

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

**Environmental Assessment (CEQ / EA) Number:** 42740  
**Project Case Type (s) and Number(s):** CUP03204R1  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501  
**Contact Person:** Brett Dawson  
**Telephone Number:** (951) 955-0972  
**Applicant's Name:** Ronald Mc Donald House Charities, Brian Crater  
**Applicant's Address:** PO Box 35, Mountain Center CA 92561

**I. PROJECT INFORMATION**

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3204, REVISED PERMIT NO. 1** proposes to remove certain unbuilt proposed components from the existing Conditional Use Permit and replace with other components. The components to be removed are housing units, pool and pool house, equipment storage, manager residence, activity room and costume storage, storage, toilet and shower containers, activity room, kid's kitchen, maintenance shop and caretakers residence. The new components proposed are to construct cabins, an amphitheater, basketball court roof, administration building, entry station, parking lot, pool, pool house, a creative/performing arts center, staff housing, and development of the land east of the seasonal creek.

The project is located north of Apple Canyon Road and east of Hurkey Creek Park.

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

**B. Total Project Area:** 59.14 Acres

<b>Residential Acres:</b> N/A	<b>Lots:</b> 3	<b>Units:</b> 1	<b>Projected No. of Residents:</b> 4
<b>Commercial Acres:</b> 20.08	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A

**Other:**

**C. Assessor's Parcel No(s):** 568-070-025

**Street References:** The project is located north of Apple Canyon Road, east of Hurkey Creek Park.

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 6 South, Range 3 East, and Section 4.

**Legal Description:**

Parcel 1: The South Half of the Southeast quarter of the Southeast quarter of the Northwest quarter: the North half of the Northeast quarter of the Northeast quarter of the Southwest quarter and the South half of the Southwest quarter of the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 4, Township 6 South, Range 3 East, San Bernardino Meridian in the County of Riverside, State of California. According to the official plat thereof.

Parcel 2: The Northwest quarter of the Southeast quarter of Section 4, Township 6 South, Range 3 East, San Bernardino Meridian, in the County of Riverside, State of California according to the official plat thereof.

Except that portion conveyed to the County of Riverside for road purposes, by Deed recorded August 21, 1968 as instrument No. 81299 Official Records.

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The proposed project site is partially developed through implementing multiple development phases. The first phase (developed in 1997) was intended for the construction of the four (4) infirmary units and phase two (developed in 2013) was intended for the residential units for campers, basketball court, and utilities.

**F. Other Public Agency Involvement and Required Permits:**

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the General Plan Land Use Designation of Open Space Conservation Habitat (OS-CH) and Open Space Recreation (OS-R) and all applicable policies. The proposed project would meet the following General Plan and Southwest Area Plan Policies.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The project meets all relevant Multipurpose Open space policies.

The proposed project meets all applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed project is within a State Responsibility High Fire Area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.) The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.

5. **Noise:** The proposed project will not permanently increase the ambient noise levels in the project vicinity above levels existing without the project.

6. **Housing:** The proposed project meets all applicable Housing Element Policies of the General Plan including policy 5.1.

7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

8. **Healthy Communities:** The proposed project meets all applicable Health Community Policies: HC 2.2; HC 3.3; HC4.1; HC 9.2; HC 14.1.

**B. General Plan Area Plan(s):** REMAP

- C. Foundation Component(s):** Open Space and Open Space Conservation
- D. Land Use Designation(s):** Open Space-Rural (OS-R) and Open Space-Conservation (OS-C)
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** N/A
- G. Adjacent and Surrounding:**
  - 1. **General Plan Area Plan(s):** REMAP
  - 2. **Foundation Component(s):** Open Space
  - 3. **Land Use Designation(s):** Open Space Conservation Habitat (OS-CH) and Open Space Recreation (OS-R)
  - 4. **Overlay(s), if any:** N/A
  - 5. **Policy Area(s), if any:** N/A
- H. Adopted Specific Plan Information**
  - 1. **Name and Number of Specific Plan, if any:** N/A
  - 2. **Specific Plan Planning Area, and Policies, if any:** N/A
- I. Existing Zoning:** Natural Assets (N-A) and Natural Assets 160 acre minimum (N-A-160)
- J. Proposed Zoning, if any:** N/A
- K. Adjacent and Surrounding Zoning:** Natural Assets (N-A) and Natural Assets 160 acre minimum (N-A-160) and Light Agriculture (A-1).

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

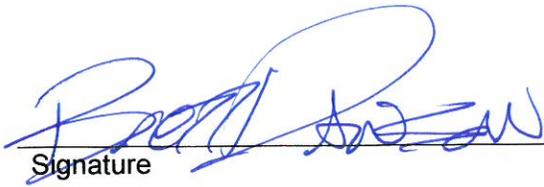
- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                                    |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/>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

#### IV. DETERMINATION

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> 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, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a <b>SUBSEQUENT ENVIRONMENTAL IMPACT REPORT</b> is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

  
Signature

2/10/22  
Date

Brett Dawson, Project Planner

For: John Hildebrand  
*Planning Director*

Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-8 “Scenic Highways,” Riverside Extended Mountain Area Plan Figure 8 “Scenic Highways.”

**Findings of Fact:**

- a) The project is located within the Riverside Extended Mountain Area Plan (REMAP). The closest scenic highway to the project site is Highway 74. The recreational camp facility is located 1,869 feet (0.35 miles) from Highway 74. This portion of Highway 74 is a state designated scenic highway. Due to mountainous terrain and distance between the project site and Highway 74, the site is not visible from the scenic highway. Project implementation would not have a substantial effect upon a scenic corridor and no impact would occur.
- b) The project site is relatively flat with sparse vegetation consisting of mature trees and sparse patches brush areas. No removal of vegetation is proposed as part of the project. The project site contains existing dwellings and structures that are similar to the rural development in the site vicinity and is not considered as aesthetically offensive. No impact would occur.
- c) Refer to response b) above. The project would be compatible with surrounding development within the area. No impacts to scenic quality would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

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

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**Source(s):** GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The proposed project is located approximately 24.59 miles from the Mount Palomar Observatory. The project site is within Zone B of the special light area that surrounds Mt. Palomar Observatory. The project would be required to adhere to Ordinance No. 665 that regulates light pollution. Ordinance No. 665 compliance would restrict the permitted use of certain light fixtures emitting into the night sky that could have a detrimental effect on astronomical observations at the Observatory. Ordinance No. 665 lists approved materials, design requirements shielding procedures to prevent nighttime light disturbances. Adherence to Ordinance No. 655 is a standard condition of approval and is not considered a mitigation measure pursuant to CEQA. Conformance with Ordinance No. 655 would reduce nighttime light pollution impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

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**Source(s):** On-site Inspection, Project Application Description, Ordinance No. 915

Findings of Fact:

a) Refer to response 2. a). Mt. Palomar Observatory above. The project will be required to comply with Ordinance No. 655 and Ordinance No. 915, which restricts lighting hours, material types, and techniques of lighting. Ordinance No. 915 requires all outdoor luminaires to be appropriately located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project will be required to comply with the County of Riverside conditions of approval that requires lighting restrictions. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Adherence to Ordinance No. 655 and Ordinance No. 915 would reduce any lighting impacts to less than significant levels.

- b) The camp is located within a sparse natural area, whereby residential properties are located too far to be affected from unwanted light levels. Compliance with Ordinance No. 655 and Ordinance No. 915 would prevent the project operations from exposing residential property to unacceptable light levels. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project:

4. Agriculture	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

- a) The proposed project site is not located within an area that is designated for prime or unique farmland or farmland of statewide importance as indicated on Riverside County General Plan Figure OS-2 "Agricultural Resources". As such, the project will not result in converting essential farmland resources. No impact will occur.
- b) The proposed project will not conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. Located southeast of the project site is the Garner Valley Agricultural preserve. Through the utilization of GIS, it has been determined that the above mentioned agriculture preserve is 1,334 feet from the project site. Impacts will be less than significant.
- c) As previously indicated, the project site is located 1,334 feet northwest of the Garner Valley Agricultural preserve. As such, the impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project is not located within an area designated for unique or prime farmland and will not involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural uses, whereby there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

- a) According to the source maps referenced above, the project is located within the boundaries of Federal forest land, within the San Bernardino National Forest and possibly on coniferous forest land.
- b) Refer to 5 a) above. The project is not located within forest land and would not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact would occur as a result of the proposed project.
- c) Refer to 5 a) and b) above. The project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use because the project is not located within, or in close proximity to forest land. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook

**Findings of Fact:**

- a-b) The existing permit is for an existing summer camp facility consisting of existing development. The proposed new development would consist of removing existing housing units, pool and pool house, equipment storage, manager residence, activity room and costume storage, storage, toilet and shower containers, activity room, kids kitchen, maintenance shop and caretakers residence. The proposal is to construct cabins, an amphitheater, basketball court roof, administration building, entry station, parking lot, pool, pool house, a creative/performing arts center, staff housing, and development of the land east of the seasonal creek. These proposed facilities would cause a minimal direct physical change in the environment in regards to air quality and emissions from construction or operation of the existing facility. The project site is located in a very low density area and would be required to comply with applicable air emissions regulation pursuant to the South Coast Air Quality Management District’s regulations. Project implementation would not substantially contribute to increased air pollutant emissions because the construction of the proposed structures and facilities would be considered minimal. Project implementation would not result in a substantial increase in vehicle emissions because the project is a summer camp and would have minimal and periodic vehicular traffic. Due to technological advancements, vehicle emissions have improved and contribute less to air quality impacts. Thus, the proposed project would not have a substantial effect upon air quality emissions, would not conflict with an air quality plan, would not result in a cumulatively considerable net increase of criteria pollutants, and would be required to comply with air quality regulations and not conflict with or obstruct implementation of the AQMD Air Quality Management Plan (AQMP) or generate any substantial amount of air pollutants.. Impacts would be considered less than significant.
- c) The project site is located in an Open Space mountainous region with very little development. The proposal is to remove existing housing units, pool and pool house, equipment storage, manager residence, activity room and costume storage, storage, toilet and shower containers, activity room, kids kitchen, maintenance shop and caretakers residence. The proposal also includes the construction of cabins, an amphitheater, basketball court roof, administration building, entry station, parking lot, pool, pool house, a creative/performing arts center, staff housing, and development of the land east of the seasonal creek is considered minor because of minimal short term grading effort for the building pads and driveway. There are no single family residential buildings and open space/vacant properties within the vicinity of the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site. No substantial pollutant concentrations would be emitted into the project vicinity during construction or residential occupancy. Construction additional facilities would be a relatively short duration with typical construction equipment and materials, which would not be anticipated to expose sensitive receptors to substantial pollutant concentrations. Thus, the proposed project would not expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations. Impacts would be considered less than significant.

- d) The project is not located in close proximity to a substantial point source emitter; therefore no impact is anticipated. The project will not include commercial or manufacturing uses, or generate significant odors, therefore no impact shall occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003); Biological Resources Technical Report and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis for the Camp Ronald McDonald for Good Times Project prepared by DUDEK, dated April, 2021; Riverside County Oak Tree Management Guidelines

Findings of Fact:

a) The approximately 59.14-acre project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) REMAP Area Plan. The project site is not located within Criteria Cell; therefore, it is not subject to the MSHCP Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process.

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

MSHCP Riparian/Riverine Habitat is present on the project site. According to the Biological Resources Technical Report and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis for the Camp Ronald McDonald for Good Times Project prepared by DUDEK, dated April, 2021, two areas supporting montane riparian scrub habitat and riverine resources occur within the project site: Apple Canyon Creek and Drainage A (a tributary to Apple Canyon Creek). These areas were investigated by Dudek in March 2017 to determined that they met the MSHCP’s definition of riparian/riverine habitats. There is no habitat for Least Bell’ s Vireo, Southwestern Willow Flycatcher or yellow -Billed Cuckoo on the site. There are no vernal pools or pools or depressions of persistent standing water primarily due to the well -drained soils of the project area. There is no habitat for either the Riverside or vernal pool fairy shrimp species on site. The proposed project will not impact riparian/riverine habitat or riparian associated birds. No clay soils have been documented as occurring on any portion of the site and the site does not appear to support any natural vernal pool habitat. No special status plant species typically associated with vernal pools in the region were observed during this study and none are expected to occur on the site. No fairy shrimp or potential habitat for fairy shrimp was identified onsite during the field survey. No potential habitat for mountain yellow-legged frog is present on the project site. The project would avoid impacts to MSHCP riparian/riverine habitat; therefore, a deed restriction would be placed over the avoided area (i.e. Apple Canyon Creek and Drainage A) to ensure avoidance in perpetuity.

The project is consistent with Section 6.1.2 of the MSHCP with adherence to County of Riverside Conditions of Approval.

**6.1.3 Protection of Narrow Endemic Plant Species**

The Project Site occurs within a predetermined MSHCP Survey Area for three narrow endemic plant species: Johnston’ s rockcress, Munz’s mariposa lily and San Jacinto Mountains bedstraw. Johnston’s rock cress and San Jacinto Mountains bedstraw are not expected to occur since the project site is outside of these species’ known elevation ranges. The San Jacinto (Munz’s) mariposa lily was determined to have a low potential to occur within the study area (i.e., within the 200’ buffer); however, potential chaparral and coniferous forest habitat present within the 200’ buffer is not expected to be disturbed. There is no level of impact in the appropriate habitat areas. In this situation of avoidance, no surveys are required.

The project is consistent with Section 6.1.3 of the MSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface**

The MSHCP Urban/ Wildlands Interface guidelines presented in Section 6.1. 4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to a MSHCP Conservation Area. This project is not located adjacent to a Conservation Area. Although it is within the San Bernardino National Forest, use of the project area will be similar to the uses and activities over the last 20 years. The project is required to comply with the MSHCP Urban/Wildland Interface Guidelines (UWIG) related to Drainage, Toxics, Lighting, Noise, Invasives, Barriers, and Grading/Land Development.

The project is consistent with Section 6.1.4 of the MSHCP.

**6.3.2 Additional Survey Needs and Procedures**

The project site is located within the required habitat assessment area for mountain yellow-legged frog. According to the Habitat Assessment for Mountain Yellow-Legged Frog (MYLF), Biological Resources Technical Report and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis for the Camp Ronald McDonald for Good Times Project prepared by DUDEK, dated April, 2021. The mountain yellow-legged frog is not expected to occur on the project site due to the lack of suitable habitat. Apple Canyon Creek and Drainage A are intermittent streams that do not support the relatively permanent, open stream systems characterized by gently sloping banks with rocks and vegetation for shelter. Additionally, these intermittent drainages have been known to seasonally support fish species. Mountain yellow -Legged frog has not been found in the adjacent Forest Service land in Johnson Meadow. No potential habitat for mountain yellow-legged frog is present on the project site.

The project is consistent with Section 6.3.2 of the MSHCP.

Impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan will be less than significant with adherence to Riverside County Conditions of Approval.

b) No federal or state listed endangered or threatened species were observed during the field surveys conducted by DUDEK in 2017. No impacts to any endangered or threatened species will occur.

c) The project has been conditioned to require a nesting survey and Migratory Bird Treaty Act survey in the event that habitats are removed (COA 60. EPD.1). Therefore, impacts are considered less than significant. The condition of approval states: Birds and their nests are protected by the Migratory Bird Treaty Act (MTBA) and the California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Counseling Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

d) The project site is not located within an MSHCP Existing Linkage, Proposed Linkage, or Special Linkage Area.

e-f) Two areas supporting montane riparian scrub habitat and riverine resources occur within the project site: Apple Canyon Creek and Drainage A (a tributary to Apple Canyon Creek). These areas were investigated by Dudek in March 2017 to determine if they met the MSHCP’s definition of riparian/riverine habitats. The fire suppression pond is a manmade feature and is not natural in origin; therefore, this feature does not meet the definition for “riverine” and is therefore not further discussed. According to the Biological Resources Technical Report and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis for the Camp Ronald McDonald for Good Times Project prepared by DUDEK, dated April, 2021 , project-related activities are not expected to directly impact Apple Canyon Creek or Drainage A; therefore, implementation of the proposed project will not require regulatory permits from ACOE, RWQCB, or CDFW pursuant to the Clean Water Act and Sections 1600 of the California Fish and Game Code. However, if project-related activities are anticipated to encroach within any of these jurisdictional features, appropriate permits would need to be obtained from the regulatory agencies prior to project-related activities. No federal wetlands are present on the project site.

Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

g) The project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees will be removed for the project.

Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>CULTURAL RESOURCES</b> Would the project:				
<b>8. Historic Resources</b>				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source(s)**: On-site Inspection, Project Application Materials, Riverside County General Plan, Google Earth (for historical aerials), A Phase I Cultural Assessment of Camp Ronald McDonald for Good Times by Jean Keller Ph D May 2008.

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

a-b) Based on the Cultural Assessment for the project by Jean Keller Ph D, several historic structures were identified within the project. However, all existing buildings as well as the former Camp Roosevelt site itself, were evaluated for significance according to California Environmental Quality Act criteria. This evaluation determined that neither of the buildings nor the Camp Roosevelt site would be considered significant historical resources. Due to differing cartographic evidence it is unclear precisely which buildings were constructed prior to 1959. Further, every potentially historic building has been subject to substantial alteration, and this is lacking integrity. Camp Roosevelt operated from 1952 to 1972, so only a short period of time would be classified as an historical occupation. Between 1972 and 2008, the subject property was occupied by several entities, so there is no continuity of use or prolonged association with the historical Camp Roosevelt. Therefore, based on a finding of no significance, the research, photo documentation, detailed description, and architectural evaluation of the buildings and structures, as documented within this report, is sufficient consideration for cultural resources currently located within the boundaries of Camp Ronald Mc Donald for Good Times.

Due to the presence of the historic structures, there is the possibility for subsurface resources to be present. Therefore an archaeologist shall be present during grading and demolition activities so that if previously unidentified resources are discovered during grading and demolition, they will be handled in an professional and appropriate manner. With the inclusion of this mitigation measure, impacts would be less than significant.

**Mitigation:**

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

**Monitoring:** The mitigation will be monitored through condition of approval implementation with grading and building permits.

**9. Archaeological Resources**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site?				
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** On-Site Inspection, Project Application Materials, review and discussions with the Riverside County Archaeologist, Phase I and II Cultural Resources Assessment prepared by Brian F. Smith and Associates, Inc., October 20, 2020

**Findings of Fact:**

- a-b) The proposed Camp Ronald McDonald for Good Times redevelopment entails demolishing all existing buildings with the exception of the dining hall and those of recent construction and replacing them with new camp facilities. Since at least some of these buildings are of historical origin in that they were constructed at least 50 years ago, all existing buildings, as well as the former Camp Roosevelt site itself, were evaluated for significance according to California Environmental Quality Act (CEQA) criteria. This evaluation determined that neither the buildings nor the Camp Roosevelt site would be considered significant historical resources. Because there are no significant resources present, there would be no adverse change in the significance of archaeological resources as a result of this project. Therefore, impacts would be less than significant.
- c) No human remains were observed during the phase I survey of this project, However, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is a mandatory state law requirement. This is also considered a standard Condition of Approval and is not considered as mitigation pursuant to CEQA. Therefore, compliance with state law would reduce impacts to less than significant levels.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>ENERGY</b> Would the project:				
<b>10. Energy Impacts</b>				
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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

**Findings of Fact:**

a-b) Project implementation would result in removing existing housing units, pool and pool house, equipment storage, manager residence, activity room and costume storage, storage, toilet and shower containers, activity room, kids kitchen, maintenance shop and caretakers residence. The proposal is to construct cabins, an amphitheater, basketball court roof, administration building, entry station, parking lot, pool, pool house, a creative/performing arts center, staff housing, and development of the land east of the seasonal creek as well as remove the expiration of the Conditional Use Permit. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances related to the proposed facilities.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County’s General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a “maximum feasible” reduction in unnecessary energy consumption. The proposed project will not result in wasteful inefficient, or unnecessary energy consumption and will not be in conflict with any state or local plans. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

The proposal of removing existing housing units, pool and pool house, equipment storage, manager residence, activity room and costume storage, storage, toilet and shower containers, activity room, kids kitchen, maintenance shop and caretakers residence. The proposal is to construct cabins, an amphitheater, basketball court roof, administration building, entry station, parking lot, pool, pool house, a creative/performing arts center, staff housing, and development of the land east of the seasonal creek as well as remove the expiration of the Conditional Use Permit is not anticipated to utilize a significant amount of energy resources. The small amount of energy consumed during any future construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Riverside County will review the project for consistency with the Riverside County Climate Action Plan. Compliance with the requirements

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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stated above would reduce construction energy impacts to less than significant levels. Operational energy consumption would represent a very small increase in electricity consumption over the current countywide usage. The Project would adhere to all federal, State, and local requirements for energy efficiency, including the Title 24 standards. The project would not result in the inefficient, wasteful, or unnecessary consumption of building energy. As such, a less than significant impact would occur in this regard.

The project would be required to comply with any County ordinances or regulations pertaining to renewable energy and/or energy efficiency. Further, the project would be required to comply with all Title 24 and CALGreen standards. Compliance with Title 24 and CALGreen standards would ensure the project incorporates energy efficient windows, insulation, lighting, ventilation systems, as well as water efficient fixtures and electric vehicles charging infrastructure (if required). Additionally, the Project would be required to construct solar panels at all residences that are built post-2020 to comply with the 2019 Title 24 standards, which mandate photovoltaic systems in newly constructed residential buildings (resulting in approximately 53 percent less energy usage than residential buildings constructed under the 2016 standards). Adherence to the Title 24 energy requirements will ensure conformance with the State’s and County’s goal of promoting energy and lighting efficiency. Therefore, the project would result in less than significant impacts associated with renewable energy or energy efficiency plans.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

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

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, “Geotechnical Investigation Report Update Camp Ronald McDonald Facility” Inland Foundation Engineering, Inc. November 13, 2020.

Findings of Fact:

- a) The project is located in a seismically active region. The San Andreas Fault system dominates the geologic structure of the southern California area. Known active faults within the San Andreas Fault system include the Newport-Inglewood, Whittier-Elsinore, San Jacinto and San Andreas Faults. No active faults are known to exist within the project site. The site is not located within an Alquist-Priolo Earthquake Fault Zone. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**12. Liquefaction Potential Zone**

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan Figure S-3 “Generalized Liquefaction,” Riverside County GIS, “Geotechnical Investigation Report Update Camp Ronald McDonald Facility” Inland Foundation Engineering, Inc. November 13, 2020.

**Findings of Fact:**

a) According to Riverside County GIS, the potential for earthquake induced liquefaction is considered remote and the site is not mapped as being in a designated liquefaction zone. The “Geotechnical Investigation Report Update Camp Ronald McDonald Facility” Inland Foundation Engineering, Inc. November 13, 2020. States that the liquefaction analyses were conducted using Geologismiki Liquefaction Assessment Software utilizing cone penetration test data collected at 13 locations. The results indicate that liquefaction induces ground damage should be anticipated for most of the CPT sites. Average liquefaction induced settlements were computed to range from less than one inch to five inches. Average lateral displacements were computed in the range of 15 to 36 inches. The computations for lateral displacements were highly variable. With incorporated mitigation Impacts are considered less than significant.

**Mitigation:** MM-GEO-1 (60 Planning Geo Study) Prior to Issuance of Grading Permits, the Grading Plans must show that appropriate mitigation detailed in “Geotechnical Investigation Report Update Camp Ronald McDonald Facility” Inland Foundation Engineering, Inc. November 13, 2020. Will be implemented. Either the use of:

Soil improvement which may include dynamic compaction (heavy tamping), vibro-flotation, stone columns, deep soil mixing and pressure grouting. This selection of the alternative should be made on the basis of consultation with a geotechnical specialty contractor.

The structures are designed to withstand the forces caused by a liquefaction event. Structural mitigation will not reduce or eliminate lateral displacements or settlements. This methodology may be used to prevent collapse of structures due to the surficial effects of a liquefaction event. This alternative may include a geogrid reinforced fill placed immediately below the foundations to buffer the surficial effects of settlement and lateral displacement. This will provide a stiff foundation material which will have some tensile strength to resist bending and tensile forces caused by differential settlement and lateral spreading beneath the structure. The benefit of this reinforced zone will primarily be to provide redundancy in the overall design. The “Generalized Liquefaction,” Riverside County GIS, “Geotechnical Investigation Report Update Camp Ronald McDonald Facility” Inland Foundation Engineering, Inc. November 13, 2020. Specifically calls out standards for:

Foundation Design for Native Soils, foundation design on geogrid reinforced base, trench wall stability, retaining walls, concrete slabs on grade, expansive soil, tentative pavement design, shrinkage and subsidence, and general site grading.

**Monitoring:** The mitigation will be monitored through condition of approval implementation with grading and building permits.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source(s):** Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), “Geotechnical Investigation Report Update Camp Ronald McDonald Facility” Inland Foundation Engineering, Inc. November 13, 2020.

Findings of Fact:

a) The project is located in southern California, which is a seismically active region. The San Andreas Fault system dominates the geologic structure of the southern California area. Known active faults within the San Andreas Fault system include the Newport-Inglewood, Whittier-Elsinore, San Jacinto and San Andreas Faults. No active faults are known to exist within the project site. The site is not located within an Alquist-Priolo Earthquake Fault Zone. Any future development would require compliance with California Building Codes/Regulations, and geotechnical recommendations, which would reduce impacts related to strong seismic ground shaking to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**14. Landslide Risk**

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

**Source(s):** On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Google Earth. “Geotechnical Investigation Report Update Camp Ronald McDonald Facility” Inland Foundation Engineering, Inc. November 13, 2020.

Findings of Fact:

a) The project site is relatively flat and no substantial topographic feature exists on the site that could initiate a landslides or rockfalls. Much of the surrounding properties are flat as well. There is hilly terrain east of the site, but it is at a distance of over 1700 feet from the project boundary so that should a landslide occur, it is not anticipated that it would impact the project site. A less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**15. Ground Subsidence**

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

**Source(s):** Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Riverside County GIS. “Geotechnical Investigation Report Update Camp Ronald McDonald Facility” Inland Foundation Engineering, Inc. November 13, 2020.

Findings of Fact:

a) According to Riverside County GIS, the project site is not located in an area where potential subsidence could occur. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16. Other Geologic Hazards**

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

**Source(s):** On-site Inspection, Project Application Materials, Riverside County GIS, California Seismic Safety Commission website. “Geotechnical Investigation Report Update Camp Ronald McDonald Facility” Inland Foundation Engineering, Inc. November 13, 2020.

Findings of Fact:

a) According to Riverside County GIS, it does not appear that the project site is in an area that looks to be prone to mudflows. The project site is not in an area that is known to be susceptible to volcanic activity pursuant to the California Seismic Safety Commission<sup>1</sup>. The project site is located approximately 3,765 feet from Lake Hemet. A seiche is a wave-like oscillation of surface water in an enclosed basin that may be induced by a strong earthquake. Due to the project sites distance from Lake Hemet, as well as the topographic featured between the site and these bodies of water, any impacts from the occurrence of a seiche would be very remote. Impacts due to other geologic hazards are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?

<sup>1</sup> <https://ssc.ca.gov/disasters/volcano.html>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

**Findings of Fact:**

a-b) Very little to no grading will occur on the project. Impacts will be considered less than significant.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact will occur.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. The project will not create substantial grading, as there will be little to no grading on the project. Proposed contours for site grading and the ultimate configuration of the primary sewage system and subsurface disposal facilities are shown on the site plan (Exhibit A). There are no cuts or fills required for the ultimate development of the property. The project will utilize septic systems. No impacts will occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, "Geotechnical Investigation Report Update Camp Ronald McDonald Facility" Inland Foundation Engineering, Inc. November 13, 2020.

**Findings of Fact:**

a-c) The division of land would not create any development that would cause environmental issues due to soil conditions. Future development would be required to comply with federal, state and County regulations regarding soil loss or erosion as well as the California Building Code requirements to reduce risks due to expansive soils. The Phase I Environmental Assessment did not indicate that there were expansive soil conditions on the site. The site currently has a septic system that serves the existing structure and treats waste water. The Riverside County Department of Health issued a Certification of Existing Subsurface Disposal System, which deems the soil adequate to support septic systems.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Laboratory testing indicates that native soils within the zone of influence to the proposed development are non-plastic. Expansion index testing of a representative sample indicated an expansion index of 8, which is classified as a very low expansion potential, whereby impacts would be considered less than significant.

The Geotechnical Investigation Report Update Camp Ronald McDonald Facility found that on the basis of their field and laboratory exploration and testing, it is their opinion that the proposed construction is feasible from a geotechnical engineering standpoint. The primary issues that will require mitigation are related to near-surface groundwater, soil liquefaction, non-uniform soil conditions and potentially loose and disturbed soils near the surface of the site. Our investigation indicates that liquefaction during a seismic event is expected to be the “controlling” issue in the development of geotechnical design factors for this project. Expansion testing indicates that on-site soils have a very low expansion potential. Expansive soil design criteria are not required for non-expansive conditions. Analytical testing indicates that sulfates concentrations are very low. In accordance with ACI 318, Table 4.2.1 in the Geotechnical Investigation, the soil can be classified as Class S0 with respect to sulfate exposure. Chloride concentrations are also very low. Resistivity and pH values indicate only a slight corrosion hazard.

Groundwater was encountered during our 2010 exploration across the site at depths ranging from 11 to 25 feet. Groundwater was encountered at depths ranging from approximately seven (7) to 16 feet beneath the existing ground surface during earlier exploration on the site. Historical data suggests that groundwater beneath most of the site is less than 10 feet below the existing ground surface. Depending on the time of year of project construction, excavation dewatering may be necessary. Ground improvement methods used for the mitigation of the potential for liquefaction will result in changes in the subsurface conditions that will ultimately control the development of the final design parameters. Therefore, the recommended geotechnical design factors presented later in the report are preliminary and will be subject to change. Ground improvement will resolve many of the issues related to the non-uniform conditions within the near surface soils. With mitigation, impacts would be considered less than significant.

**Mitigation:** MM-GEO-1 (60 Planning Geo Study) Prior to Issuance of Grading Permits, the Grading Plans must show that appropriate mitigation detailed in “Geotechnical Investigation Report Update Camp Ronald McDonald Facility” Inland Foundation Engineering, Inc. November 13, 2020. Will be implemented. Either the use of:

Soil improvement which may include dynamic compaction (heavy tamping), vibro-flotation, stone columns, deep soil mixing and pressure grouting. This selection of the alternative should be made on the basis of consultation with a geotechnical specialty contractor.

The structures are designed to withstand the forces caused by a liquefaction event. Structural mitigation will not reduce or eliminate lateral displacements or settlements. This methodology may be used to prevent collapse of structures due to the surficial effects of a liquefaction event. This alternative may include a geogrid reinforced fill placed immediately below the foundations to buffer the surficial effects of settlement and lateral displacement. This will provide a stiff foundation material which will have some tensile strength to resist bending and tensile forces caused by differential settlement and lateral spreading beneath the structure. The benefit of this reinforced zone will primarily be to provide redundancy in the overall design. The “Generalized Liquefaction,” Riverside County GIS, “Geotechnical Investigation Report Update Camp Ronald McDonald Facility” Inland Foundation Engineering, Inc. November 13, 2020. Specifically calls out standards for:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Foundation Design for Native Soils, foundation design on geogrid reinforced base, trench wall stability, retaining walls, concrete slabs on grade, expansive soil, tentative pavement design, shrinkage and subsidence, and general site grading.

**Monitoring:** The mitigation will be monitored through condition of approval implementation with grading and building permits.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

**Findings of Fact:**

a) As shown in Figure S-8 of the County’s General Plan Safety Element, soils that occur at the Project Site are rated “moderate” for wind erodibility. As with any movement of soil, future development of the project site would have the potential to loosen surface soils, thereby making soils susceptible to wind and/or water erosion. Future development would be considered a minimal surface disturbance and Best Management Practices would be required to minimize soil erosion due to wind. Further, Riverside County’s Building and Safety Department would review and approve any future development plans, which would have the applicant comply with comments and/or conditions to reduce soil erosion impacts. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project:

<b>20. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** “Camp Ronald Mc Donald for Good Times Greenhouse Gas Emissions Assessment” September 30, 2020. Ian Mc Entire/ Jennifer Reed Dudek.

a) Construction of the project would result in GHG emissions, which are primarily associated with use of off-road construction equipment, on-road vendor trucks, and worker vehicles. The County has not proposed or adopted relevant quantitative GHG thresholds for construction-generated

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emissions. Nonetheless, amortized GHG emissions generated during construction of the proposed project are included in this assessment for disclosure purposes.

CalEEMod was used to calculate the annual GHG emissions based on the construction scenario. Construction of the proposed project was assumed to commence in January 2021 and reach completion in November 2021, lasting a total of 11 months. Construction would involve demolition of about 20,615 square-feet of existing structures, clearing and grubbing, and grading of the site. The proposed earthwork would not require import or export of soils.

Standard construction methods would be employed for building construction. Sources of GHG emissions would include: off-road construction equipment exhaust and on-road vehicles exhaust (i.e., demolition trucks, material delivery trucks, and worker vehicles). Table 2 presents construction emissions for the project in 2021 from on-site and off-site emission sources. Detailed assumptions associated with project construction are included as an attachment to this memorandum.

<b>Table 2 Estimated Annual Construction Greenhouse Gas Emissions</b>				
<b>Year</b>	<b>CO<sub>2</sub></b>	<b>CH<sub>4</sub></b>	<b>N<sub>2</sub>O</b>	<b>CO<sub>2</sub>e</b>
<i>Metric Tons per Year</i>				
2021	467.96	0.05	0.00	469.17

As shown in Table 2, the estimated total GHG emissions during construction of would be approximately 469 MT CO<sub>2</sub>e. Estimated project-generated construction emissions amortized over a 30-year period would be approximately 16 MT CO<sub>2</sub>e per year. Since the County has not established construction-phase GHG thresholds, construction GHG emissions were amortized assuming a 30-year development life after completion of construction and added to operational emissions to compare to the County’s GHG threshold. GHG emissions generated during construction of the project would be short-term in nature, lasting only for the duration of the construction period and would not represent a long-term source of GHG emissions.

### **Operational Greenhouse Gas Emissions**

Currently, Camp Ronald McDonald for Good Times sees a total of approximately 3,534 persons throughout the year including campers and families, volunteer staffing, and employees. As discussed previously, proposed updates to the camp include the demolition of the outdated structures and construction of updated facilities to replace the demolished structures. The proposed facility improvements would not result in an increase in the number of visitors served by the camp or camp staff. Rather, the project would provide necessary improvements to serve the needs of the existing camp activities and provide modernized facilities for the campers and their families. The project would result in a minimal change to existing trips to the project site; therefore, it would be reasonable to assume that the proposed updates would not substantially increase the camp’s existing operational GHG emissions related to mobile sources, which are typically the primary source of GHG emissions from land use development.

In regards to non-mobile source emissions, newer facilities constructed at the camp may result in less GHG emissions per square foot as the new buildings would be more energy efficient as they would be constructed in accordance with, at minimum, the most recent adopted California Energy Code (Part 6, Title 24, California Code of Regulations), which is the 2019 Title 24 regulations, and Riverside County Ordinances. The estimated operational project-generated

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and existing GHG emissions from area sources, energy usage, solid waste generation, and water usage and wastewater generation, and the net change in emissions (project minus the existing facilities) are shown in Table 3.

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<b>Table 3 Estimated Annual Operational GHG Emissions</b>				
<b>Emission Source</b>	<b>CO<sub>2</sub></b>	<b>CH<sub>4</sub></b>	<b>N<sub>2</sub>O</b>	<b>CO<sub>2</sub>e</b>
<i>Metric Tons per Year</i>				
<i>Proposed Project</i>				
Area	4.61	<0.01	0.00	4.73
Energy	989.07	0.02	0.02	993.56
Solid waste	82.17	4.85	0.00	203.57
Water supply and wastewater	120.17	0.75	0.02	144.23
<b>Total</b>	<b>1,196.02</b>	<b>5.62</b>	<b>0.04</b>	<b>1,346.09</b>
<i>Existing Facilities</i>				
Area	4.26	<0.01	0.00	4.37
Energy	839.53	0.02	0.01	843.37
Solid waste	62.34	3.68	0.00	154.45
Water supply and wastewater	107.58	0.67	0.02	129.21
<b>Total</b>	<b>1,013.71</b>	<b>4.37</b>	<b>0.03</b>	<b>1,131.40</b>
<i>Net Change in Emissions</i>				
<b>Net Change (Proposed Project – Existing Facilities)</b>	<b>182.31</b>	<b>1.25</b>	<b>0.01</b>	<b>214.69</b>
<i>Amortized construction emissions</i>		15.64		
<b>Total net operational + amortized construction GHGs</b>		<b>230.33</b>		

As shown in Table 3, estimated annual project-generated GHG emissions would be approximately 1,346 MT CO<sub>2</sub>e per year as a result of project operations only. The existing facilities are estimated to generate 1,131 MT CO<sub>2</sub>e per year; the net change in emissions is estimated to be 215 MT CO<sub>2</sub>e per year. After accounting for amortized project construction emissions, total net GHGs generated by the project would be approximately 230 MT CO<sub>2</sub>e per year. As such, annual operational GHG emissions with amortized construction emissions would exceed the County’s threshold of 3,000 MT CO<sub>2</sub>e per year. Therefore, the project would be have a less than significant individual and cumulative impact for GHG emissions.

- b) The County’s CAP update presents GHG reduction targets and existing reduction strategies. The new goals and supporting measures are proposed to reflect and ensure compliance with changes in the local and State policies and regulations such as SB 32 and California’s 2017 Climate Change Scoping Plan. In addition, the CAP update identifies a screening threshold for projects of 3,000 MT CO<sub>2</sub>e per year. Projects that do not exceed the threshold are considered to be consistent with the CAP and determined to have a less than significant individual and cumulative impact for GHG emissions. Construction of the project would not exceed the screening threshold of 3,000 MT CO<sub>2</sub>e per year as evidenced previously. The project would result in net GHG emissions of approximately 230 MT CO<sub>2</sub>e.

Furthermore, the County’s CAP update includes Screening Tables, established primarily to evaluate the development of new residential and non-residential projects. Since the project

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(replacement of existing campground facilities) does not fit within the type of development contemplated when developing the CAP Screening Tables, most measures may not be applicable to the project. Specifically, the project would comply with CAP Reduction Measure R2-EE10 (Clean Energy), which addresses energy efficiency in new buildings, the project would comply with the most current Title 24 California Building Code/Code of Regulations (2019), California Green Building Standards Code (2019), and 2019 energy standards at the time of building construction, as amended by the State of California. Other CAP Reduction Measures, which the project would comply with includes CAP Reduction Measures R2-W2 (Water Efficiency) and R2-S1 (Solid Waste), which relates irrigation/landscaping, potable water, and reclaimed water and the promoting of waste recycling and diversion from landfills. The project would include the demolition of 20,615 square feet of existing campground facilities and construction of new housing and activity/recreational facilities totaling 51,816 square feet. It is anticipated that the proposed improvements to the campgrounds would minimally change the amount of vehicle trips to the campgrounds. Therefore, most of the CAP Reduction Measures pertaining to transportation would be not be applicable to the project. Based on the prior considerations, the project would not conflict with the County's CAP.

The project would not impede the attainment of the GHG reduction goals for 2030 or 2050 identified in Executive Order (EO) S-3-05 and SB 32. EO S-3-05 establishes the following goals: GHG emissions should be reduced to 2000 levels by 2010, to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. SB 32 establishes a statewide GHG emissions reduction target whereby CARB, in adopting rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions, shall ensure that statewide GHG emissions are reduced to at least 40 percent below 1990 levels by December 31, 2030. While there are no established protocols or thresholds of significance for that future year analysis, CARB forecasts that compliance with the current Scoping Plan puts the state on a trajectory of meeting these long-term GHG goals, although the specific path to compliance is unknown (CARB 2014).

CARB has expressed optimism with regard to both the 2030 and 2050 goals. It states in the First Update to the Climate Change Scoping Plan that "California is on track to meet the near-term 2020 GHG emissions limit and is well positioned to maintain and continue reductions beyond 2020 as required by AB 32" (CARB 2014). With regard to the 2050 target for reducing GHG emissions to 80 percent below 1990 levels, the First Update to the Climate Change Scoping Plan states that the level of reduction is achievable in California (CARB 2014). In other words, CARB believes that the state is on a trajectory to meet the 2030 and 2050 GHG reduction targets set forth in AB 32, SB 32, and EO S-3-05. This is confirmed in the 2017 Scoping Plan, which states (CARB 2017):

The Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities. The Scoping Plan is developed to be consistent with requirements set forth in AB 32, SB 32, and AB 197.

The project would not interfere with implementation of any of the above-described GHG reduction goals for 2030 or 2050 because the proposed project would not exceed the County's recommended threshold of 3,000 MT CO<sub>2</sub>e per year. Because the proposed project would not

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exceed the threshold, this analysis provides support for the conclusion that the project would not impede the state's trajectory toward the above-described statewide GHG reduction goals for 2030 or 2050.

In addition, the specific path to compliance for the state in regards to the long-term, future goals will likely require development of new technology or other changes that are not currently known or available. As such, identifying ways that the project would be consistent with future goals would be speculative and cannot be meaningfully discussed at this time. However, the proposed project's consistency with current goals, policies, and regulations would assist in meeting the City's contribution to GHG emission reduction targets in California. With respect to future GHG targets under SB 32 and EO S-3-05, CARB has also made clear its legal interpretation that it has the requisite authority to adopt whatever regulations are necessary, beyond the AB 32 horizon year of 2020, to meet the SB 32 40 percent reduction target by 2030 and the EO S-3-05 80 percent reduction target by 2050. This legal interpretation by an expert agency provides evidence that future regulations will be adopted to continue the trajectory toward meeting these future GHG targets.

Based on the above considerations, the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. This impact would be less than significant, and no mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project:

**c) Hazards and Hazardous Materials**

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

**Source(s):** Project Application Materials, Phase I Environmental Site Assessment prepared by Sladden Engineering May 19, 2020

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**Findings of Fact:**

- a) Any future development on the site may involve the handling of incidental amounts of hazardous substances, such as solvents, fuels and oil. To avoid public exposure to hazardous materials, any future development would be required to comply with local, state and federal laws and regulations regarding the handling and storage of hazardous materials. Long-term use of the site is not anticipated to pose a health or safety hazard to the public because normal household materials would be utilized for cleaning, paints, pesticides, etc. Compliance with local, state and federal hazardous material laws and regulations and implementation of BMPs, potential hazardous impacts to the public would be less than significant.
- b) Refer to response a) above. Compliance with existing regulations during any construction activities would reduce the potential for the release of hazardous materials into the environment. The project does not propose any construction or activities that would involve the use of hazardous materials that could be released into the environment. Impacts are anticipated to be less than significant.
- c) The construction and operation of the proposed project would not cause any road closure or create detours that would interfere with adopted regional emergency response plans or regional emergency evacuation plans. At a local level, the Riverside County Fire Department provide emergency response services. The fire department provides 24-hour fire protection and emergency medical services to the project area. The operation of the proposed project would not hinder the ability of the fire department to respond to emergencies within the project area because the site would be utilized with residential use. The site design would be reviewed by the Riverside County Fire Department to ensure compliance with project-specific emergency access, water pressure and similar requirements. With compliance with County of Riverside Fire Department design requirements, potential emergency response impacts would be less than significant.
- d) The closest school to the project site would be Idyllwild Montessori School located approximately 5 miles to the north. The project site is not located within 0.25 mile to a school site and the project would have no impact.
- e) The project is not 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 not create a significant hazard to the public or the environment. There will be no impacts as a result.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>d) Airports</b>				
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a-d) According to Riverside County GIS, the project is not located in an Airport Influence Area or Airport Compatibility Area. The project is not located within the jurisdiction of any airport that would review/approve project plans. No private airstrips or heliports are near the project and there would be no risks involving safety hazards. The closest airport in proximity to the project site is the Hemet-Ryan Airport located approximately 8.9 miles northwest of the site. No impacts would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>HYDROLOGY AND WATER QUALITY</b> Would the project:				
<b>e) Water Quality Impacts</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. 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"/>
f. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i. 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"/>

**Source(s):** Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/Condition, GIS database,

Findings of Fact:

a) The topography of the area is flat surrounded by hilly terrain. The grading proposed would result in minimal nuisance nature local runoff to the pad and should be considered free from ordinary storm flood hazard. The proposed project is not anticipated to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The proposed project is to remove existing housing units, pool and pool house, equipment storage, manager residence, activity room and costume storage, storage, toilet and shower containers, activity room, kids kitchen, maintenance shop and caretakers residence. The proposal is to construct cabins, an amphitheater, basketball court roof, administration building, entry station, parking lot, pool, pool house, a creative/performing arts center, staff housing, and development of the land east of the seasonal creek as well as remove the expiration of the Conditional Use Permit. All surface water currently drains into the existing fire suppression pond or the US Army Corps of Engineer’s seasonal creek. Additional runoff will be diverted to two suppression ponds, One will be located north of the camper drop off circle, and one will be located north of the dining hall. Most of the water will recharge into the existing groundwater. The project will not decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, and has been conditioned to comply with standard water quality conditions of approval. Therefore impacts would be less than significant.

c) Since minimal grading is anticipated to accommodate the new components of the facility, the project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the inclusion of impervious surfaces. Therefore, impacts would be less than significant.

d) The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result erosion or siltation. All surface water currently drains into the existing fire suppression pond or the US Army Corps of Engineer’s seasonal creek. Additional runoff will be diverted to two suppression ponds, One will be located north of the camper drop off circle, and one will be located north of the dining hall. Most of the water will recharge into the existing groundwater. Areas of the project that would remain barren are subject to the BMPs set forth in the FWQMP as conditioned in (60- Final WQMP). Therefore impacts would not result in substantial erosion or siltation on-site, whereby impacts are less than significant.

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e) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. The project has been reviewed by the Riverside County Flood Control and Water Conservation District and conditioned (Map Flood Hazard Report) that all natural watercourses shall be kept free of all buildings and obstructions. Therefore the 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. Therefore, the impact is considered less than significant.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, the impact is considered less than significant.

g) Since minimal grading is anticipated to accommodate the new components of the facility, the project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in or impede flood flows. Therefore, impacts would be less than significant.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. In flood hazard, tsunami, or seiche zones) Therefore, the impact is considered less than significant.

i) The proposed project is not located within a water quality control plan or sustainable groundwater management plan. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>LAND USE AND PLANNING</b> Would the project:				
<b>f) Land Use</b>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project would not have the potential to physically divide an established community. Any future development of the site would be considered small and would be located within the site boundary. The project does not require an easement (like powerlines, natural gas line, bridge, roadway or drainage channel) that could divide a community. No impact would occur.

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b) Environmental analysis throughout this Initial Study has addressed the potential conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Based on the analysis, it was determined that that project would have less than significant impacts on the environment and no mitigation is required to reduce impacts to less than significant levels. Therefore, the project would not conflict with any adopted land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project:

**g) Mineral Resources**

a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
c. Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a & b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure OS-6, *Mineral Resources*, the Project site is designated within Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. The proposed Project would not 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, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Thus, no impact would occur.

c ) The Project site is not located within or near any lands that are classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing surface mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Therefore, no impact would occur and no mitigation is required.

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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in:

**h) Airport Noise**

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

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

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map. Google Earth

Findings of Fact:

a) The nearest airport to the Project site is Palm Springs International Airport, which is located approximately 15 miles east of the Project site. Therefore, there would be no impact.

b) The Project is not located in the vicinity of a private airstrip therefore, people would not be exposed any excessive noise levels. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**i) Noise Effects by the Project**

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

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

**Source(s):** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, because the project proposes to remove existing housing units, pool and pool house, equipment storage, manager residence, activity room and costume storage, storage, toilet and shower

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containers, activity room, kids kitchen, maintenance shop and caretakers residence. The proposal is to construct cabins, an amphitheater, basketball court roof, administration building, entry station, parking lot, pool, pool house, a creative/performing arts center, staff housing, and development of the land east of the seasonal creek as well as remove the expiration of the Conditional Use Permit., exterior noise levels will be limited to less than or equal 45dB(A\_ 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m. and 65 dB(A) at all other times pursuant to County Ordinance No. 847) (AND Gen-15- Exterior Noise Levels). Impacts will be very slight and would be considered less than significant.

- b) The project would not expose persons to or create generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground borne noise levels. Exterior noise levels will be limited to less than or equal 45dB(A\_ 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m. and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Any future project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. Groundborne vibrations from construction activities rarely reach levels that damage structures. Based on the Federal Transit Administration’s Transit Noise and Vibration Impact Assessment Manual, Table 7-4, Vibration Source Levels for Construction Equipment, the project construction would typically generate vibration levels ranging from 0.003 to 0.089 inches per second peak particle velocity at 25 feet from the source of activity. Because the closest existing residence from any potential future development would be over 300 feet from the nearest focused construction area, impacts from vibration and noise are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**PALEONTOLOGICAL RESOURCES:**

**j) Paleontological Resources**

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

**Source(s):** Riverside County General Plan Figure OS-8 “Paleontological Sensitivity,” Riverside County GIS

Findings of Fact:

- a) Pursuant to the Riverside County General Plan Multipurpose Open Space Element, Figure OS-8, Paleontological Sensitivity, and the Riverside County GIS Parcel Report for the project site, the potential for paleontological resources occurring on the site is low. Only a small amount of grading would occur for any potential future pads and driveways. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

<b>POPULATION AND HOUSING</b> Would the project:				
<b>k) Housing</b>				
a. 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"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. 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"/>

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

Findings of Fact:

- a) The proposed project is to remove existing housing units, pool and pool house, equipment storage, manager residence, activity room and costume storage, storage, toilet and shower containers, activity room, kids kitchen, maintenance shop and caretakers residence. The proposal is to construct cabins, an amphitheater, basketball court roof, administration building, entry station, parking lot, pool, pool house, a creative/performing arts center, staff housing, and development of the land east of the seasonal creek as well as remove the expiration of the Conditional Use Permit. No people would be displaced with any future project implementation. No impact would occur.
- b) The proposed project is to remove existing housing units, pool and pool house, equipment storage, manager residence, activity room and costume storage, storage, toilet and shower containers, activity room, kids kitchen, maintenance shop and caretakers residence. The proposal is to construct cabins, an amphitheater, basketball court roof, administration building, entry station, parking lot, pool, pool house, a creative/performing arts center, staff housing, and development of the land east of the seasonal creek as well as remove the expiration of the Conditional Use Permit. Due to the relatively small nature of the anticipated future project development, the project would not create a demand for additional housing or affordable housing. No impact would occur.
- c) The proposed project is to remove existing housing units, pool and pool house, equipment storage, manager residence, activity room and costume storage, storage, toilet and shower containers, activity room, kids kitchen, maintenance shop and caretakers residence. The proposal is to construct cabins, an amphitheater, basketball court roof, administration building, entry station, parking lot, pool, pool house, a creative/performing arts center, staff housing, and development of the land east of the seasonal creek as well as remove the expiration of the Conditional Use Permit. Due to the relatively small nature of the anticipated future project development, the project implementation of one single-family residence would not induce substantial unplanned population growth in the area. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**I) Fire Services**

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The project site is located within a Cal Fire State Responsibility area ("SRA") and is within a very high fire hazard severity zone. Development of the proposed Project would affect fire protection services by placing an additional demand on existing Idyllwild Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. The below conditions of approval have been tied to the project:

(15- Fire #21 Hazardous Fire Area) This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.9.

(0080-Fire- -WATER • 080 – Fire) Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Per this submittal the minimum fire flow will be 3000 gpm at 20 psi for 3 hours. Subsequent design changes may increase or decrease the required fire flow.

The Project will be required to comply with the County of Riverside conditions of approval. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**m) Sheriff Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan

Findings of Fact:

Riverside County Sheriff’s Department provides community policing to the Project area via the Riverside County Sheriff’s Sub Station located approximately 2,300 feet south of the Project site at 56570 Highway 74, Mountain Center, CA 92561. The proposed Project’s demand on sheriff protection services would not be significant on a direct or cumulative basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station. The Project would be required to comply with the provisions of the County’s DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**n) Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** School District correspondence, GIS database

Findings of Fact:

The potential development of staff housing would not directly or indirectly induce significant population growth. The project may add additional students to the Hemet Unified School District. Impacts to schools will be mitigated by mandatory school impact fees that will be paid by the applicant. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**o) Libraries**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan

Findings of Fact:

The potential development of staff housing would not directly or indirectly induce significant population growth. The project may add additional people who might use library services. Impacts to library services are mitigated through income generated through property tax payments and development impact fees, which project implementation would contribute to. Impacts would be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

p) **Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan

Findings of Fact:

The potential development of staff housing would not directly or indirectly induce significant population growth. The project may add additional people who might use available health services in the project area. The project site is located within the service area of several hospitals. If required, compliance with County Ordinance No. 659 requires a development impact fee payment to the County, of which funds may be partially allocated to public health services and facilities. Impacts to public medical facilities and resources associated with the proposed project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION** Would the project:

q) **Parks and Recreation**

a. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The potential development of staff housing would not directly or indirectly induce significant population growth. The project may add additional people who might use existing parks and recreational facilities within the project area. Because the project is considered to be adding a minimal amount of people to the area, the project would not result in the need for additional new or altered recreational facilities. Therefore, less than significant impacts to recreational facilities would occur with implementation of the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The potential development of staff housing would not directly or indirectly induce significant population growth. The project may add additional people who might use existing parks and recreational facilities within the project area. The project would be required to comply with Riverside County Ordinance No. 460 with regards to payment of park fees. The project is not located within a recreation and park district. The project is within CSA 152, but this pertains to street sweeping and not parks and recreation. Therefore, impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

r) **Recreational Trails**

- a. Include the construction or expansion of a trail system?

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

**Findings of Fact:**

- a) According to the Riverside County General Plan Circulation Element Figure C-7, Riverside County Trails and Bikeway System, there are mostly Non-County Trails (public, quasi public lands) located throughout the project area. The project does not propose a trail system, nor is the project required to construct or expand any of the existing trail systems within the project vicinity. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRANSPORTATION** Would the project:

s) **Transportation**

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

- b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

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

- d. Cause an effect upon, or a need for new or altered maintenance of roads?

- e. Cause an effect upon circulation during the project's construction?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

- a) The proposed project would potentially develop cabins, an amphitheater, basketball court roof, administration building, entry station, parking lot, pool, pool house, a creative/performing arts center, staff housing, and development of the land east of the seasonal creek which would not add a significant amount of traffic to the existing circulation system. The project is not expected to result in a substantial increase in vehicle trips and congestion to the areas circulation system because the density of development is consistent with the General Plan. The project would be reviewed for consistency with all applicable County plans and would be required to comply with State and County design regulations. Impacts are considered less than significant.
- b) Refer to response 37 a) above. The proposed project is not anticipated to exceed either individually or cumulatively and level of service standard established by the County. Implementation of the project would result in slight increases in traffic volumes on area roadways, but would not individually result in an excess of a County level of service. Based on a review of applicable VMT screening thresholds, the project is anticipated to meet the Small Projects screening threshold and would result in a less than significant VMT impact. Meeting the Small Projects screening threshold is sufficient to determine a less than significant impact and no additional VMT analysis is required. Therefore, impacts are considered less than significant, no mitigation is required.
- c-d) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses, because the Conditional Use Permit is for an existing facility with proposed buildings that will serve the use, and not substantially increase the numbers of visitors or staff, the project site would not result in a substantial increase in either the number of vehicle trips. The projects have no potential to result in uses that are incompatible with the surrounding area and that could result in significant impacts to circulation and traffic, or a need for new or altered maintenance of roads.
- e) The potential future development of the project would not cause an effect upon circulation during the project's construction because all equipment and materials needed for construction is anticipated to be staged within the project site. Construction vehicles accessing the site would be minimal and would not cause traffic issues for the current vicinity circulation system. A less than significant area circulation impact would occur during project construction.
- f) The project would be located off of the existing and unimproved Apple Canyon Road. Prior to construction, the project would be subject to review by the County's Fire and Sheriff Departments to assure that adequate emergency access is provided. The County's standard review procedures prior to issuance of grading/building permits would reduce impacts to less than significant levels.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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t) **Bike Trails**

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

**Source(s):** Riverside County General Plan

Findings of Fact:

a) According to the Riverside County General Plan Circulation Element Figure C-7, Riverside County Trails and Bikeway System, there are mostly Non-County Trails (public, quasi public lands) located throughout the project area. No designated bicycle trails/lanes are along the unimproved Komodo Road. The project does not propose a bicycle trail system or bike lanes, nor is the project required to construct or expand any of the existing bike trail/lane systems within the project vicinity. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

u) **Tribal Cultural Resources**

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

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

**Source(s):** County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) The California Environmental Quality Act, effective July 2015, require that the County address tribal cultural resources. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on September 20, 2019. No response was received from Cahuilla Band of Indians, Colorado River Indian Tribe, Ramona Band of Cahuilla Mission Indians, or Rincon Band of Mission Indians. The Morongo Band of Mission Indians, Pala Band of Mission Indians and the Soboba Band of Mission Indians deferred to the Pechanga Band of Mission Indians. Consultation was requested by the Agua Caliente Band of Cahuilla Indians and Pechanga Band of Mission Indians.

Consultation was requested by the Agua Caliente Band of Cahuilla Indians in a letter dated October 17, 2019. The band was provided with the cultural report and conditions of approval. Consultation was concluded with Agua Caliente on March 04, 2021.

Consultation was requested by the Pechanga Band in an email letter dated October 16, 2019. The band was provided with the cultural report and conditions of approval. Consultation was concluded on March 30, 2021.

No specific Tribal Cultural Resources were identified by the tribes however, both Pechanga and Agua Caliente requested that the cultural sites on the property be avoided. In addition, both feel the area is sensitive for subsurface resources and there is the possibility that previously unidentified resources might be found during ground disturbing activities. As such, the project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner. (TCR-1)

The project will also be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. (TCR-2)

CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval (TCR-3) that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project. With the inclusion of these Conditions of Approval, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

Mitigation:

MM TCR-1: Native American Monitoring (060 – Planning)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, the Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure  
Monitoring: Native American Monitoring will be conducted by a representative from the consulting tribe(s).

#### MM TCR-2: If Human Remains Found

In the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made

#### MM TCR-3: Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

**Monitoring:**

The mitigation will be monitored through condition of approval implementation with grading and building permits.

**UTILITIES AND SERVICE SYSTEMS** Would the project:

**v) Water**

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<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"/>

**Source(s):** Project Application Materials

**Findings of Fact:**

- a) The construction of cabins, an amphitheater, basketball court roof, administration building, entry station, parking lot, pool, pool house, a creative/performing arts center, staff housing, and development of the land east of the seasonal creek is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems. The existing facilities are provided water via an onsite well. Wastewater would be treated on site via individual septic systems. No wastewater facility would be impacted. Three relatively small pads would not create significant impervious surfaces that would generate the need for a storm water drainage system and storm flows would utilize the existing storm water drainage within the surrounding community. The existing system is designed where runoff water collects in the existing fire suppression pond. Impacts would be considered less than significant.
- b) Ultimate development of the site could potentially result in the development of cabins, an amphitheater, basketball court roof, administration building, entry station, parking lot, pool, pool house, a creative/performing arts center, staff housing, and development of the land east of the seasonal creek. This is considered a small development. It is anticipated that future development would require a well to serve the site. No water district would be impacted with future project implementation because of the installation of a private well. Impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>w) Sewer</b>				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Department of Environmental Health Review

**Findings of Fact:**

- a) Future project development would be required to construct septic systems which will treat and dispose of wastewater. The septic systems would be in compliance with Riverside County Department of Environmental Health regulations. With a 659.14 acre lot it is anticipated that there is sufficient area to support an advanced treatment sewage disposal system and that the groundwater table will not encroach within the current allowable limit set forth by Riverside County and California State requirements. Compliance with the Riverside County Department of Environmental Health regulations will ensure that septic system installation will have less than significant impacts.
- b) The proposed project would not be utilizing a wastewater provider. The project will be installing a wastewater treatment system for each lot. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>x) Solid Waste</b>				
a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Waste Management District

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project is conditioned (USE AB 1826) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**y) Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, Utility Companies

Findings of Fact:

a) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in a slight incremental system capacity demand for energy systems, communication systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public utilities that support the project area. The applicant shall make arrangements with each utility provider to ensure each residential building is connected to the appropriate utilities or served by other means (water well, septic, solar, propane, satellite dish, etc.). Thus, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**WILDFIRE** If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>z) Wildfire Impacts</b>				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
e. 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"/>

**Source(s):** Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

**Findings of Fact:**

- a) The proposed project would be served by an existing circulation system that provides access to the project site and facilitates vehicular circulation throughout the project area in accordance with Riverside County and State standards. The Riverside County Sheriff’s Department, California Highway Patrol, and other cooperating law enforcement agencies have primary responsibility for evacuations. These agencies work together to assess fire behavior and spread, which ultimately influence evacuation decisions. Evacuation routes are generally identified by fire protection and law enforcement personnel, are determined based on the location and extent of the incident, and include as many predesignated transportation routes as possible. Depending on the nature of the emergency requiring evacuation, it is anticipated that the majority of the project area residents would exit the project area via Apple Canyon Road and travel north or south depending on which direction is the safest to travel away from an emergency. Project implementation would not impair access to Apple Canyon Road should an evacuation be required. It is not anticipated that the project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts in this regard would be less than significant.
- b) Wildfires may potentially occur in wildland areas near the project site, or in on-site undeveloped open space. Under existing conditions, the project site includes vegetation that could cause potential fire issues. The project would include conversion of a portion of the site to maintained

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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urban development with designated landscaping and fuel modification areas. A fuel modification zone is a strip of land where combustible vegetation has been removed and/or modified and partially or totally replaced with more adequately spaced, drought-tolerant, fire-resistant plants in order to provide a reasonable level of protection to structures from wildland and vegetation fires.

The project site is located in an area classified as having a high potential for fire. The project would introduce new potential ignition sources in the form of building materials (e.g., wood, stucco), vegetation for landscaping, vehicles, and small machinery (e.g., for typical residential and landscape maintenance), but would also result in areas separating ignition sources from native fuels as well as the conversion of existing ignitable fuels to maintained landscapes that are ignition-resistant. Therefore, the project would function as a fuel reduction project by helping create context-sensitive development and a new first-fuel break line of defensible space. The project would be required to comply with current codes and standards which require defensible space to be provided around all structures located within a high fire hazard area. This would ultimately reduce the potential flammability of the landscape.

The project would be subject to compliance with the 2016 California Building Code (or the most current version) and the 2016 edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations), which would include ignition-resistant construction, automatic interior fire sprinklers, a robust water delivery system, fire apparatus access, and defensible space, among others. Compliance with these regulations would reduce impacts 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 would be considered less than significant.

- c) Implementation of the proposed project would 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. As discussed above, the project would be required to comply with existing regulations that help reduce fire risks and does not propose power lines, etc. Impacts are considered less than significant.
- d) Implementation of the proposed project is not anticipated to 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. The project does not propose any components that would create significant risks due to flooding, post-fire slope instability or drainage changes. The project would create more level ground in the residential pad areas and will introduce landscaping that would help reduce such risks. Impacts are considered less than significant.
- e) Refer to response 44 a) and b) above. Project implementation would not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires because it would be required to comply with State and County regulations regarding fire risk reduction. Compliance with development fire regulations, and fire resistant building materials would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MANDATORY FINDINGS OF SIGNIFICANCE** Does the Project:

aa) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

**Source(s):** Staff Review, Project Application Materials and provided technical studies

Findings of Fact:

Based on the environmental analysis conducted throughout this Initial Study, impacts to Aesthetics, Agriculture & Forest Resources, Air Quality, Biological Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Paleontological Resources, Population/Housing, Public Services, Recreation, Transportation, Utilities/Service Systems and Wildfire would have a less than significant impact on the environment.

Impacts to Cultural Resources (Archaeological Resources) and Tribal Cultural Resources would be significant unless mitigated. Thus, Mitigation Measures TCR-1 through TCR-3 are required for the project to reduce impacts to less than significant levels.

Because impacts to biological resources were found to be less than significant (as well as other relevant analysis sections), implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. All environmental topics analyzed within this document are either considered to have No Impact, Less Than Significant Impact, or Less Than Significant Impact with Mitigation Incorporated.

bb) Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

**Source(s):** Staff Review, Project Application Materials

Findings of Fact:

The environmental analysis conducted in this Initial Study determined that the land uses would be consistent with the County's General Plan land use projections. The land uses have been considered

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with overall County growth. The analysis demonstrated that the project would be in compliance with federal, State, and County applicable regulations. Further, the project would not create impacts, that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because impacts were either determined to be less than significant, or less than significant with the incorporation of mitigation measures.

cc) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:**

The environmental analysis conducted in this document regarding the project impacts determined that the project would not have the potential to generate significant adverse effects on human beings. The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly as analyzed throughout this environmental document. Impacts were identified to have no impact or a less than significant impact on human beings. Thus, impacts are considered less than significant.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: "Geotechnical Investigation Report Update Camp Ronald McDonald Facility" Inland Foundation Engineering, Inc. November 13, 2020.  
 Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
 4080 Lemon Street 12<sup>th</sup> Floor  
 Riverside, CA 92501

Revised: 2/9/2022 4:31 PM  
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