sup>1</sup>	0.7	2.9	2.0	2.0
Source: WEBB-B, p. 4				
1. Diversion DA = Area				

Based on communications with Riverside County, the minimum cross slope across the entire portion of Fields Drive acting as an Arizona crossing shall be maintained at 0.7 percent. Per Riverside County guidelines, flow rates shall not exceed a velocity of 1.5 ft/sec or a flow depth of 9-inches. Following these criteria, weir flow calculations and normal depth calculations were determined to establish weir lengths. Weir lengths of 50 feet, 60 feet, and 70 feet (totaling 180 feet), are required for 4.1cfs, 5.4cfs, and 6.1cfs flows, respectively. The Project will be required to avoid low flows from consistently crossing the Fields Drive to prevent the growth of algae. Thus, a low flow ditch will be graded along the northern side of Fields Drive to drain low flows to the existing 18-inch culvert. The 18-inch culvert on the upstream end is within the street right-of-way and accepts low flows in the existing conditions. Further, the Project will provide a total weir length of 230 feet.

Because the Project will be required to keep velocity under 1.5 ft/sec and depth of flow under 9-inches, will provide a total weir length of 230 feet and provide a flow ditch to drain low flows to the existing 18-inch culvert, impacts are less than significant. Hence, the Project has been designed to capture and treat flows prior to conveyance to the natural wash. Thus, the proposed Project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality or result in substantial erosion or siltation on-site or off-site. Therefore, impacts are less than significant.







- b, e) **Less Than Significant Impact.** The proposed Project lies within the Santa Margarita River Watershed which is an adjudicated watershed (for both surface and groundwater) and overlies the Temecula Valley Groundwater Basin. As of January 1, 2015, adjudicated areas are not required to prepare a sustainable groundwater management plan, but instead are required by the Sustainable Groundwater Management Act (SGMA) to report groundwater elevation, extraction, recharge, consumption, and change in storage information to the state on an annual basis according to Water Code 10720.8. The Santa Margarita River Watershed Watermaster is the court-appointed entity that administers and enforces provisions regarding rights to surface water and groundwater throughout the watershed, and who publishes an annual report with this information. Because the Project is located within an adjudicated basin that is not required to prepare a sustainable groundwater management plan, it will not conflict or obstruct a sustainable groundwater management plan. Regardless, the proposed tank will hold potable water to serve the future Belle Terre community which will be supplied from EMWD's current water supply sources. The Belle Terre community including the proposed Project will be a part of EMWD's future planning efforts for their ongoing management of the groundwater basin. Overall runoff volumes from the proposed Project site will continue to be available for groundwater recharge so no deficit to groundwater or lowering of the groundwater table would occur. Hence, the Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Further, as discussed in Section 5.10.a, above, the proposed Project will not violate water quality standards. Thus, the proposed Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, impacts are less than significant.
- c.ii) **Less Than Significant Impact.** The proposed Project will add impervious surfaces to the Project site which may potentially increase the rate or amount of surface runoff. However, as described in Section 5.10.a and 5.10.c.i, above, the Project has been designed to capture and convey all flows to a basin or concrete ditch which will ultimately sheet flow across Fields Drive to the natural wash to the south. Thus, through project design and compliance with existing regulations and policies, the proposed Project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site nor will it impede or redirect flood flows. Therefore, impacts are less than significant.
- c.iii) **Less Than Significant Impact.** As described in Section 5.10.a and 5.10.c.i, above, the Project has been designed to capture and convey all flows to a basin or concrete ditch which will ultimately sheet flow across Fields Drive to the natural wash to the south and will not increase capacity beyond planned drainage systems. Thus, the proposed Project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts are less than significant.
- c. iv) **Less Than Significant Impact.** As described in Section 5.10.a, 5.10.c.i, and 5.10.c.ii, above, the Project has been designed to capture and convey all flows to a basin or concrete ditch which will ultimately sheet flow across Fields Drive to the natural wash to the south avoiding potential damage to the existing and future residences. Thus, through project design and compliance with existing regulations and policies, the proposed Project will not result in flooding on-site or off-site nor will it impede or redirect flood flows. Therefore, impacts are less than significant.
- d) **Less Than Significant Impact.** The proposed Project is not located near any volcanoes. With respect to seiches, there are two lakes, Lake Skinner and Diamond Valley Lake, located in the region. However, not only is the Project site far enough away from these lakes but is also situated on a hilltop so that the risk of flooding due to seiching is negligible. While the site does have slopes that could be subject to landslide, as discussed in Section 5.7 – Geology and Soils, the potential for and impacts resulting from a landslide are less than significant. The Project is located within flood hazard zone D as designated by FEMA, which is an area

of “undetermined flood hazard” (FEMA). Because the flood hazard is undetermined, design considerations for a specific flood elevation or storm event were not applicable to the Project. Further, because the tank is sited on a hilltop the tank would not be subject to flooding. Thus, because the Project is not located in flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation. Therefore, impacts are less than significant.

**Mitigation Measures**

No mitigation measures are required related to this issue.

<b>5.11 Land Use and Planning</b>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Findings of Fact

- a) **Less Than Significant Impact.** While the proposed Project is located near a few scattered single-family residences, the area is primarily undeveloped area with no established community. Thus, the Project will not disrupt or divide an established community. Therefore, impacts are less than significant.
- b) **Less Than Significant Impact.** The proposed Project is an allowable land use for Planning Area 24 under approved SP382S1 and is consistent with the applicable land use designation. Hence, the Project will not develop land uses that are incompatible with existing and planned surrounding land uses. Thus, the proposed Project will not cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, impacts are less than significant.

#### Mitigation Measures

No mitigation measures are required related to this issue.



## 5.12 Mineral Resources

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### Findings of Fact

- a) **Less Than Significant Impact.** The proposed Project lies within Mineral Resource Zone 3A (MRZ-3A) which covers thousands of acres in the County of Riverside where available geologic information indicates that mineral deposits are likely to exist, but the significance of the deposit is undetermined and unstudied. Thus, the proposed Project would not substantially affect the availability of any mineral deposits beneath the site, given that these potential mineral resources are likely available throughout the County. Therefore, impacts are less than significant.
- b) **No Impact.** The proposed Project site does not contain a mineral resource recovery site, is not located near any active mines, and is not part of nor located near any abandoned quarries or mines. Thus, the proposed Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, no impacts are anticipated.

### Mitigation Measures

No mitigation measures are required related to this issue.

<b>5.13 Noise</b>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Findings of Fact

- a) **Less Than Significant Impact with Incorporation of Mitigation.** The proposed Project is not a traffic generating land use. As such, the Project will not result in an increase in noise levels since roadway noise is a primary cause related to an increase in permanent noise levels within SP382S1. However, there are noise-sensitive receptors located within the Project area so a Noise Technical Memorandum was prepared by Entech Consulting Group on September 28, 2020 (ENTECH).

Local noise issues are addressed through the implementation of general plan policies, including noise and land use compatibility guidelines, and through enforcement of noise ordinance standards. A city or county's noise ordinance will typically include regulations that restrict the amount and duration of noise from various noise sources occurring within its jurisdiction as well as prescribe noise limits for different land-use types. As a public agency, EMWD is not subject to other local jurisdictional agencies' noise ordinances, nor is EMWD required to obtain variances from local agencies. However, for purposes of evaluation, local agency noise ordinances are utilized as thresholds to analyze noise levels from the construction of the proposed EMWD facility and potential impacts to sensitive receptors. They are also used as a guideline to develop mitigation measures that would typically be used to minimize noise impacts to sensitive receptors. For the proposed Project, noise regulations and standards of the County of Riverside are considered with respect to evaluating the proposed Project's noise impacts on the surrounding environment. (ENTECH, p. 14)

With respect to residential and recreational open space uses, the County of Riverside Municipal Code Section 9.52.040 – General Sound Level Standards, identifies the following general sound level standards, as shown in **Table D, County of Riverside Sound Level Standards**, below. These sound level standards apply to sound emanating from all noise sources. (ENTECH, p. 14).

Table D, County of Riverside Sound Level Standards	
Land Use	Maximum Decibel Level (dB Lmax)
<b>Community Development Residential</b>	
10:00 p.m. to 7:00 a.m.	45
7:00 a.m. to 10:00 p.m.	55
<b>Open Space Recreation</b>	
10:00 p.m. to 7:00 a.m.	45
7:00 a.m. to 10:00 p.m.	45
Source: ENTECH, Table 5	

The existing noise environment was characterized by collecting one (1) long-term 24-hour field noise measurement at the project property line. Noise measurements were conducted September 2, 2020. The nearest off-site sensitive receptor location is located approximately estimated 160 feet east of the Project site. **Figure 13, Sensitive Noise Receptors**, depicts the location of the sensitive receptor; the monitoring location – Long-Term Measurement Site No. 1 (LT-1).

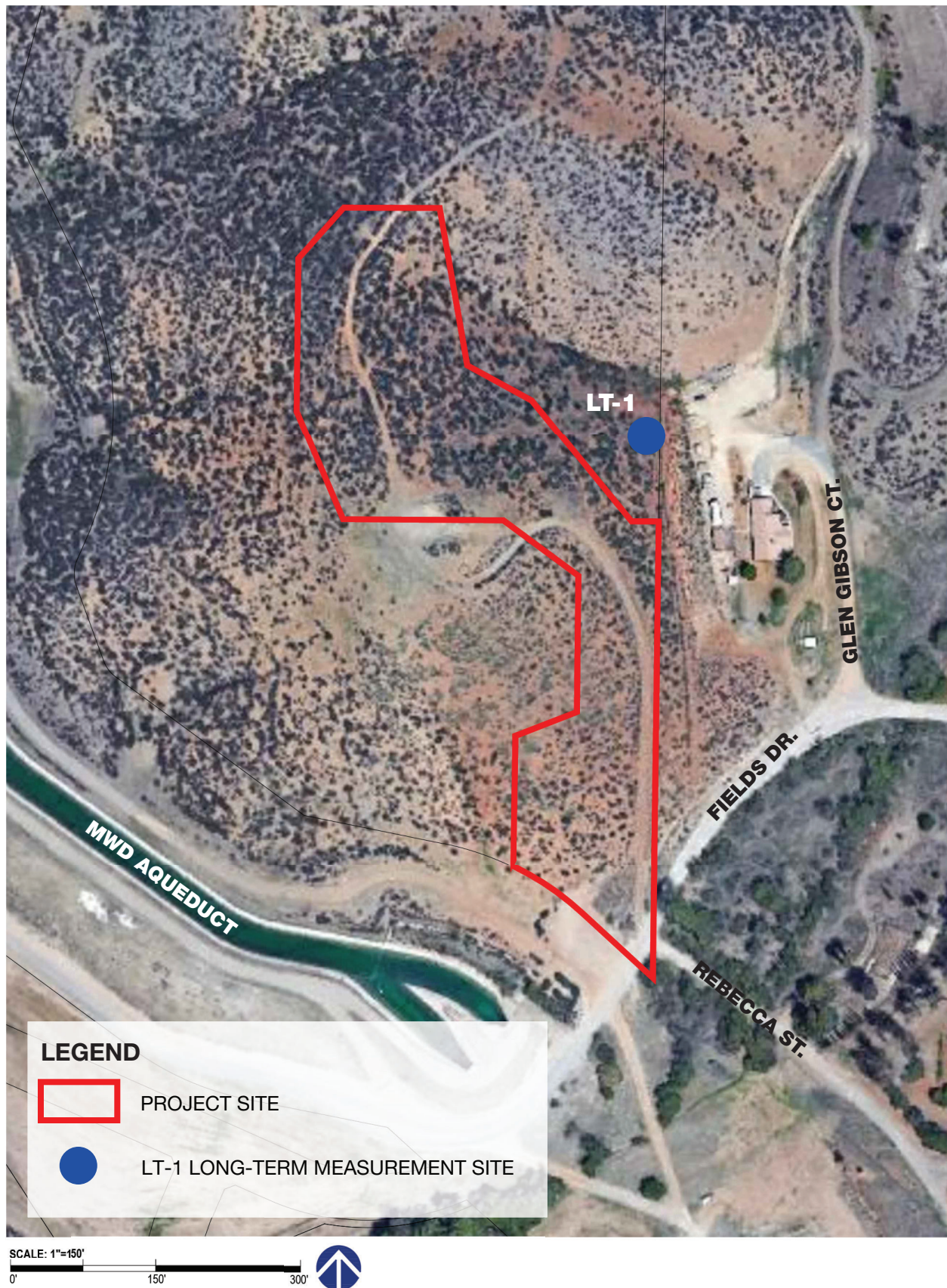
Long-term noise measurement was taken using a Larson Davis Type 1 precision sound level meter. The noise meter was programmed in a “slow” mode to record noise levels in the “A” weighted form. The sound level microphone was mounted on a tripod, five feet above the ground, and equipped with a windscreen during all measurements. The sound level meter was calibrated before the monitoring using a CAL200 calibrator. All noise level measurement equipment meets American National Standards Institute (ANSI) specifications for sound level meters. (ENTECH, p. 17). **Table E, Existing (Ambient) Long-Term (24 hour) Noise Level Measurements**, below identifies existing measured noise levels at the Project site.

Table E, Existing (Ambient) Long-Term (24 hour) Noise Level Measurements						
Noise Monitoring Location	Description	Hourly Noise Levels (1hr-Leq)				24-hour Noise Levels (CNEL)
		Daytime Minimum	Daytime Maximum	Nighttime Minimum	Nighttime Maximum	
LT-1	Property Boundary	45.3	52.8	31.1	44.58	48.5
Source: ENTECH, Table 6						

As reflected in **Table E**, the current noise level for the project area is 48.5 CNEL which falls well below the Normally Acceptable land use compatibility category for residential uses as reflected in **Table D**.

Construction noise represents a temporary impact on ambient noise levels. Construction noise is primarily caused by diesel engines (trucks, dozers, backhoes), impacts (jackhammers, pile drivers, hoe rams), and backup alarms and can be stationary or mobile. Stationary equipment operates in one location for hours or days in a constant mode (generators, compressors) or generates variable noise operation (pile drivers, jackhammers), producing constant noise for a period of time. Mobile equipment moves around the site and is characterized by variations in power and location, resulting in significant variations in noise levels over time. Grading activities and rock blasting typically generate the most significant noise impacts during construction. This section assesses the potential noise impacts to the existing sensitive residential land uses during construction. (ENTECH, p. 19).

Noise impacts from on-site construction were evaluated by determining the noise levels caused by different types of construction activity, calculating the construction-related noise level at nearby noise-sensitive receptor locations, and comparing these construction-related noise levels to existing ambient noise levels



**Figure 13 - Sensitive Noise Receptors**

(i.e., noise levels without Project-related construction noise). The actual noise level would vary, depending upon the equipment type, model, the type of work activity being performed, and the condition of the equipment. Construction noise was assessed using the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM), which calculates noise levels for a variety of construction operations based on a compilation of empirical data and the application of acoustical propagation formulas. (ENTECH, p. 17).

The assessment of the construction noise impacts must be relatively general at this phase of the Project because many of the decisions affecting noise will be at the discretion of the contractor. However, an assessment based on the type of equipment expected to be used by the contractor can provide a reasonable estimate of potential noise impacts and the need for noise mitigation. Hence, a worst-case construction noise scenario was developed to estimate the loudest activities that would be occurring at the Project site. Pile driving activities are not anticipated. Though not anticipated, the geotechnical report identified that blasting may be required depending on the excavation depth, location, equipment used, and desired rate of production. If blasting is required, it is not anticipated to occur more than one day of construction (ENTECH, p. 19). Thus, the noisiest construction activities are centered around the movement of heavy construction equipment during excavation, grading operations, and tank construction and blasting. Noise levels were estimated based on a worst-case scenario, which assumed all pieces of equipment would be operating simultaneously during each construction phase. The calculated noise level was then compared to the respective local noise regulation to determine if construction would cause a short-term noise impact at nearby residential land uses. Receiver distance to the construction activity along with the construction equipment operating at the maximum load will have the greatest influence on construction noise levels experienced at residential land uses. (ENTECH, p. 17).

Construction noise levels have been predicted using reference noise levels for standard construction equipment, the distance to the noise-sensitive uses, and noise attenuation standards. Outputs from the RCNM determine the combined noise levels from equipment that will be operated simultaneously. Projected noise levels without construction equipment have been subtracted from the projected noise level during construction activities to determine the change in noise level on the existing environment. The difference in noise level, the number of days various noise levels are projected, have been compared to significance thresholds to determine whether construction activities would cause significant increases. **Table F, Construction Equipment by Phase**, presents the off-road equipment anticipated to be in operation for each construction phase. (ENTECH, p. 17).



Table F, Construction Equipment by Phase				
Construction Activity	Off-Road Equipment	Lmax Noise Level	Unit Amount	Load Usage Factor
Water Basin Construction	Dump Truck	84	1	40%
	Excavators	85	1	40%
	Backhoe	77.6	2	40%
Tank Construction	Tractor	85	1	40%
	Loader	85	1	40%
	Backhoe	80	1	40%
Road Construction	Backhoe	77.6	1	8%
	Grader	85	1	8%
	Dozer	81.7	1	8%
Source: ENTECH, Table 7				

**Table F, Construction Noise Levels by Construction Phase**, below identifies hourly noise levels in  $L_{eq}$  for each construction phase at LT-1.

Table G. Construction Noise Levels by Construction Phase	
Proposed Project Phase	Construction Hourly dBA, $L_{eq}$
WQMP Basin	63.0
Road (closest point)	73.1
Tank Site	66.0
Blasting	63.9
Source: ENTECH, Table 8	

As reflected in **Table G**, the highest noise level that would be experienced by the closest sensitive residential receivers (LT-1) adjacent to the Project site is 73.1 dBA  $L_{eq}$ . This noise level occurs during the road construction phase of the proposed Project. This noise level would be a noticeable increase of 20 dBA over existing maximum daytime levels of 52.8 dBA  $L_{eq}$ . However, the County of Riverside does not establish a construction noise level and exempts private construction projects from general noise standards, as long as the construction occurs during allowable hours. The County of Riverside Municipal Code exempts private construction projects located within one-quarter of a mile from an inhabited dwelling from the County's noise standards if: 1) Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and 2) Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. (ENTECH, p. 19).

Although the proposed EMWD Project is considered a capital improvement project of a government agency, even if construction occurs outside of the above restricted hours, construction noise levels would not be considered an impact as the maximum predicted noise level of 73.1 dBA  $L_{eq}$  is below the FTA noise standards established for residential construction of 90 dBA  $L_{eq}$  (1-hr) for daytime noise levels and 80 dBA (1-hr) for nighttime noise levels. Because construction activities are typically limited to weekdays, during daylight hours, this noise level is considered a nuisance or annoying, rather than a significant impact (ENTECH, p.

20). Regardless, implementation of mitigation measures **NOI-1** through **NOI-4**, will ensure noise levels during Project construction remain less than significant. Thus, with implementation of mitigation, the proposed Project will not generate 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. Therefore, with implementation of mitigation impacts are less than significant.

- b) **Less Than Significant Impact.** Construction activities associated with the proposed Project include excavation, grading, tank construction, and paving. These activities have the potential to generate low levels of ground-borne vibration depending on the equipment and methods used, distance to the affected structures, and soil type. No pile driving or other impact construction activities are anticipated.

Vibration is energy transmitted in waves through the ground or man-made structures. These energy waves generally dissipate with distance from the vibration source. Familiar sources of groundborne vibration include trains, buses on rough roads, and construction activities such as blasting, pile-driving, and operation of heavy earth-moving equipment. As described in the Federal Transit Administration's (FTA) *2018 Transit Noise and Vibration Impact Assessment* (TNVIA), ground-borne vibration can be a serious concern for nearby neighbors of a transit system route or maintenance facility, causing buildings to shake and rumbling sounds to be heard. The effects of ground-borne vibration include movement of the building floors, the rattling of windows, shaking of items on shelves or hanging on walls, and rumbling sounds. In extreme cases, the vibration can cause damage to buildings. Building damage is not a factor for most projects, with the occasional exception of blasting and pile-driving during construction. Annoyance from vibration often occurs when the vibration levels exceed the threshold of perception by only a small margin. A vibration level that causes an annoyance will be well below the damage threshold for normal buildings. The peak particle velocity (PPV) is defined as the maximum instantaneous peak of the vibration signal and is the most frequently used to describe vibration impacts to buildings. The FTA measure of the threshold of architectural damage for conventional sensitive structures is 0.2 in/sec PPV. In residential areas, the background vibration velocity level is usually around 50 VdB (approximately 0.0013 in/sec PPV). This level is well below the vibration velocity level threshold of perception for humans, which is approximately 65 VdB. A vibration velocity level of 75 VdB is considered to be the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. (ENTECH, p. 10).

The FTA's 2018 Transit Noise and Vibration Impact Assessment was utilized to establish standards for human annoyance as reflect in **Table H, Ground-Borne Vibration Criteria: Human Annoyance**, below. (ENTECH, p. 11).

<b>Table H, Ground-Borne Vibration Criteria: Human Annoyance</b>		
<b>Receptor</b>	<b>Max Lv (VdB)</b>	<b>Description</b>
Workshop	90	Distinctly felt vibration. Appropriate to workshops and non-sensitive.
Office	84	Felt vibration. Appropriate to offices and non-sensitive areas.
Residential – Daytime	78	Barely felt vibration. Adequate for computer equipment.
Residential – Nighttime	72	Vibration is not felt. However, groundborne noise may be audible inside quiet rooms.
Source: ENTECH, Table 2		



Similarly, vibration standards for building damage are reflected in **Table I, Ground-Borne Vibration Criteria: Architectural Damage**, below.

<b>Table I, Ground-borne Vibration Criteria: Architectural Damage Building Category</b>	
<b>Building Category</b>	<b>PPV (in/sec)</b>
Reinforced-concrete, steel, or timber (no plaster)	0.5
Engineered concrete and masonry (no plaster)	0.3
Non-engineered timber and masonry buildings	0.2
Buildings extremely susceptible to vibration damage	0.12
Source: ENTECH, Table 3	

Using the vibration source level of construction equipment and the construction vibration assessment methodology published by the FTA, groundborne vibration levels resulting from construction activities within the Project area were estimated at 160 feet to the nearest off-site sensitive receptor location as depicted in **Figure 13** above, and **Table J, Project Vibration Levels**, below. Since large bulldozers are anticipated to be the most vibratory piece of construction equipment to be utilized during Project construction, this piece of equipment was utilized for comparison to analyze for the worst-case vibration scenario. (ENTECH, pp. 20-21).

<b>Table J, Project Vibration Levels</b>				
<b>Noise Receiver</b>	<b>Distance to Property Line</b>	<b>Large Bulldozer Reference Vibration Level PPV (in/sec) at 25ft</b>	<b>Peak Vibration PPV (in/sec) at 160ft</b>	<b>Exceeds Threshold?</b>
Residence	160 feet	0.089	0.0055	No
Source: ENTECH, Table 9				

As reflected in **Table J** above, construction vibration levels are expected to approach 0.0055 (in/sec) at 160 feet (the nearest sensitive receptor) which lower than the vibration level of a large bulldozer at 25 feet. Using FTS's construction vibration assessment annoyance criteria for infrequent events as reflected in **Table I** above, the proposed Project site will not include nor require equipment, facilities, or activities that would result in a perceptible human response (annoyance). Further, impacts at the site of the closest sensitive receptor are unlikely to be sustained during the entire construction period but will occur rather only during the times that heavy construction equipment is operating in proximity to the Project site perimeter. Moreover, construction at the Project site will be restricted to daytime hours, thereby eliminating potential vibration impact during the sensitive nighttime hours. (ENTECH, p. 21).

Thus, the Project will not generate excessive groundborne vibration or groundborne noise levels. Therefore, with implementation of mitigation impacts are less than significant.

- c) **Less Than Significant Impact.** The French Valley Airport is the closest airport to the Project site, located approximately 3 miles southwest of the Project site. However, the Project site is located outside of the French Valley Airport's compatibility zones (RCALUC). Thus, the proposed Project would not expose people residing or working in the project area to excessive noise levels as a result of airport noise. Therefore, impacts are less than significant.

### **Mitigation Measures**

- NOI-1: Construction Noise.** During construction, all construction activities shall be limited to weekdays the following time constraints (as monitored by Eastern Municipal Water Department):
- During the months of June through September, construction activities shall be limited to between the hours of 6:00 a.m. and 6:00 p.m.
  - During the months of October through May, construction activities shall be limited to between the hours of 7:00 a.m. and 6:00 p.m.
- NOI-2 Construction Noise.** During all Project site excavation and grading on-site, all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with the manufacturers' standards and all stationary construction equipment shall be located so that emitted noise is directed away from any noise-sensitive receptors.
- NOI-3 Construction Noise.** During construction, equipment staging shall be located in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all project construction.
- NOI-4 Construction Noise.** During construction, haul truck deliveries shall be limited to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

#### 5.14 Population and Housing

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Findings of Fact

- a) **Less Than Significant Impact.** The proposed Project is a planned component of the infrastructure required to serve the Belle Terre community and is an allowable use within SP382S1's Planning Area 24's land use designation. Extension of water service by the proposed Project is to serve only the Belle Terre community. The proposed tank pad will be large enough for a second tank that may be constructed by EMWD at such time it is determine there is a need. Because the second tank is speculative with no details available at this time and is not a part of the proposed Project, the impacts to population/housing from a second tank are not included herein. Thus, the proposed Project will not induce substantial unplanned population growth in an area, either directly or indirectly. Therefore, impacts are less than significant.
- b) **No Impact.** The proposed Project site is currently vacant and undeveloped so will not displace any existing housing or people since no existing housing is present. Thus, the proposed Project will not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, no impacts are anticipated.

#### Mitigation Measures

No mitigation measures are required related to this issue.

## 5.15 Public Services

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

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

i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Findings of Fact

- a.i) **Less Than Significant Impact.** The proposed Project will be required to comply with the design standards of EMWD for fire access and fire protection. Thus, the proposed Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, the need for new or physically altered governmental facilities, or other performance objectives for fire protection services. Therefore, impacts are less than significant.
- a.ii) **Less Than Significant Impact.** Because the proposed Project is not a residential project, no increase in the need for new police protection facilities will occur. Further, fencing will be provided around the proposed improvements within the property with an 8 foot high chain link fence with three strands of barbed wire and spiral concertina wire. A new fence is proposed within 6 to 12 inches inside of the EMWD (Planning Area 24) property line. A 4 foot high debris fence is also proposed along the toe of the 1.5:1 cut slope along with a 16 foot wide double swing gate to be installed on the access road close to the site entrance with a turnaround area outside the gate. Other gates may be included for access to unimproved areas within the site, if needed. Final location of fence and gate will be determined during final tank design. Additionally, the proposed Project will be required to install security lighting, further reducing demand for sheriff services. Thus, the proposed Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, the need for new or physically altered governmental facilities, or other performance objectives for police protection services. Therefore, impacts are less than significant.

- a.iii) **No Impact.** The proposed Project does not propose to construct housing units so no new schools would need to be built as a result of the Project. Thus, the proposed Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, the need for new or physically altered governmental facilities, or other performance objectives for school services. Therefore, no impacts are anticipated.
- a.iv) **No Impact.** The proposed Project is consistent with the planned land use for Planning Area 24 and is not a land use type that generates demand for parkland. Thus, Thus, the proposed Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, the need for new or physically altered governmental facilities, or other performance objectives for park services. Therefore, no impacts are anticipated.
- a.v) **No Impact.** The proposed Project is consistent with the planned land use for Planning Area 24 and it is not a land use type that generates demand for library or health services. Thus, the proposed Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, the need for new or physically altered governmental facilities, or other performance objectives for other public services. Therefore, no impacts are anticipated.

#### **Mitigation Measures**

No mitigation measures are required related to this issue.

<b>5.16 Recreation</b>	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Findings of Fact

- a-b) **No Impact.** The Belle Terre community lies within Valley-Wide, whose park requirements are to provide a total of five acres of parkland per 1,000 persons, and the Belle Terre community, as a whole, meets this parkland requirement. Further, the proposed Project is consistent with the planned land use for Planning Area 24 which is not a land use that generates demand for recreational facilities. Thus, the proposed Project will not increase the use of existing neighborhood or regional parks or other recreational facilities or be accelerated, Include recreational facilities, or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, no impacts are anticipated.

#### Mitigation Measures

No mitigation measures are required related to this issue.

## 5.17 Transportation

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Findings of Fact

- a) **Less Than Significant Impact with Mitigation Incorporated.** The proposed Project does not consist of a traffic-generating land use. The Project is accessed by Fields Drive, which will ultimately be improved as a Collector road (74-foot right-of-way) to the Project entrance point. The proposed access road to the water tank will be a private and restricted-access road that will ultimately be owned and maintained by EMWD. Short-term traffic will be generated by construction of the Project. A total of up to four daily vendor trips (one-way) for material delivery and removal (excluding grading and paving phases) and two water truck trips per day is assumed during Project grading. However, implementation of mitigation measure **TRANS-1** will require a Traffic Control Plan to be prepared to coordinate lane closures, access, and construction work hours in order to minimize potential impacts to traffic. Once constructed, operation of the proposed tank will require periodic maintenance by EMWD staff which would generate a minimal number of trips. As such, the traffic associated with the proposed Project is marginal. Thus, with implementation of mitigation the proposed Project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, with implementation of mitigation impacts are less than significant.
- b) **Less Than Significant Impact.** Section 15064.3 of the 2019 CEQA Guidelines provide that transportation impacts of projects are, in general, best measured by evaluating the project's vehicle miles traveled (VMT), a measure of the total number of miles driven to or from a development which is sometimes expressed as an average per trip or per person. Section 15064.3 of the CEQA Guidelines suggests that the analysis of VMT impacts applies mainly to land use and transportation projects, rather than water infrastructure projects. Furthermore, projects that generate or attract fewer than 110 operational trips per day would generally be exempt from further consideration with respect to VMT. Public roads in the area are designed in accordance with the County of Riverside traffic standards and guidelines. At the time of preparation of this document, the County of Riverside has not yet formally adopted its updated transportation significance thresholds or its updated transportation impact analysis procedures identifying a significance threshold for VMT. As the



proposed Project is not a traffic generating land use and Section 5.17.a above, identifies only a marginal number of traffic trips associated with the proposed Project, it can be concluded that this Project is generally exempt from further consideration with respect to VMT. Thus, the proposed Project will not conflict with or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b). Therefore, impacts are less than significant.

- c) **No Impact.** The proposed Project is consistent with the planned land use for Planning Area 24. The tank access road will be designed in accordance with EMWD standards so the proposed Project will not result in an increase in traffic hazards due to design or incompatible uses. Further, the proposed Project is not a traffic generating land use. Thus, the proposed Project would not substantially increase hazards due to a geometric design feature or incompatible use. Therefore, no impacts are anticipated.
- d) **Less Than Significant Impact with Mitigation Incorporated.** The proposed Project site is accessed by Fields Drive. The proposed Project will not generate traffic during operation but during construction, the proposed Project may potentially result in temporary traffic obstructions. Short-term traffic, including daily worker, vendor, and haul trips, will occur during Project construction. However, construction traffic will be intermittent, temporary, and not create the need for new infrastructure. With implementation of mitigation measure **TRANS-1**, the proposed Project will be required to provide a detailed traffic control plan to coordinate any lane closures, access, and construction work hours in order to minimize any potential impacts associated with emergency response. Further, the proposed Project access road will be required to be designed in accordance with EMWD standards regarding emergency access. Thus, the proposed Project will not result in inadequate emergency access. Therefore, with implementation of mitigation impacts are less than significant.

#### **Mitigation Measures**

**TRANS-1: Emergency Response Traffic Control Plan.** Prior to the start of construction, the construction contractor shall be required to prepare a detailed traffic control plan to coordinate lane closures, access, and construction work hours in order to minimize potential impacts associated with emergency response.

### 5.18 Tribal Cultural Resources

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

- |  |                          |                                     |                          |                                     |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

### Findings of Fact

- a) As addressed under Threshold 5.5.a above, the proposed Project lies within the same area as analyzed in previous CEQA analyses which determined there to be no historical resources are in the area of the proposed Project. Based on findings of the AE-B document, no historic resources were determined to be located within the project site. As such, development of the proposed Project will result in the same disturbance area for which impacts were found to be less than significant. Thus, the Project does not include any listed, eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1. Therefore, impacts are less than significant
- b) Per AB52, the District initiated consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project to identify resources of cultural or spiritual value to the tribe. On August 28, 2020, the District sent consultation notification letters to Native American groups on the District's Master List pursuant to the requirements of AB52 pertaining to government-to-government consultation. **Table K, Native American Tribal Consultation Summary**, summarizes the District's consultation efforts. To date, the District has conducted consultation with three Native American Tribes: The Soboba Band of Luiseno Indians (Soboba), Rincon Band of Luiseño Indians (Rincon), and Pechanga Band of Luiseno Indians (Pechanga).

During consultation meetings, Tribes highlighted their concerns for the general area and site in particular. The area is known to contain tribal resources and is very sensitive to area tribes. Each Tribe provided recommendations with regards to mitigation. All Tribes expressed concern with potential unearthing of unknown artifacts while grading the site. A recommendation was made to identify an on-site location for reburial of artifacts/resources should they be uncovered during construction. Modifications have been made to the plan to include a 10-foot by 10-foot area for that purpose at the base of the tank slope ensuring that it is in an area to not be disturbed. Each Tribe recommended tribal monitoring consistent with those measures used in the prior CEQA analysis to mitigate the potential for uncovering of unknown buried artifacts.

<b>Table K, Native American Tribal Consultation Summary</b>				
<b>Tribe/ Organization</b>	<b>Individual Contacted</b>	<b>Date Letter Mailed</b>	<b>Response Received</b>	<b>Consultation Held</b>
Agua Caliente	Lacy Padilla	August 28, 2020	Declined	N/A
Morongo	Travis Armstrong	August 28, 2020	No Response	N/A
Pechanga	Ebru Ozdil	August 28, 2020	Requested consultation	December 11, 2020
Rincon	Destiny Colocho	August 28, 2020	Requested consultation	October 22, 2020
San Manuel	Jessica Mauck	August 28, 2020	Declined	N/A
Soboba	Joseph Ontiveros	August 28, 2020	Requested consultation	October 28, 2020
Agua Caliente	Lacy Padilla	August 28, 2020	Declined	N/A
Morongo	Travis Armstrong	August 28, 2020	No Response	N/A
Source: EMWD				

Based on the culturally sensitivity of the area, tribal cultural resources may potentially be present within the Project's proposed footprint, so the Project may have the potential to affect tribal cultural resources during ground-disturbing activities, such as clearing, trenching, and grading. However, implementation of mitigation measures **MM TCR-1** through **MM TCR-7** would reduce or avoid impacts to Native American human remains, if encountered.

Thus, the Project does not include 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. Therefore, with implementation of mitigation impacts are less than significant.

## **Mitigation Measures**

- TCR-1: Cultural Resources Treatment and Monitoring Agreement.** At least 30 days prior to the start of any ground-disturbing activities, EMWD shall contact the Consulting Tribe(s) to develop Cultural Resource Treatment Monitoring Agreement(s) ("Agreement"). The Agreement(s) shall address the treatment of archaeological resources inadvertently discovered on the project site; project grading; ground disturbance and development scheduling; the designation, responsibilities, and participation of tribal monitor(s) during grading, excavation, and ground disturbing activities; and compensation for the tribal monitors, including overtime, weekend rates, and mileage reimbursements.
- TCR-2: Develop a Cultural Resources Monitoring Plan.** Prior to any grading activities, a Cultural Resources Monitoring Plan shall be prepared by a qualified archaeologist in consultation with the

Consulting Tribe(s). The plan shall also identify the location and timing of cultural resources monitoring. The plan shall contain an allowance that the qualified archaeologist, based on observations of subsurface soil stratigraphy or other factors during initial grading, and in consultation with the Native American monitor and the lead agency, may reduce or discontinue monitoring as warranted if the archaeologist determines that the possibility of encountering archaeological deposits is low. The plan shall outline the appropriate measures to be followed in the event of unanticipated discovery of cultural resources during project implementation (including during the survey to occur following vegetation removal and monitoring during ground-disturbing activities). The plan shall identify avoidance as the preferred manner of mitigating impacts to cultural resources. The plan shall establish the criteria utilized to evaluate the historic significance (per CEQA) of the discoveries, methods of avoidance consistent with *CEQA Guidelines* Section 15126.4(b)(3), as well as identify the appropriate data recovery methods and procedures to mitigate the effect of the project if avoidance of significant historical or unique archaeological resources is determined to be infeasible. The plan shall also include reporting of monitoring results within a timely manner, disposition of artifacts, curation of data, and dissemination of reports to local and state repositories, libraries, and interested professionals. A qualified archaeologist and Consulting Tribe(s) tribal monitor shall attend a pre-grade meeting with EMWD staff, the contractor, and appropriate subcontractors to discuss the monitoring program, including protocols to be followed in the event that cultural material is encountered.

**TCR-3: Tribal Monitoring Agreements.** A qualified archaeological monitor and a Consulting Tribe(s) monitor shall be present for ground-disturbing activities associated with the Project, and both the project archaeologist and Tribal Monitor(s) will make a determination as to the areas with a potential for encountering cultural material. At least seven business days prior to project grading, EMWD shall contact the tribal monitors to notify the Tribe of grading/excavation and the monitoring program/schedule, and to coordinate with the Tribe on the monitoring work schedule. Both the archaeologist and the tribal monitor shall have the authority to stop and redirect grading activities in order to evaluate the nature and significance of any archaeological resources discovered within the project limits. Such evaluation shall include culturally appropriate temporary and permanent treatment pursuant to the Cultural Resources Treatment and Monitoring Agreement, which may include avoidance of cultural resources, in-place preservation, data recovery, and/or reburial so the resources are not subject to further disturbance in perpetuity. Any reburial shall occur at a location predetermined between EMWD and the Consulting Tribe(s), details of which shall be addressed in the Cultural Resources Treatment and Monitoring Agreement in mitigation measure CULT-1. Treatment may also include curation of the cultural resources at a tribal curation facility, as determined in discussion among EMWD, the project archaeologist, and the tribal representatives and addressed in the Cultural Resources Treatment and Monitoring Agreement referenced in mitigation measure CULT-1.

**TCR-4: Evaluation of Discovered Artifacts.** All artifacts discovered at the development site shall be inventoried and analyzed by the project archaeologist and tribal monitor(s). A monitoring report will be prepared, detailing the methods and results of the monitoring program, as well as the disposition of any cultural material encountered. If no cultural material is encountered, a brief letter report will be sufficient to document monitoring activities.

**TCR-5: Disposition of Inadvertent Discoveries.** In the event that Native American cultural resources are recovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries with the tribe. EMWD shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-

human remains as part of the required mitigation for impacts to cultural resources, and adhere to the following:

- 1) Preservation-in-place is the preferred option; preservation-in-place means avoiding the resources and leaving them in the place where they were found with no development affecting the integrity of the resource.
- 2) If preservation-in-place is not feasible, on-site reburial of the discovered items as detailed in the Monitoring Plan required pursuant to mitigation measure CULT-2 is the next preferable treatment measure. This shall include 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. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments.
- 3) In the event that on-site reburial is not feasible, EMWD will enter into a curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 Code of Federal Regulations 800 Part 79 and therefore would be curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

**TCR-6: Non-Disclosure of Reburial Locations.** It is understood by all parties that unless otherwise required by law, the site of any reburial of culturally sensitive resources 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.

**TCR-7: Human Remains.** If Native American human remains are encountered, Public Resources Code Section 5097.98 and California Health and Safety Code Section 7050.5 will be followed. If human remains are encountered no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. Subsequently, the NAHC shall identify the person or persons it believes to be the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

## 5.19 Utilities and Service Systems

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a determination by the wastewater treatment provider which serves 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?                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Findings of Fact

- a, c) **Less Than Significant Impact.** The proposed Project will require electricity and a connection to EMWD's water distribution system but does not involve construction of new or expansion of existing wastewater, natural gas or telecommunication facilities. No impacts would occur. The proposed Project will contain and convey potable water but will not generate water demand in and of itself. Further, it will not generate wastewater. Any onsite stormwater runoff will be conveyed, collected, and treated onsite according to EMWD standards.

Power from SCE (Southern California Edison) will be routed to the proposed tank site per an approved service plan to be coordinated during the final design process. A 100-amp main panel is anticipated to be sufficient for the site. No major site lighting is proposed. Smaller wattage lighting is proposed only for minor maintenance work at the tank site on the stairs, in the block enclosure and near the access gate. Other loads include control/SCADA and a small tank mixer. Hence, electric loads at the tank site are nominal. Solar power could be an alternate to a metered power service, although not proposed as part of the Project. The existing power pole located west of the access road (near the entrance) will be relocated as part of the project to clear EMWD's access. SCE service lines will extend the length of the access road from Fields Drive. Separate SCE

easements for SCE facilities are not anticipated. This easement will be required to be coordinated as part of the service plan design and final tank design. (WEBB-A, p. 16). Thus, the potential impacts of constructing the electric, water storage, stormwater, and conveyance facilities are evaluated throughout this document and impacts have all been determined to be less than significant.

During operation of the Proposed Project, water would be stored within the water storage tank and distributed to the 1627 pressure zone. The stormwater drainage facilities would convey storm flows offsite. Potential impacts of operating the water storage, stormwater, and conveyance facilities are evaluated throughout this document and less than significant impacts have been determined to occur.

Thus, the proposed Project will not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications, the construction of which would cause significant environmental effects. Further, the proposed Project will not result in a determination by the wastewater treatment provider which serves 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. Therefore, impacts are less than significant.

- c) **Less Than Significant Impact.** During construction of the proposed Project water would be supplied by up to two water trucks per day during grading (approximately 45 working days). A minimal amount of water would be needed for dust control purposes during construction in compliance with SCAQMD Rule 403 standards and for concrete mixing and sanitary purposes. The construction demand would be minimal and accommodated by existing supplies. The Project would not result in insufficient water supplies during construction, and impacts would be less than significant. During operation the proposed Project would store and distributed water to the 1627 pressure zone and would not increase water demand or supplies but would rather address deficiencies in the existing infrastructure in EMWD's 1627 pressure zone. This would increase the efficiency of EMWD's service in the proposed Project area. Hence, the proposed Project would not result in insufficient water supplies during operation. Thus, the proposed Project will have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Therefore, impacts are less than significant.

- d, e) **Less Than Significant Impact.** Construction of the Proposed Project would generate waste that would require disposal at a landfill. Operation of the Project will generate minimal solid waste due to periodic part replacements and other maintenance requirements. EMWD and the construction contractor would be required to divert construction waste from landfills in accordance with CALGreen requirements. No solid waste would be generated during operation of the Proposed Project. The landfills nearest the Project site are the Lamb Canyon Landfill and the El Sobrante Landfill.

The Lambs Canyon Landfill is currently permitted to receive 5,000 tons of refuse per day with an estimated total disposal capacity of approximately 10.5 million tons. As of January 1, 2015, the landfill had a total remaining capacity of approximately 5.2 million tons. The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2029. Further, landfill expansion exists at the Lamb Canyon Landfill site, if needed. (CAL-A).

The El Sobrante Landfill is currently permitted to receive 16,054 tons of refuse per day with an estimated total disposal capacity of approximately 38.9 million tons. As of April 1, 2018, the landfill had a total remaining capacity of approximately 56.7 million tons. The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2051. This landfill also has expansion capacity, if needed. (CAL-B).

Hence, these landfills have capacity to accommodate waste generated during construction through 2029, well beyond the anticipated time to complete construction of the Project so the proposed Project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure,



or otherwise impair the attainment of solid waste reduction goals. Further, construction and operation of the proposed Project would be required to comply with federal and State regulations related to solid waste, including the California Integrated Waste Management Act of 1989, which ensures that all construction debris would be hauled away to local landfills serving the Project site. Thus, the Project would comply with all federal, state, and local statutes and regulations related to solid waste. Therefore, impacts are less than significant.

**Mitigation Measures**

No mitigation measures are required related to this issue.

## 5.20 Wildfire

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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If located in or near state responsibility areas (SRAs) 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?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Findings of Fact

- a) **Less Than Significant Impact.** The Project site is accessed by Fields Drive to the south. Construction of the proposed Project may potentially result in temporary traffic obstructions. However, implementation of mitigation measure **WILD-1** will require detailed traffic control plan to coordinate lane closures, access, and construction work hours in order to minimize potential impacts associated with emergency response. Thus, the proposed Project will not substantially impair an adopted emergency response plan or emergency evacuation plan. Therefore, with implementation of mitigation impacts are less than significant.
- b-d) **Less Than Significant Impact.** The proposed Project tank will rest at an elevation of 1,590 feet AMSL. Site access is expected to extend from existing Fields Drive and will require cut slopes up to 25-feet in height and fill slopes of up to 25-feet in height. Cut slopes on the west, south, and north sides of the tank will be required. Rock excavation is 1.5:1 slopes and maximum 2:1 fill slopes according to the geotechnical investigation (LAI, p. 6). The tank will be located near the ridge of a hill located east of the San Diego Canal. The planning area surrounding the Project site north of Fields Drive will remain as open space-conservation. (WEBB-A, p. 5)
- The proposed Project is located within a State Responsibility Area (SRA) of moderate to high hazard severity zone (RCIT, Figure S-11). Riverside County's Wildland Urban Interface identifies that communities create extremely dangerous and complex fire conditions, posing a threat to public and firefighter safety. As wildland fires meet structural developments, vegetation ceases to burn but catastrophic fire can continue, sustained by structures igniting. However, the proposed Project involves construction and operation of a water tank which would not expose a significant number of people to injury or death due to wildland fires. All construction

will be required to comply with fire protection and prevention requirements specific by state law (CCR) and Cal/OSHA. This includes various measures such as easy accessibility of firefighting equipment, proper storage of combustible liquids, no smoking in service and refueling areas, and worker training for firefighter extinguisher use. Further, all new construction is required to comply with the California Fire and Building Codes. Additionally, the proposed Project will be required to comply with all regulatory requirements concerning fire protection. Further, the Project design conveys flows to a basin at the toe of the hill designed to sheet flow excess stormwater across Fields Drive to the offsite natural wash. As such, flows would not impact the tank and its facilities or create additional runoff that could impact adjacent properties. The drainage infrastructure would enable stormwater to flow around or through the site in a manner that would prevent flooding or landslides. As discussed in more detail in Section 5.10 – Hydrology and Water Quality, above, the proposed Project will not significantly impact drainage patterns, flooding, or cause landslides. Thus, although the proposed Project is located in a SRA, it would not exacerbate wildfire risks, due to slope, prevailing winds, and other factors, thereby exposing project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire because the proposed Project does not include occupants. Further, the proposed Project does not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment and does not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts are less than significant.

#### **Mitigation Measures**

**WILD-1:      Emergency Response Traffic Control Plan.** Prior to the start of construction, the construction contractor shall be required to prepare a detailed traffic control plan to coordinate lane closures, access, and construction work hours in order to minimize potential impacts associated with emergency response.

## 5.21 Mandatory Findings of Significance

Does the Project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Less Than Significant Impact with Mitigation Incorporated.** As discussed in Section – 5.4 above, development of the Project site would have an impact of less than significant with mitigation incorporated related to biological resources. The temporary direct and/or indirect impacts of the Project would not result in significant cumulative impacts to environmental resources within the region of the Project Site. Cumulative impacts refer to incremental effects of an individual project when assessed with the effects of past, current, and proposed projects. Although the Project would result in the loss of 2.89 acres of scrub lands, the MSHCP was developed to address the comprehensive regional planning effort and anticipated growth in the County of Riverside. The proposed Project has been designed and mitigated to remain in compliance with all MSHCP conservation goals and guidelines through mitigation measures **BIO-1** through **BIO-4** and therefore will not result in an adverse cumulative impact.

The presence of any previously recorded or potential cultural or tribal cultural resources was not found on the proposed Project site. Further, the site has been previously disturbed and it is highly unlikely that any cultural or tribal cultural resources exist. However, in order to provide protection in the unlikely event that cultural resources are unearthed during Project construction, mitigation measures **CULT-1** through **CULT-7** applicable to Cultural Resources and Tribal Cultural Resources, as per Section – 5.18 above, will reduce potential impacts to less than significant.

Thus, the proposed Project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered

plant or animal or eliminate important examples of the major periods of California history or prehistory. Therefore, with incorporation of mitigation impacts are less than significant.

- b) **Less Than Significant Impact.** As demonstrated by the analysis in this IS, the Project will not result in any impacts that are individually limited, but cumulatively considerable. The Project is consistent with local and regional plans, and the Project does not result in significant air quality emissions. The Project adheres to all other land use plans and policies that have jurisdiction over the Project site and does not contribute to substantial traffic volumes. The Project is not considered growth-inducing as defined by State CEQA Guidelines Section 15126.2(d) and will not induce, either directly or indirectly, population and/or housing growth. Therefore, impacts are less than significant.
- c) **Less Than Significant Impact with Mitigation Incorporated.** Effects on human beings were evaluated as part of this analysis under the aesthetics, air quality, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, traffic and wildfire thresholds. Based on the analysis and conclusions in this IS, the proposed Project will not cause substantial adverse effects directly or indirectly to human beings with incorporation of mitigation measures **AES-1** through **AES-3**, **HAZ-1**, **NOI-1** through **NOI-4**, **TRANS-1** and **WILD-1**. Thus, the proposed Project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Therefore, with incorporation of mitigation impacts are less than significant.

#### **Mitigation Measures**

All applicable mitigation measures as identified in individual topics above remain.

## SECTION 6 – Report Preparers

### 6.1 Eastern Municipal Water District

Joe Broadhead ..... Principal Water Resources Specialist

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## SECTION 7 – References

### EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, [Section 15063 \(c\) \(3\) \(D\)](#).

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