



RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3708, Variance No. 230001

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Russell Brady Title: Project Planner Date: June 5, 2023

Applicant/Project Sponsor: Southeastern California Conference of SDA Date Submitted: August 6, 2014

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Russell Brady at (951) 955-3025.

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Please charge deposit fee case#: ZEA ZCFW

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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: EA42719

Project Case Type (s) and Number(s): Conditional Use Permit No. 3708

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501

Contact Person: Russell Brady, Project Planner

Telephone Number: 951-955-3025

Applicant's Name: Southeastern California Conference of Seventh Day Adventists c/o Verlon Strauss

Applicant's Address: PO Box 79990, Riverside, CA 92513

I. PROJECT INFORMATION

Project Description:

Conditional Use Permit No. 3708 (Project) is a proposal to replace Public Use Permit (PUP) 00431, issued in 1981 by the County of Riverside to the Pine Springs Ranch (PSR), by providing a long-range Master Plan of Facilities and implementation of Phase 1 improvements. The Master Plan for PSR, which has operated at its current location since 1961, includes long-range improvements to enhance the guest experience, including revising the on-site circulation, replacing outdated structures and structures impacted by the recent fire, improvements to the overall camp and retreat center operations including the dining capacity, meeting room capacity, recreation, and support facilities, and installation of a recirculating stream system. Phase 1 improvements include the new dining hall, three prototype cabin units, a multipurpose building, snack shop, classrooms, maintenance facilities, and the new entry gatehouse in addition to on-site circulation improvements, site grading, and landscape improvements. It is estimated that all phases would be completed over 15 to 25 years, as financial resources allow.

Since the 1981 PUP was issued, PSR has experienced a period with a limited number of development projects. A wastewater treatment plant was constructed in 1998 and various other small construction projects have been processed through the Building Department. Although a number of applications to revise PUP 00431 have submitted over the years, all such applications have either been withdrawn or expired. In 2013, the camp and conference center were severely impacted by the Mountain Fire that swept through the property. The fire destroyed portions of the wastewater treatment plant, existing maintenance center, shop, a staff residence, and several other small structures. Plans to rebuild these facilities are in various states of permitting and development. In addition to responding to the issues pertaining to the fire, many of the existing facilities are in need of repair, updating, and in some cases expansion. Based on the ongoing need for facility upgrades, improved guest program venues, and the desire to establish a plan for phased development, PSR is seeking to establish an updated Conditional Use Permit (CUP) with the County.

Site location exhibits are provided in **Figure 1 – Regional Location**, **Figure 2 – Site Location: Aerial**, **Figure 3 – Site Location: USGS Map**, and **Figure 4 – Site Land Use**. Site facilities that are the subject of CUP 3708 are identified on **Figure 5 – Proposed Master Plan**. The long-term (25 year) plan for each facility is identified on **Table 1 – Facility Matrix**, although the facilities would be developed over time as finances allow. **Table 2 – Sleeping and Parking Overview** identifies the capacity that would be added to the PSR over long-term.

PSR is a Christian youth camp and retreat center sponsored by the Seventh Day Adventist Church and offers retreats for various groups, church group activities, school group activities, conferences, and a variety of summer camps and year-round events. Attendance at the camp varies by season,

with the summer months being more popular for retreats. PSR currently has a bed capacity for approximately 700 guests, but the actual number of guests is limited to approximately 500 due to the inadequate sizes of the existing dining hall and meeting spaces to serve the ultimate bed capacity. The facilities proposed include the new dining hall, removal and replacement of older cabins, construction of additional cabins, construction of a multipurpose building, snack shop, classrooms, maintenance facilities, and the new entry gatehouse (Table 1) which would allow for the ultimate capacity to service approximately 700 guests (Table 2), representing the ability to serve an approximately 200 guests more than what the PSR currently services. In addition to these buildings PSR is proposing the implementation of new circulation improvements, site grading, and landscape improvements.

Of the approximately 315-acre parcel, existing camp facilities primarily occur over approximately 56 acres, which includes the existing cabins, trails recreational areas, dining hall and water and wastewater facilities. The remainder of the parcel is not utilized for camp purposes and therefore is primarily open space. The Proposed Project improvements would occur within the existing 56-acre developed portion of the parcel. The Project Site is located in the Riverside Extended Mountain Area Plan, with a zoning designation of N-A-160 and land use of OS-C and OS-RUR.

Table 1 – Facility Matrix

Facility No.	Facility Description	SQFT	Est Phase Year	Phase	Comments
1	Lodge	41000	2023-2033	Phase 1	To Remain/Improve/Expand
1	Registration & Elevator Addition	1866	2023	Future Phase	Addition
1	Deck/Improved Entry	2284	2028	Future Phase	Addition
2	Adapted Multipurpose Building	6991	2027	Phase 1	Remodel Existing Dining Hall into New Multi-Purpose Building
2	Exterior Restroom Addition	2000	2027	Future Phase	Addition
3	New Classroom Building in Rec Complex	3240	2030	Phase 1	Replace Phased Out Multi-Purpose Building in New Location
4	New Staff - Cabin A	2200	2032	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin B	2200	2033	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin C	2200	2034	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin D	2200	2035	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin E	2200	2036	Future Phase	Replace Existing Staff Cabins
5	Duplex Cabins - 2 Cabins (2815 sqft/each)	5630	2023-2033	Phase 1	To replace Existing North Village Cabins
5	Meeting Cabin - 3 Cabin (3442 sqft/each)	10326	2023-2033	Phase 1	To replace Existing North Village Cabins
6	New Tent Platform Bath House	1165	2030	Future Phase	Replace Existing Bath House
6	New Wooden Tents - 5 Cabins (400 sqft/each)	2000	2030	Phase 1	New Camping Program
7	Duplex Cabins - 3 Cabins (2815 sqft/each)	8445	2023-2033	Phase 1	To replace Existing South Village Cabins
7	Meeting Cabin - 2 Cabin (3442 sqft/each)	6884	2023-2033	Phase 1	To replace Existing South Village Cabins
8	New Tent Platform Bath House	1165	2038	Future Phase	Replace Existing Bath House
8	New Wooden Tents - 5 Cabins (400 sqft/each)	2000	2035	Phase 1	New Camping Program
9	Staff House # 1 - Ranger's Residence	3771	Completed	NA	Reconstructed - After Fire

Facility No.	Facility Description	SQFT	Est Phase Year	Phase	Comments
10	New Staff Dorm (2 Story)	4000	2035	Future Phase	Replace Existing Staff Residence #4 with Staff Dorm in Alt. Location
11	Shop #1 (Wood Shop)	4800	Completed	NA	Destroyed in Fire/Reconstruct at New Location
12	Shop #2 (Vehicle Shop)	4000	Completed	NA	Destroyed in Fire/Reconstruct at New Location
13	Pool	NA	NA	To Remain	To remain/improve
14	New Expanded Pool House	2638	2032	Future Phase	Renovate and Expand Existing Pool House
14	Optional Second Level	1950	2032	Future Phase	Replace Existing Pool House
15	Upper Play Field	NA	3032	NA	Convert Pond to Upper Playfield/Existing Pond Relocated
16	Play Field	NA	NA	NA	To Remain/Improve as Necessary
17	Water Treatment - Holding Pond	NA	NA	NA	To Remain/Improve as Necessary
18	Staff Housing	NA	2032	NA	Phase Out
19	Horse Shoe Pits	NA	NA	NA	To Remain
20	New RV Picnic Pavilion & Bath House	3000	2040	Future Phase	Replace Existing Picnic Area
21	Shop #3 (Camp Storage)	1400	Completed	NA	Destroyed in Fire/Reconstruct at New Location
22	Storage Area	NA	Completed	NA	Relocate to New Maintenance Yard
23	New Outdoor Amphitheater	NA	2032	Future Phase	To Replace Existing Campfire Bowl at New Location
24	New Remote Prayer Chapel	NA	2032	Future Phase	To Replace Existing Church Bowl
25	Rally Area	NA	NA	NA	Relocate
26	New Nature and Astronomy Center (with petting zoo)	1500	2040	Future Phase	To Replace Existing Nature Center and Petting Zoo Area
27	Hay Shed, Tack House, and Corrals	1554	NA	NA	To Remain/Improve as Necessary
28	Indian Outpost Platforms (6 at 576 sqft/each)	3456	2035	NA	(Expanded/Relocated Program Area)
29	Fort Outpost	NA	NA	Completed	Destroyed in Fire/Reconstruct at Same Location
30	Existing 49er Outpost	NA	NA	Completed	Destroyed in Fire/Reconstruct at Same Location
31	Electrical Distribution Center	NA	2026	NA	To Remain/Improve as Necessary
32	Snack Shop & Game Room	3100	2035	Phase 1	To Replace Existing Ranch House
32	Optional Basement Level	2960	2035	Phase 1	To Replace Existing Ranch House
33	Water Storage - & Lift Pump	NA	NA	NA	To Remain/Improve as Necessary
34	Water Storage - Fire & Domestic	NA	NA	NA	To Remain/Improve as Necessary
35	Bleachers at Equestrian Center	NA	NA	NA	To Remain/Improve as Necessary
36	Staff Housing #2 - Assistant Rangers Residence	3672	NA	NA	To Remain/Improve as Necessary
37	New Admin Building/Welcome Center	4127	2040	Future Phase	To replace existing Town Hall
38	Canoe Storage	1	NA	NA	Relocate
39	Wagon Village (6 Wagons - 150 sqft each)	900	2028	NA	Destroyed in Fire/Reconstruct at Same Location

Facility No.	Facility Description	SQFT	Est Phase Year	Phase	Comments
40	Wagon Village (Bathhouse)	1165	2028	Future Phase	New Support Facility
41	Horse Arena	NA	NA	NA	To Remain/Improve as Necessary
42	Staff Housing #3 - Manager Residence	2752	NA	E0.51	To Remain/Improve as Necessary
43	Evapotranspiration Field	NA	NA	NA	To Remain/Improve as Necessary
44	Water Treatment Plant	NA	NA	E0.30	To Remain/Improve as Necessary
45	New Entry Sign	NA	2033	Phase 1	To Replace Existing
46	New Gatehouse	80	2023	Phase 1	New Security Check Point
47	New Dining Hall & Meeting Rooms	17022	2025	Phase 1	To Replace Existing Dining Facility
47	Basement & Mechanical Rooms	4077	2025	Phase 1	To Replace Existing Dining Facility
48	New Splash Park	NA	2032	Future Phase	New Program
49	New Recreation Pavilion	8000	2032	Phase 1	New Program
50	New Entry and Service Road Loop	NA	2023	NA	New Circulation
51	Guest Parking	NA	2025	NA	New Circulation
52	Overflow Parking & RV Hook-ups	NA	NA	NA	Reclaimed Parking Area for Overflow and RV Field Parking
53	Central Lake or Central Lawn Area	NA	2025	Future Phase	To Replace and Expand Existing Pond
54	Recirculating Streams and Pedestrian Greenbelt	NA	2030	Future Phase	New Site Improvement
55	New High Duplex Cluster - 2 Cabins (2815 sqft/each)	5630	2023-2033	Phase 1	Expanded Cabin Program
55	Meeting Cabin - 2 Cabin (3442 sqft/each)	6884	2023-2033	Phase 1	Expanded Cabin Program
56	Ropes Course	NA	NA	To Remain	To Remain/Improve as Necessary
57	Archery	NA	NA	To Remain	To Remain/Improve as Necessary
58	Go Carts	NA	NA	To Remain	Relocate to New Location
58	Volleyball Court	NA	NA	NA	New Program

Notes:

NA = Existing facility, no plans for improvements known at this time.

Phase 1 = known plans and elevations submittal for inclusion in Phase 1, to occur within first 15 years. **Over 15 years, the applicant may change the work schedule as need and financing allow.**

Future Phase = to be determined at a later date.

Table 2 – Sleeping and Parking Overview

Facilities - Year Round	Existing	Proposed	Difference
Lodge (80 Rooms)	320	320	0
North Village (10 Cabins)	100	0	-100
South Village (10 Cabins)	100	0	-100
North Cabin Cluster (Replacement) (5 Cabins)	0	140	140
South Cabin Cluster (Replacement) (5 Cabins)	0	140	140
High Cabin Cluster (New) (4 Cabins)	0	112	112
Year Round Beds	520	712	192
Facilities - Seasonal (Summer Only Beds)	Existing	Proposed	Difference
Wagon Village (6 Wagons)	48	48	0
Indian Village (2 Existing Teepees, 4 new Teepees)	20	60	40
Wooden Tent Village (0 Existing, 10 New)	0	120	120
Town Hall	12	0	-12
Seasonal (Summer Only Beds)	80	228	148
Facilities - Guest Parking	Existing	Proposed	Difference
Parking Stalls	186	190	4

Notes:

Cabin Villages utilized when utilized as youth cabins will be primarily bused guests. When the cabins convert to family/retreat cabins, guests primarily use carpool vehicles and there is a significant drop off in bed count per building)

Seasonal beds are primarily for youth and are therefore bused guests with limited to no parking required. Buses drop off guests and exit the site.

Guest utilization is limited by the capacity of the new Dining Hall (756 Guests). Although more beds exist, PSR does not expect full bed occupancy.

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

B. Total Project Area:

Residential Acres: N/A	Lots:	Units:	Projected No. of Residents:
Commercial Acres: N/A	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: N/A	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Religious Uses	Lots: 1	Sq. Ft. of Bldg. Area: 198,435 sf	Est. No. of Employees: varies - up to 30 incl seasonal employees

C. Assessor’s Parcel No(s): 567-230-001

Street References: north of Bonita Vista Road, west of Apple Canyon Road. The Project is located within the existing Pine Springs Ranch site at 58000 Apple Canyon Road, which parallels a portion of the easternmost parcel boundary. The site is approximately 4.2 miles east of the State Route (SR) 243/SR-74 junction and approximately 3 miles northeast of the intersection between SR-74 and Apple Canyon Road, within the Mountain Center area, Riverside County, California.

D. Section, Township & Range Description or reference/attach a Legal Description: Section 27, Township 5 South, Range 3 East San Bernardino Principal Meridian, California, *Idyllwild*, USGS Quad.

E. Brief description of the existing environmental setting of the project site and its surroundings. The area surrounding Pine Springs Ranch is under the management of the United States Forest Service. There are a few other buildings in the near vicinity of the property along Apple Canyon road to the northeast, and Bonita Vista Ranch exists just to the southeast of the property. The San Jacinto Wilderness Area is located north and east of the ranch and consists of over 30,000 acres of federally designated wilderness. All other surrounding land is open space managed by the United States Forest Service (USFS).

North: Undeveloped USFS land.

South: Undeveloped USFS land.

East: Undeveloped USFS land.

West: Undeveloped USFS land.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- **Land Use:** The Project Site is within the Riverside Extended Mountain Area Plan. The campground and roadways have a designated land use of Open Space-Conservation (OS-C), and the remainder of the site has a land use designation of Open Space-Rural (OS-RUR). Refer to Figure 4.
- **Circulation:** The site is within the Riverside Extended Mountain Area Plan. Applicable circulation policies contained in the Plan include the following (summarized):
 - REMAP 9.1 Design and develop the vehicular roadway system per Figure 6, Circulation, and in accordance with the Functional Classifications found within the System Design, Construction and Maintenance section of the General Plan Circulation Element.
 - REMAP 9.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.
 - REMAP 9.3 Separate vehicular traffic from pedestrian and equestrian traffic, in order to avoid potential hazards, and where traffic volumes justify the costs.
 - REMAP 9.4 Preserve natural resources, including scenic values, and avoid the unnecessary destruction of trees and flora in all future plans for development or improvement of circulation and transportation facilities.
 - REMAP 9.5 Support limiting improvements to State Routes 371, 74, and 243 to improving design and safety.
 - REMAP 9.6 Ensure public safety and a pleasant pedestrian environment in Community Development areas by adequate use of signs, crosswalks, and pedestrian-oriented street design.
 - REMAP 9.7 Consider emergency access and circulation, paying special attention to seasonal traffic, in fire hazard areas.

The Project is not within a scenic area nor are there General Plan identified scenic resources, therefore, the circulation policies relative to scenic highways is not applicable. State Route 74 From the Area Plan boundary on the west to the westerly boundary of the San Bernardino National Forest on the east is designated by the General Plan as a Scenic Highway. The Site is primarily accessed from State Route 74, then east for approximately 3 miles on Apple Canyon Road. The Project does not require modifications to State Route 74.

- **Multipurpose Open Space:** The PSR has operated as a religious camp facility in its current location since 1961, having obtained a PUP in 1981. The Proposed Project is to upgrade aging and damaged facilities, and to enhance/modernize operations. The Project meets all applicable Multipurpose Open Space policies by not blocking the hillside scenic resources.
- **Safety:** All grading for the project will occur on the flatter portions of the site. The project meets all applicable safety policies.
- **Noise:** Noise associated with this project will be during grading and building construction, which is temporary. Operational noise will be minimal as this is a camp/conference center which is allowed within the zoning with a conditional use permit. The religious and educational type is a spiritual youth and adult camp that occurs within approximately 56 acres of the approximately 315 acres; the site is bounded on all sides by undeveloped USFS lands. The project meets all applicable Noise policies.
- **Housing:** The Project does not propose new housing. All cabins and sleeping facilities are designed as temporary directly to service the camp programs. The County's Housing Element policies are not applicable to this Project.
- **Air Quality:** The proposed project will control any fugitive dust during grading and construction activities pursuant to SCAQMD requirements. The proposed project meets all applicable Air Quality Element policies.
- **Healthy Communities:** The proposed project consists a spiritual program camp that offers education in mental and physical health. The project meets all Healthy Community policies.
- **Environmental Justice:** Not applicable.

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

C. Foundation Component(s): Open Space

A. Land Use Designation(s): Open Space – Conservation and Open Space-Rural

B. Overlay(s), if any: None

C. Policy Area(s), if any: N/A

D. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Riverside Extended Mountain Area Plan

2. **Foundation Component(s):** Open Space

3. **Land Use Designation(s):** Conservation Habitat (west, north, south, portion of east), Open Space-Rural (portion of east)

4. **Overlay(s), if any:** none

5. **Policy Area(s), if any:** N/A

E. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable.

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable.

F. Existing Zoning: N-A-160

G. Proposed Zoning, if any: No change.

H. Adjacent and Surrounding Zoning: N-A-160

II. 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 checked="" 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 type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** 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

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.

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 **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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 **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** 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

6/5/23

Date

Russell Brady
Urban/Regional Planner IV
Printed Name

For John Hildebrand
Planning Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Findings of Fact:

- a) The project is not located within a scenic highway or scenic highway corridor as designated by the County or State or found eligible by the County or State. The closest Scenic Highway is designed by the County’s General Plan as State Route 74 (SR-74) from the Area Plan boundary on the west to the westerly boundary of the San Bernardino National Forest, approximately 3 miles southwest of the Project Site. The Site is primarily accessed from State Route 74, then northeast for approximately 3 miles on Apple Canyon Road. The Project Site cannot be viewed from SR-74, and the Project is not located in any scenic corridor or scenic highway. There will be no impacts.
- b) The CEQA Guidelines do not provide a definition of what constitutes a “scenic vista” or “scenic resource” or a reference as to from what vantage point(s) the scenic vista and/or resource, if any, should be observed. However, a scenic vista can generally be defined as a viewpoint from a public vantage that provides expansive views of a highly-valued landscape for the benefit of the general public. Common examples include undeveloped

hillsides, ridgelines, and open space areas that provide a unifying visual backdrop to a developed area. Scenic resources are those landscape patterns and features that are visually or aesthetically pleasing and that contribute affirmatively to the definition of a distinct community or region such as trees, rock outcroppings, and historic buildings.

The Project Site is located off of Apple Canyon Road, a mountainous, winding roadway that only leads to the camp from SR-74 more than 3 miles from SR-74. There are no residences and no other attractions. Due to the mountainous terrain, the camp cannot be viewed from Apple Canyon Road or SR-74.

Therefore, the Project would not 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. There will be no impacts.

- c) The project is in an isolated area within the Riverside Extended Mountain Area Plan, with a zoning designation of N-A-160 and land use of OS-C and OS-RUR. As discussed in (b) above, the Project is not anticipated to substantially degrade the existing visual character or quality of public views of the site and its surroundings because the Project Site is isolated from public views. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

- a) According to GIS database, the Project Site is located approximately 30 miles northwest of the Mt. Palomar Observatory and is located in Zone B of the Mt. Palomar Nighttime Lighting Policy Area. Projects within Zone B must adhere to the lighting requirements specified in Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory. The Project is designed consistent with County Ordinance No. 655 with 14-foot-high pole lights for parking lot lighting and exterior building downlighting. The lighting will be designed with light emitting diode (LED) lighting. The lighting shall be shielded and pointed downward toward the parking lot and/or buildings, thereby reducing light spill-over from the site lighting, which is in conformance with County ordinances. Impacts will be 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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Description.

Findings of Fact:

- a) The Project would create a new source of light from low-level exterior security lighting of the new buildings proposed, parking lot lighting, and ground-level landscape lighting. All lighting is designed with downward pointing lighting of a soft color and intensity to ensure safety but not to spill off the property boundary or in the night sky. No lighting will be on during daytime hours. Parking lot lighting will be timed to turn off at midnight, leaving only low-level building security and landscape lighting. The lower color intensity of the building security lighting and the ground level landscape lighting will have a less than significant impact on localized nighttime views around the building but will not migrate to the night sky because all lights are pointed downward. Impacts will be less than significant.
- b) There are no residential properties that are not part of the camp facilities. Therefore, the Project will not expose residential property to unacceptable light levels. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

- a) The Project site is designated by Riverside County as “Not Mapped” which is not prime, unique or other important farmland. There will be no impacts.
- b) There are no agricultural activities on the Project Site or adjacent to the Project Site. No aspect of the Project will impact any Agricultural Preserve. There will be no impacts.
- c) There are no agricultural land uses within 300 feet of the proposed project. There will be no impacts.
- d) There are no farmlands in the project vicinity, therefore, development of the project would not cause the conversion of Farmland to non-agricultural use. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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.

Findings of Fact:

- a) The Project is located in the San Bernardino National Forest, in an area zoned by the County General Plan as with a zoning designation of N-A-160 and land use of OS-C and OS-RUR, and the existing campground and roadways have a Land Use designation of Open Space-Conservation (OS-C), and the remainder of the site has a land use designation of Open Space-Rural (OS-RUR). Of the 315-acre parcel in which the Project is located, the Project improvements would occur within the existing approximately 56-acre the portion of the Project Site that contains the existing camp facilities and is identified by the General Plan as Developed/Disturbed lands (Figure OS-4a). Therefore, the Project would not 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)) because

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project improvements are only proposed for the existing disturbed 56 acres. The Project does not preclude the remainder of the parcel to be used for timber production. Therefore, while the Project does occur in the San Bernardino National Forest, the Project location is not zoned for timber production and is consistent with the County’s General Plan. Therefore, impacts are less than significant.

- b) Although the Project is located in the San Bernardino National Forest, Project improvements would occur within the existing 56-acre area already disturbed by the existing campgrounds since 1961. The Project improvements would not result in the loss of forest land or conversion of forest land to non-forest use because the Project improvements would only occur within the existing developed portion of the Project Site.. Impacts would be less than significant.
- c) The Project will not involve other changes in the existing environment that could result in conversion of forest land to non-forest use because although the Project is located in the San Bernardino National Forest, and trees do exist within the campground area, Project improvements do not require the conversion of forest land to non-forest use because the Project would occur over the existing 56-acre campground which has existed in the same area within the San Bernardino National Forest since 1961. Improvements do not extend outside of the existing campground boundaries, nor is any logging or forest land clearing required adjacent to the existing Project Site boundaries. . Impacts would be less than significant because although the Project occurs within the San Bernardino National Forest, it but does not require the conversion of forest land to non-forest land to complete the improvements. .

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"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook; Report by MD Acoustics titled *Pine Springs Ranch, Air Quality and Greenhouse Gas Impact Study, County of Riverside*, August 22, 2022 (Appendix B).

- a) The Project site is located in an unincorporated area of Riverside County that is part of the South Coast Air Basin (SCAB), regulated by the South Coast Air Quality Management District (SCAQMD). The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) designate air basins where ambient air quality standards are exceeded as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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“nonattainment” areas. If standards are met, the area is designated as an “attainment” area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered “unclassified.” National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards.

The SCAQMD’s 2016 Air Quality Management Plan (AQMP) assesses the attainment status of the SCAB. The NAAQS and CAAQS attainment statuses for the SCAB are listed in Table 5 of Appendix B.

The SCAQMD updates the AQMP every three years. Each iteration of the AQMP is an update of the previous plan and has a 20-year horizon. The latest AQMP, the 2016 AQMP incorporates new scientific data and notable regulatory actions that have occurred since adoption of the 2012 AQMP, including the approval of the federal 8-hour ozone standard of 0.070 parts per million (ppm) that was finalized in 2015. The SCAQMD has initiated the development of the 2022 AQMP to address the attainment of the 2015 8-hour ozone standard (70 ppb) for South Coast Air Basin and Coachella Valley. To support the development of mobile source strategies for the 2022 AQMP, South Coast AQMD, in conjunction with California Air Resources Board, has established Mobile Source Working Groups which are open to all interested parties.

The 2016 AQMP builds upon the approaches taken in the 2012 AQMP for the attainment of federal PM and ozone standards and highlights the significant amount of reductions to be achieved. It emphasizes the need for interagency planning to identify additional strategies to achieve reductions within the timeframes allowed under the federal Clean Air Act, especially in the area of mobile sources. The 2016 AQMP also includes a discussion of emerging issues and opportunities, such as fugitive toxic particulate emissions, zero-emission mobile source control strategies, and the interacting dynamics among climate, energy, and air pollution. The 2016 AQMP also includes attainment demonstrations of the new federal 8-hour ozone standard and vehicle miles travelled (VMT) emissions offsets, as per recent United States Environmental Protection Agency requirements (SCAQMD 2017).

A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding the forecasts used in the development of the AQMP. The SCAQMD identifies that a proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies as follows:

Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Criterion 1 - Increase in the Frequency or Severity of Violations

Based on the air quality modeling analysis contained in Appendix B, neither short-term construction impacts, nor long-term operations will result in significant impacts based on the SCAQMD regional and local thresholds of significance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for Criterion 1.

Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The 2016-2040 Regional Transportation/Sustainable Communities Strategy, prepared by SCAG, 2016, includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this project, the County of Riverside General Plan defines the assumptions that are represented in the AQMP.

The Proposed Project has a current land use classification of Rural Mountainous on the Riverside Extended Mountain Land Use Map. The Proposed Project is to develop the site with additional cabin buildings on an existing campsite. Therefore, the Proposed Project would not result in an inconsistency with the land use designation in County's General Plan. Therefore, the Proposed Project is not anticipated to exceed the AQMP assumptions for the Project Site and is found to be consistent with the AQMP for the second criterion.

Based on the above, the Proposed Project will not result in an inconsistency with the SCAQMD AQMP.

Impacts will be less than significant.

- b) The Project Site is located in the SCAB which is designated as a non-attainment area for particulate matter less than 10 microns in diameter (PM-10) under state standards, and for ozone and particulate matter less than 2.5 microns in diameter (PM-2.5) under both state and federal standards (refer to Appendix B). The SCAQMD also has developed regulatory standards for criteria pollutants that are considered pre-cursors to Ozone, PM10 and PM2.5 production. These include carbon monoxide (CO), nitrogen dioxide (NOx), sulfur dioxide (SO2).

Based on the analysis provided in Appendix B, the Proposed Project would result in short-term emissions from construction associated with site grading/preparation, utilities installation, construction of buildings, and paving. The Proposed Project would also generate operational emissions associated with new vehicle traffic and energy use.

Construction Impacts

Construction activities associated with the Proposed Project would result in emissions of carbon monoxide (CO), volatile organic compounds (VOCs), nitrogen oxides (NOx), sulfur oxides (SO2), PM10, and PM2.5. Project construction would actually occur intermittently, over 15 to 25 years, as finances allow. However, to assess Project construction emissions, the analysis in Appendix B assumed construction would begin in 2022 and last for 18 months, and run concurrently through the 18 months, to be conservative, which would represent the

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

approximate time for all of the proposed facilities to be constructed if they were to be constructed concurrently until all components were completed. Based on the analysis in Appendix B, none of the construction emissions would exceed thresholds as identified in **Table 3 - Regional Significance - Construction Emissions (pounds/day)**. Therefore, impacts will be less than significant.

Table 3 - Regional Significance - Construction Emissions (pounds/day)

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Demolition						
On-Site ²	2.64	25.72	20.59	0.04	1.24	1.26
Off-Site ³	0.10	1.16	1.01	0.01	0.38	0.11
Total	2.74	26.87	21.61	0.05	1.63	1.37
Grading						
On-Site ²	1.95	20.86	15.27	0.03	3.70	2.20
Off-Site ³	0.07	0.05	0.78	0.00	0.23	0.06
Total	2.02	20.91	16.05	0.03	3.93	2.26
Building Construction						
On-Site ²	1.71	15.62	16.36	0.03	0.81	0.76
Off-Site ³	0.23	0.98	2.50	0.01	0.79	0.22
Total	1.94	16.60	18.86	0.04	1.60	0.98
Paving						
On-Site ²	1.04	10.19	14.58	0.02	0.51	0.47
Off-Site ³	0.07	0.04	0.72	0.00	0.23	0.06
Total	1.10	10.24	15.30	0.02	0.74	0.53
Architectural Coating						
On-Site ²	23.72	1.30	1.81	0.00	0.07	0.07
Off-Site ³	0.04	0.03	0.43	0.00	0.14	0.04
Total	23.76	1.33	2.24	0.00	0.21	0.11
Total of overlapping phases⁴	26.80	28.16	36.41	0.07	2.54	1.62
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds	No	No	No	No	No	No
Notes: ¹ Source: CalEEMod Version 2020.4.0 ² On-site emissions from equipment operated on-site that is not operated on public roads. ³ Off-site emissions from equipment operated on public roads. ⁴ Construction, architectural coatings and paving phases may overlap.						

Operational Impacts

Operational emissions begin when construction is completed. Operational activities associated with the Proposed Project would result in emissions of reactive organic gases (ROG), NOx, CO, SO2, PM10, and PM2.5. In the analysis in Appendix B, operational emissions would occur beginning in 2023, or at the end of the 18-month construction period. As shown in **Table 4 - Regional Significance - Unmitigated Operational Emissions (lbs/day)**, operational emissions do not exceed SCAQMD thresholds. Impacts will be less than significant.

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

Table 4 – Regional Significance - Unmitigated Operational Emissions (lbs/day)

Activity	Pollutant Emissions (pounds/day) ¹					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources ²	2.14	0.00	0.01	0.00	0.00	0.00
Energy Usage ³	0.18	1.62	1.36	0.01	0.12	0.12
Mobile Sources ⁴	1.39	1.80	12.47	0.03	2.71	0.74
Total Emissions	3.70	3.42	13.84	0.04	2.83	0.87
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:
¹ Source: CalEEMod Version 2020.4.0
² Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
³ Energy usage consists of emissions from on-site natural gas usage.
⁴ Mobile sources consist of emissions from vehicles and road dust.

- c) A sensitive receptor is defined by SCAQMD as any residence including private homes, condominiums, apartments, and living quarters, schools as defined under paragraph (b)(57), preschools, daycare centers and health facilities such as hospitals or retirement and nursing homes. Also included are long term care hospitals, hospices, prisons, and dormitories or similar live-in housing. There are no sensitive receptors near the Project Site. Peak day construction emissions would result in concentrations of pollutants below the SCAQMD thresholds of significance at the nearest sensitive receptor (Appendix B). Impacts will be less than significant.
- d) Construction of the Project has the potential to emit odors during the operation of heavy equipment and application of materials such as asphalt pavement. However, the objectionable odors that may be produced during the construction process are short-term in nature. Potential odor emissions from pavement emissions are expected cease upon the drying or hardening of the pavement. Diesel exhaust and volatile organic compounds (VOCs) would be emitted by heavy equipment used during construction, which are objectionable to some; however, these emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed project. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 | <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
of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection; Report by Jericho Systems, Inc titled *Determination of Biologically Equivalent or Superior Preservation Analysis for Impacts to MSHCP Riparian/Riverine Habitat*, November 2021, (Appendix C).

Findings of Fact:

- a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation plan for western Riverside County and supersedes the County's current General Plan for biological resource conservation activities. The Project site occurs within the Riverside Extended Mountain Area Plan. The Project site does not occur within one of the Criteria Cells of the MSHCP, which were established for the acquisition of habitat and sensitive plant and wildlife species and therefore is not subject to MSHCP's Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process.

Section 6 of the MSHCP also identifies that all projects must be evaluated for riverine/riparian resources, vernal pools, and specific resources if mapped for Amphibian, Burrowing Owl, Criteria Area Species, Mammals, Narrow Endemic Plants, and Invertebrate. Of the mapped resources, the Project site required an evaluation for Mountain Yellow-Legged Frog and the endemic plants Johnston's rock cress, Munz's mariposa lily, San Jacinto Mtns. bedstraw.

In 2017, the Project site was surveyed for MSHCP Section 6 resources, and the site was found not suitable for the Mountain Yellow-Legged Frog or the endemic plants. However, it was determined at that time that the Project would result in 10,948 square feet (sq. ft) or 0.25 acre of impacts to riparian/riverine habitat within two unnamed drainages (Drainages A and B). The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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re-created, realigned drainage area (Drainage C) will total 12,084 square feet or 0.27 acre, resulting in an additional 1,136 square feet or 0.02 acre of Riverine/Riparian area and CDFW jurisdiction. Although all impacts to riparian/riverine habitat cannot be avoided due to topographical and access/design limitations, unavoidable impacts will be limited to the construction of new paths, improved circulation elements, culverts under roads and parking areas.

As required by the MSHCP, a Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) analysis must be conducted to address any impacts to riparian/riverine habitat. The objective of the DBESP is to demonstrate that proposed mitigation would provide an equivalent or superior preservation of habitat function and value of riparian/riverine resources. The factors to be considered in analyzing the function and value include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife habitat, and aquatic habitat.

The DBESP (Appendix C), which was approved by the Riverside Conservation Authority (RCA) in November 2021, identified that mitigation was required to mitigate the potential impacts to riverine/riparian resources. The mitigation identified in the DBESP is reflected in **Mitigation Measure BIO-1** and is designed to re-establish/create 12,084 square feet or 0.27 acre of riparian/riverine habitat on site, at just over a 1:1 ratio as well as placement of a conservation easement over streambed resources. Refer to “Mitigation” at the end of this section for the full mitigation measure language.

Impacts will be less than significant with the incorporated mitigation.

- b) There will be no impact, 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) because no such species or habitat for these species were identified on the Project site (Appendix C). There will be no impacts.
- c) The report in Appendix C identified that there are no sensitive-listed species on the Project Site. No riparian plant communities were identified on the Project site, and none of the soils listed in the MSHCP that are associated with vernal pools occur on the Project site (Appendix C). As a result, none of the species listed in Section 6.1.2 of the MSHCP are expected to occur on the Project site, and are presumed absent. Further, the assessment in Appendix C identified that there was no suitable habitat on the Project site for least Bell’s vireo (*Vireo bellii pusillus*) [LBV], the southwestern willow flycatcher (*Empidonax traillii extimus*) [SWFL], western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) [Cuckoo], mountain yellow-legged frog (*Rana muscosa*) [MYLF], or Mojave tarplant (*Deinandra mohavensis*). Therefore, the Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service because no such habitat exists.

The Project Site and immediate surrounding areas do contain habitat suitable for nesting birds in general, including the shrubs on site, and nesting birds are protected under the Migratory Bird Treaty Act (MBTA) of 1918. The MBTA provides protection for nesting birds that are both residents and migrants whether or not they are considered sensitive by resource agencies.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The direct injury or death of a migratory bird, due to construction activities or other construction-related disturbance that causes nest abandonment, nestling abandonment, or forced fledging would be considered take under federal law. The US Fish and Wildlife Service (USFWS), in coordination with the CDFW administers the MBTA. CDFW's authoritative nexus to MBTA is provided in FGC Sections 3503.5 which protects all birds of prey and their nests and FGC Section 3800 which protects all non-game birds that occur naturally in the State.

Therefore, to ensure potential impacts to nesting birds are avoided or minimized during construction, **Mitigation Measure BIO-2** to conduct a pre-construction survey for nesting birds is required to ensure birds and their nests are not disturbed during construction. Refer to "Mitigation" at the end of this section for details.

Impacts will be less than significant with the incorporated mitigation.

- d) There are no native resident or migratory fish or wildlife species, established native resident or migratory wildlife corridors, or native wildlife nursery sites on the Project site according to surveys conducted (Appendix C). The Project Site was not identified as occurring in a wildlife corridor or linkage or wildlife nursery site(s). The Proposed Project will be confined to existing areas that have been heavily disturbed or developed, are isolated from regional wildlife corridors and linkages, and there are no riparian corridors, creeks, or useful patches of stepping stone habitat (natural areas) within or connecting the improvement areas to a recognized wildlife corridor or linkage. Impacts will be less than significant.
- e) Refer to item a) above. Impacts will be less than significant with the incorporation of Mitigation Measure BIO-1.
- f) The biological survey in (Appendix C) identified that there are no State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) on the Project site. There will be no impacts.
- g) Aside from the MSHCP, the only other local policies/ordinances protecting biological resources within the Project area are the Riverside County Oak Tree Management Guidelines. There are no oak trees on the Project site that would be removed, therefore, this ordinance is not applicable. Impacts will be less than significant.

Mitigation: The following mitigation measures are required:

- BIO - 1** Impacts to riparian/riverine habitats as described in the DBESP will be mitigated through the re-establishment/creation of 12,084 square feet or 0.27 acre of riparian/riverine habitat on site, at just over a 1:1 ratio. The re-created, realigned drainage area will total 12,084 square feet or 0.27 acre, resulting in an additional 1,136 square feet or 0.02 acre of Riverine/Riparian area and CDFW jurisdiction. Realignment will occur adjacent to the existing drainage location and will be planted with native plants suitable for sustainable growth.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County will condition the project to require a deed restriction to prevent disturbance in unaffected streambed areas, in perpetuity. As a result, a Deed Restriction and Restrictive Covenant will be placed over the realigned drainages. The riparian/riverine drainages will be preserved from any further development or disturbance, and a restrictive covenant will be provided in perpetuity affecting the land upon which the riparian/riverine drainages convey water. Southeastern California Conference of Seventh Day Adventists created and reserves a restrictive covenant to run with the property in perpetuity for the continued preservation and natural flow of the riparian/riverine drainages. This restrictive covenant shall be for the purpose of maintaining open space and a ban on any development within the riparian/riverine drainages, including, but not limited to the construction of any work of improvement, building, shed, structure or other man-made improvement.

BIO-2 Bird nesting season generally extends from February 1 through September 15 in southern California and specifically, April 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist shall conduct pre-construction Nesting Bird Surveys (NBS) at least three (3) days prior to project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action is required. If an active nest is found, the biologist shall set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage and expected types, intensity and duration of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to issuance of a grading permit or any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Monitoring: A qualified biologist will conduct the pre-construction surveys as identified in the mitigation measures.

CULTURAL RESOURCES Would the project:				
8. Historic Resources				
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; Report by Applied Earthworks, Inc, titled *Phase 1 Cultural Resource Investigation for the Pine Springs Ranch Project, Riverside County, California*, October 2016 (Appendix D-1); Conditions of Approval, County Archaeological Report No. 5016r1, December 28, 2016 (Appendix D-2).

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

- a) The Phase 1 cultural resource report prepared for the Project (Appendix D-1) identified a historical refuse scatter (CA-RIV-12504) and a built-environment resource (Pine Springs Ranch Compound [33-026595]), exist within the Project Site. The Pine Springs Ranch Compound consists of approximately 30 historical buildings and structures, including historical structures of unknown function [33-015250] and the historical ranch house [33- 015251]), that were associated with a former ranch (ca. 1930s) turned into a camp and conference center dating to the 1960s. These sites are not listed on the State or Federal registers of historic places, however, the Phase 1 cultural report identified that further study would be required to determine their historic significance.

The Project proposes to renovate most of the buildings within the Pine Springs Ranch Compound, some of which were identified in the Phase 1 cultural resource report. The County of Riverside reviewed and approved the Phase 1 Cultural Resource Investigation Report and issued a Conditions of Approval (COA) Letter on December 28, 2016 (Appendix D-2). The COA identified a number of General Conditions which would be followed to reduce potential impacts to potential resources. The COA that applies to this criterion are included as mitigation measures below.

Mitigation Measure CUL-1 complements the COA to reduce potential impacts in that it requires that the results of the Phase II investigation of the Pine Springs Ranch Compound (33-015250 and 33-015251) be provided to the Riverside County Planning Department for approval prior to issuance of the building and grading permits.

Impacts will be less than significant with the incorporation of the identified COAs and Mitigation Measure CUL-1.

- b) Refer to Item 8a. COAs and CUL-1 identified would also apply to this criterion. Impacts will be less than significant with the incorporation of the identified COAs and Mitigation Measure CUL-1.

Mitigation:

General Conditions: COA - 10. Planning. 36 – PDA05016 Accepted

County Archaeological Report (PDA) No.5016 submitted for this project (CUP03708) was prepared by Joan George of Applied Earthworks and is entitled: "Phase I Cultural Resource Investigation for the Pine Springs Ranch Project, Riverside County, California", dated October 2016. PDA05016 concludes: The cultural resource survey of the Project area identified two newly recorded resources, a historical refuse scatter (p-3456-IH) and one built-environment resource (Pine Springs Ranch Compound [p-3456-2H]) and five previously documented resources (prehistoric bedrock milling sites [33-015246 and -015254], prehistoric lithic and ground stone scatter [33-015249], prehistoric circular rock ring [33-015253] and modern rock cairn [33-015255]) within the Project area. Three previously documented resources (prehistoric bedrock milling sites [33- 015247 and 33-015248] and an isolated historic can [33-015252]) were not re-identified during the fieldwork effort.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PDA05016 recommends: Avoidance of all seven cultural resources is recommended. However, if avoidance is not a feasible option, Phase II testing and evaluation would be required prior to any Project-related ground-disturbing activities to determine the horizontal and vertical extent, content, integrity, and data potential of the cultural resources, and to further determine the sites' eligibility for CRHR inclusion.

These documents are herein incorporated as a part of the record for project.

CUL-1 The results of the Phase II investigation of the Pine Springs Ranch Compound (33-015250 and 33-015251) will be provided to the Riverside County Planning Department for approval prior to issuance of the building and grading permits.

Monitoring: Per the COAs in Appendix D-2.

9. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials; Report by Applied Earthworks, Inc, titled *Phase 1 Cultural Resource Investigation for the Pine Springs Ranch Project, Riverside County, California*, October 2016 (Appendix D-1); Conditions of Approval, County Archaeological Report No. 5016r1, December 28, 2016 (Appendix D-2).

Findings of Fact:

- a) The archaeological literature and records search conducted for the Project indicated that 24 cultural resources have been previously documented within a one-mile radius of the Project. Ten of these resources (33-015246, -015247, -015248, -0152545 [prehistoric bedrock milling sites]; 33-015249 [prehistoric lithic and ground stone scatter]; 33-015253 [prehistoric circular rock ring]; 33-015255 [prehistoric rock cairn] were reported to be located within the Project area. As part of the Phase 1 cultural resources study (Appendix D-1), the Native American Heritage Commission (NAHC) was contacted for a review of the Sacred Lands File (SLF), which was completed with negative results. The NAHC requested that Native American individuals and organizations be contacted to elicit information and/or concerns regarding cultural resource issues related to the Project. A letter describing the Project and asking these individuals and organizations for their input was sent via United States Postal Service (USPS) and electronic mail on September 26, 2016. A second attempt to contact individuals who had not responded to the initial information request was made by phone and email on October 10 and 11, 2016.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County of Riverside reviewed and approved the Phase 1 Cultural Resource Investigation Report and issued a COA Letter on December 28, 2016 (Appendix D-2). The COA identified a number of General Conditions which would be followed to reduce potential impacts to potential resources. The COA that applies to this criterion are included as mitigation measures below.

Mitigation Measure CUL-2 complements the COA to reduce potential impacts in that it requires that the results of the Phase II investigation of prehistoric resources be provided to the Riverside County Planning Department for approval prior to issuance of the building and grading permits.

Impacts will be less than significant with the incorporation of the identified COAs and Mitigation Measure CUL-2.

- b) Refer to Item 9a. COAs and CUL-2 identified would also apply to this criterion. Impacts will be less than significant with the incorporation of the identified COAs and Mitigation Measure CUL-2.
- c) Grading and excavation will occur as part of the Project construction. There are no known cemeteries in the Project area. State Health and Safety Code Section 7050.5 states in the event human remains are discovered during construction, the County Coroner must be notified of the find immediately. No further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The Project is required to comply with all State, federal and local laws with respect to Project implementation and therefore will comply with this requirement.

The County of Riverside reviewed and approved the Phase 1 Cultural Resource Investigation Report and issued a COA Letter on December 28, 2016 (Appendix D-2). The COA identified a number of General Conditions which would be followed to reduce potential impacts to potential resources. The COA that applies to this criterion are included as mitigation measures below.

Mitigation:

COA: General Conditions - 10. Planning. 3 – Unanticipated Resources

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

- 1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.
- b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Prior to Map Recordation: COA - 50. Planning. 1 – ECS Sheet Required

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of AE-3456-IH, AE3456-2H, P-33-015246, P-33-015254, P-33-015255, P-33-015249 and P-33-015253.

Prior to Grading Permit Issuance: COA - 60. Planning. 11 – CRMP Required

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 has been contracted to implement a Cultural Resource Monitoring Program. 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. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. These measures shall include, but shall not be limited to, the following:

Archaeological Monitor An adequate number of qualified 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.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Temporary Fencing - A temporary fencing plan shall be implemented for the protection of cultural site(s) AE-3456-IH, AE3456-2H, P-33-015246, P-33-015254, P-33-015255, P-33-015249 and P-33-015253 during any grading activities within one hundred feet (100'). The fenced area shall include a buffer sufficient to protect the cultural site(s). The project archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the site(s). Upon approval of buffers, the fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. Fencing may be removed after the conclusion of construction activities.

Prior to Grading Final Inspection: COA - 70. Planning. 3 – Phase IV Cultural Required

Phase IV Monitoring Report -Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

General Conditions: COA - 10. Planning. 2 – If Human Remains Found

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) 05097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - i) A County Official is contacted.
 - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
 - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 05097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
 - i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
 - (1) The MLD identified fails to make a recommendation; or
 - (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

CUL-2 The results of the Phase II investigation of the potential archaeological resources will be provided to the Riverside County Planning Department for approval prior to issuance of the building and grading permits.

Monitoring: Per the COAs in Appendix D-2.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY Would the project:				
10. Energy Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Report by MD Acoustics titled *Pine Springs Ranch, Air Quality and Greenhouse Gas Impact Study, County of Riverside*, August 22, 2022 (Appendix B).

Findings of Fact:

- a) The Project will not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Information from the CalEEMod 2020.4.0 Daily and Annual Outputs contained in the Air Quality and Greenhouse Gas Impact Study (Appendix B) was utilized to generate estimates of the Project’s electricity, natural gas, and fuel consumption for construction and operational aspects of the Project (Refer to Tables 15 through 20 in Appendix B). It should be known that the model to determine energy usage assumed an 18-month long construction schedule to be conservative; however, the applicant plans to construct the Project improvements intermittently over approximately 15 to 25 years as finances allow. Electricity used for the Project during construction and operations would be provided by Southern California Edison, which serves more than 15 million customers. SCE derives electricity from varied energy resources including: fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, solar power generation, and wind farms. Natural gas would be provided to the project by Southern California Gas (SoCalGas). Project-related vehicle trip energy consumption will be predominantly gasoline and diesel fuel. Gasoline (and other vehicle fuels) are commercially provided commodities and would be available to the project patrons and employees via commercial outlets.

Project-related construction would represent a “single-event” electric energy and fuel demand and would not require on-going or permanent commitment of energy or diesel fuel resources for this purpose. Additionally, the amount of energy and fuel use anticipated by the Project’s construction activities would be typical for the type of construction proposed because there are no aspects of the project’s proposed construction process that are unusual or energy-intensive, and project construction equipment would conform to the applicable CARB emissions standards, acting to promote equipment fuel efficiencies. CCR Title 13, Title 13, Motor Vehicles, Section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than 5 minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by County building officials, and/or in response to citizen complaints.

Once constructed, operations of the proposed camp complex and associated maintenance activities would result in the consumption of natural gas and electricity. Projected electricity

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and natural gas usage is identified in Table 10 of Appendix B. Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or “plug-in” energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.). Where applicable, the buildings would be designed to comply with Title 24 which requires design features that reduce energy consumption.

Therefore, the project would not cause or result in the need for additional energy producing or transmission facilities, nor would the project engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California. Impacts will be less than significant.

- b) Federal and State agencies regulate energy use and consumption through various means and programs. On the federal level, the United States Department of Transportation, the United States Department of Energy, and the United States Environmental Protection Agency are three federal agencies with substantial influence over energy policies and programs. On the state level, the PUC and the California Energy Commissions (CEC) are two agencies with authority over different aspects of energy.

The Project has been designed in compliance with California’s Energy Efficiency Standards and 2019 CALGreen Standards. These measures include but are not limited to the use of water conserving plumbing, the use of LED lighting, and water-efficient irrigation systems. The project seeks to comply with all applicable State standards for energy efficiency, therefore, does not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<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 of the California Department of Conservation; Report by CW Soils, titled *Preliminary Geotechnical Interpretive Report, Proposed Pine Springs Ranch Buildings, 5800 Apple Canyon Road, Mountain Center Area, Riverside County, California*, March 19, 2014 (Appendix E).

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The Project is located in Southern California, a seismically active area and susceptible to the effects of seismic activity include rupture of earthquake faults. The project is not located on or near a Alquist-Priolo Earthquake fault, according to Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database. The closest known active earthquake fault with a documented location is the Hot Springs fault within the San Jacinto Fault Zone located approximately 8 miles to the southwest, having an estimated maximum modal magnitude of 7.19. The potential for surface rupture to adversely impact the safety of the proposed structure is very low to remote (Appendix D). Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction;" Report by CW Soils, titled *Preliminary Geotechnical Interpretive Report, Proposed Pine Springs Ranch Buildings, 5800 Apple Canyon Road, Mountain Center Area, Riverside County, California*, March 19, 2014 (Appendix E).

Findings of Fact:

- a) Liquefaction occurs when shallow, fine to medium-grained sediments saturated with water are subjected to strong seismic ground shaking. It generally occurs when the underlying water table is 50 feet or less below the surface. A portion of the southwest portion of the Project Parcel is identified by the Riverside County General Plan as being in a mapped area with the potential for liquefaction; however the approximately 56-acre area where the existing camp facilities are located, and where the Proposed Project improvements would occur, is not mapped in an area with a potential for liquefaction. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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); Report by CW Soils, titled *Preliminary Geotechnical Interpretive Report, Proposed Pine Springs Ranch Buildings, 5800 Apple Canyon Road, Mountain Center Area, Riverside County, California*, March 19, 2014 (Appendix E-1).

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The Project Site is located in Southern California, a seismically active area and susceptible to the effects of seismic activity include rupture of earthquake faults. However, the Project will be designed in accordance with the most current California building codes that are designed to reduce structural impacts from earthquakes. Impacts will be less than significant.

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;” Report by CW Soils, titled *Preliminary Geotechnical Interpretive Report, Proposed Pine Springs Ranch Buildings, 5800 Apple Canyon Road, Mountain Center Area, Riverside County, California*, March 19, 2014 (Appendix E).

Findings of Fact:

- a) According to the Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” the Project Site could be within or near an area identified as “low to locally moderate susceptibility to seismically induced landslides and rockfalls.” The existing camp lies within the flatter portions of the Project parcel, and Project improvements will occur within the existing camp facilities, and therefore, the existing flatter areas. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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;” Report by CW Soils, titled *Preliminary Geotechnical Interpretive Report, Proposed Pine Springs Ranch Buildings, 5800 Apple Canyon Road, Mountain Center Area, Riverside County, California*, March 19, 2014 (Appendix E).

Findings of Fact:

- a) A portion of the southwest portion of the Project Parcel is identified by the Riverside County General Plan as being in a mapped area with the potential for subsidence; however the approximately 56-acre area where the existing camp facilities are located, and where the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Proposed Project improvements would occur, is not mapped in an area with a potential for subsidence. Impacts will be 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): On-site Inspection, Project Application Materials; Report by CW Soils, titled *Preliminary Geotechnical Interpretive Report, Proposed Pine Springs Ranch Buildings, 5800 Apple Canyon Road, Mountain Center Area, Riverside County, California*, March 19, 2014 (Appendix E-1) and *Geologic Assessment, Mountain Fire BAER*, Jerome V. DeGraff, Sierra NF, August 1, 2013 (Appendix E-2).

Findings of Fact:

a) In 2013, large areas surrounding Pine Springs Ranch were destroyed in a significant forest fire. During that fire, several buildings on the property were lost or damaged from the naturally occurring incident. After the fire, local authorities were on an increased alert for debris flows from potential flash flooding. A geology study was conducted in the area defining the areas at greatest risk (Appendix E-2). The report evaluated the area surrounding Pine Springs Ranch, but did not find the Camp to be in a high hazard area. In the last nine years since the fire, ground covers surrounding Pine Springs Ranch have slowly regrown. During that period, there have been no significant instances relating to mud or debris flows. However, as part of Pine Springs Ranch Emergency Evacuation Plan, protocols are in place relating to flash flood warnings and subsequent response actions. The proposed CUP development does not modify the site in any manner that would increase the risk relative to high hazard areas or predictable exposure to mud and debris flows. New facilities planned as part of the Proposed Project have been designed to stay outside of the natural drainage areas which traverse the site. Therefore, the Project area was found not to be in a high hazard area for mudflows, and the Project area is not subject to seiche, or volcanic hazards. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 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): Riv. Co. 800-Scale Slope Maps, Project Application Materials; Report by CW Soils, titled *Preliminary Geotechnical Interpretive Report, Proposed Pine Springs Ranch Buildings, 5800 Apple Canyon Road, Mountain Center Area, Riverside County, California*, March 19, 2014 (Appendix E-1).

Findings of Fact:

- a) Project construction will occur in the flatter portions of the site. Therefore, there will be no significant changes to topography or ground surface relief features. Impacts will be less than significant.
- b) No cut or fill slopes greater than 2:1 or higher than 10 feet are proposed for the Project or as part of the Project grading. There will be no impacts.
- c) Sewer service for the Project consists of an existing wastewater treatment plant that serves the camp. No changes to the system are proposed as the existing system has been determined to be adequate for the existing and planned volume of campers. Therefore, there will be no grading that affects or negates subsurface sewage disposal systems. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 (2022), 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Report by CW Soils, titled *Preliminary Geotechnical Interpretive Report, Proposed Pine Springs Ranch Buildings, 5800 Apple Canyon Road, Mountain Center Area, Riverside County, California*, March 19, 2014 (Appendix E-1).

Findings of Fact:

- a) Construction would occur within small areas of the existing approximately 56-acre area where the existing camp facilities are located, and where the Proposed Project improvements would occur. Construction activities associated with the Project would involve earth movement and the exposure of soil which may temporarily increase erosion susceptibility. Most of the Projects, however, consist of the reconstruction of cabin facilities; it is estimated that there would be approximately 1 acre or less of grounds disturbed over the approximately 15 to 25-year construction period. However, the Project would also be required to adhere to standard

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regulatory requirements designed to reduce erosional impacts, including, but not limited to, requirements imposed by the State Water Resources Control Board Construction General Permit Order 2009-0009-DWQ which requires projects that disturb one (1) or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). Impacts will be less than significant.

- b) The geotechnical report prepared for the Project (Appendix D) identified that the onsite soils exhibit an expansion potential as “very low” as classified by the 2022 CBC Section 1803.5.3 and ASTM D4829-03. Impacts will be less than significant.
- c) The Project does not propose to install any new septic tanks or alternative wastewater disposal systems. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.

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

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

Findings of Fact:

- a) The Project site is located within an area of Moderate Wind Erodibility rating, according to the Riverside County General Plan. The Riverside County General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blow sand, either on or off site. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

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

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Report by MD Acoustics titled *Pine Springs Ranch, Air Quality and Greenhouse Gas Impact Study, County of Riverside*, August 22, 2022 (Appendix B).

Findings of Fact:

- a) Gases that trap heat in the atmosphere are often referred to as greenhouse gases (GHG). These gases are released into the atmosphere by both natural and anthropogenic (human) activity. Without the natural greenhouse gas effect, the earth’s average temperature would be approximately 61° Fahrenheit (F) cooler than it is currently. The cumulative accumulation of these gases in the earth’s atmosphere is considered to be the cause for the observed increase in the earth’s temperature.

Currently neither the CEQA statutes, OPR guidelines, nor the draft proposed changes to the CEQA Guidelines prescribe thresholds of significance or a particular methodology for performing an impact analysis; as with most environmental topics, significance criteria are left to the judgment and discretion of the Lead Agency.

The SCAQMD Draft Guidance Document – Interim CEQA GHG Significance Threshold consist of the following tiered approach:

- o Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- o Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- o Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project’s construction emissions are averaged over 30 years and are added to the project’s operational emissions. If a project’s emissions are below one of the following screening thresholds, then the project is less than significant:
 - Residential and commercial land use: 3,000 metric tons of CO per year (MTCO₂e/yr)
 - Industrial land use: 10,000 MTCO₂e/yr
 - Based on land use type: residential: 3,500 MTCO₂e/yr; commercial: 1,400 MTCO₂e/yr; or mixed use: 3,000 MTCO₂e/yr

The Project’s greenhouse gas analysis (Appendix B) utilized a screening threshold of 3,000 MTCO₂e/yr to analyze the Project’s greenhouse gas emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The greenhouse gas emissions from all phases of project construction equipment and worker vehicles were analyzed Appendix B. Project construction would actually occur intermittently, over 15 to 25 years, as finances allow. However, to assess Project construction emissions, the analysis in Appendix B assumed construction would begin in 2022 and last for 18 months, and run concurrently through the 18 months, to be conservative, which would represent the approximate time for all of the proposed facilities to be constructed if they were to be constructed concurrently until all components were completed..

Consistent with the Tier 3 screening SCAQMD guidance, the 18-month construction emissions were amortized over 30 years and added to the operational emissions, which begins after construction (or immediately following the 18-month construction). The results are provided in **Table 5 - Opening Year Unmitigated Project-Related Greenhouse Gas Emissions** and identify that the Project will not generate greenhouse gas emissions that may have a significant impact on the environment during either the construction or operations phase.

Table 5 – Opening Year Unmitigated Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO2	NonBio-CO2	CO2	CH4	N2O	CO2e
Area Sources ²	0.00	0.00	0.00	0.00	0.00	0.00
Energy Usage ³	0.00	635.79	635.79	0.03	0.01	639.33
Mobile Sources ⁴	0.00	442.10	442.10	0.02	0.02	449.50
Solid Waste ⁵	15.34	0.00	15.34	0.91	0.00	37.99
Water ⁶	1.11	8.85	9.96	0.11	0.00	13.66
Construction ⁷	0.00	15.12	15.12	0.00	0.00	15.27
Total Emissions	16.45	1,101.86	1,118.31	1.08	0.03	1,155.75
County of Riverside CAP and SCAQMD Draft Screening Threshold						3,000
Exceeds Threshold?						No
Notes:						
¹ Source: CalEEMod Version 2020.4.0						
² Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.						
³ Energy usage consist of GHG emissions from electricity and natural gas usage.						
⁴ Mobile sources consist of GHG emissions from vehicles.						
⁵ Solid waste includes the CO ₂ and CH ₄ emissions created from the solid waste placed in landfills.						
⁶ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.						
⁷ Construction GHG emissions based on a 30-year amortization rate.						

Impacts will be less than significant.

- b) A proposed project would have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The applicable plans for the proposed Project are the County of Riverside Greenhouse Gas Analysis (adopted February 2012). The County of Riverside has adopted these plans in order to assist the County in conforming to the GHG emissions reductions as mandated under AB 32.

The Riverside County Climate Action Plan was adopted to set GHG reduction strategies and targets. As noted in the CAP Update (2019), policies to reduce GHG emissions often overlap

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with policies addressing energy conservation, reduced automobile use, water conservation, and many other issues. In addition to policies specifically targeting GHG emissions, Riverside County has many General Plan policies that help reduce GHG emissions while targeting other policies applicable to Riverside County. The Project is consistent with the CAP as it will implement many of the policies that reduce GHG emissions. Project GHG emissions were evaluated in Appendix B and found to be less than significant.

Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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): <https://geotracker.waterboards.ca.gov/>, accessed September 14, 2022

Findings of Fact:

- a) A hazardous material is a substance that is toxic, flammable/ignitable, reactive, or corrosive. Extremely hazardous materials are substances that show high or chronic toxicity, carcinogenic, bioaccumulative properties, persistence in the environment, or that are water reactive. Improper use, storage, transport, and disposal of hazardous materials and waste may result in harm to humans, surface and groundwater degradation, air pollution, fire, and explosion.

The Project includes the construction and operation of various camp facilities in an existing camp facility and does not include the routine transport of hazardous materials. Construction of the proposed Project would involve the use of construction-related chemicals. These include but are not limited to hydraulic fluids, motor oil, grease, runoff, and other related fluids and lubricants. The construction activities would involve the disposal and recycling of materials,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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trash, and debris. The County’s General Plan Safety Element addresses potential hazards in the County and identifies goals and policies to reduce risks and damages associated with hazards, including disposal of hazardous materials due to human activities. The Project operation does not include the routine transport of hazardous materials. During construction, compliance with all local, State and federal regulations related to hazardous materials use and transport during construction is required and would reduce potential hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Impacts will be less than significant.

- b) Construction activities would require the temporary use of hazardous substances, such as fuel, lubricants, and other petroleum-based products for operation of construction equipment as well as oil, solvents, or paints. As a result, the proposed Project could result in the exposure of persons and/or the environment to an adverse environmental impact due to the accidental release of a hazardous material. However, the transportation, use, and handling of hazardous materials would be temporary and would coincide with the short-term Project construction activities. Further, the construction contractor is required to ensure that these materials would be handled and stored in compliance with all with applicable federal, state, and local requirements. Any handling of hazardous materials would be limited to the quantities and concentrations set forth by the manufacturer and/or applicable regulations, and all hazardous materials would be securely stored in a construction staging area or similar designated location within the Project site. In addition, the handling, transport, use, and disposal of hazardous materials must comply with all applicable federal, state, and local agencies and regulations, including the Department of Toxic Substances Control; Occupational Health and Safety Administration (OSHA); Caltrans; and the County Health Department - Hazardous Materials Management Services. Impacts will be less than significant.
- c) The Proposed Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Of the approximately 315-acre parcel, existing camp facilities primarily occur over approximately 56 acres, which includes the existing cabins, trails recreational areas, dining hall and water and wastewater facilities. The remainder of the parcel is not utilized for camp purposes and therefore is primarily open space. There is no construction planned for Apple Canyon Road, which is the main ingress and egress for the Project Site. The Project design allows for adequate emergency access off the site onto Apple Canyon Road, which leads to SR-74. Evacuation routes are determined by the local emergency services. The Project will be reviewed by the local emergency services agencies for compliance with all applicable codes. Impacts will be less than significant.
- d) There are no schools within one-quarter mile of the Project Site. The Project will construct and re-construct existing camp facilities, and no part of the operations includes the hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste. There will be no impacts.
- e) A review of sites pursuant to Government Code Section 65962.5 identified that neither the site, nor any adjacent area within 5 miles are on any list compiled pursuant to Government Code Section 65962.5. Therefore, construction and operation of the Project would not create a significant hazard to the public or the environment. There will be no impacts.

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.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) The project site is not located within an Airport Master Plan; therefore, the Project will not result in an inconsistency with an Airport Master Plan. There will be no impacts.
- b) The site is not located within any area that requires review by the Airport Land Use Commission. There will be no impacts.
- c) There are no public airports or public use airports within two (2) miles of the Project site. Therefore, the Project will not result in a safety hazard for people residing or working in the Project area. There will be no impacts.
- d) The Project site is not located within two miles of any private airstrip, or heliport; therefore, the project will not create a safety hazard for people residing or working in the Project area. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	<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
project may impede sustainable groundwater management of the basin?				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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,” GIS database; Report by Jericho Systems, Inc titled *Determination of Biologically Equivalent or Superior Preservation Analysis for Impacts to MSHCP Riparian/Riverine Habitat, November 2021*, (Appendix C).

Findings of Fact:

Riverside County and 23 other cities and agencies obtained a joint permit National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board-Santa Ana Region (SARWQCB) to control pollutants in runoff. The RWQCB also requires that dischargers whose construction projects disturb one (1) or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs 1 or more acres, obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. The Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). The Proposed Project would disturb less than 1 acre per building, and a SWPPP would be prepared should buildings or other improvements exceed 1 acre. The SWPPP would include BMPs to be implemented during and after project construction to minimize erosion and sedimentation of downstream watercourses. Typical standard BMP topics could include but are not limited to the following:

- Erosion Controls – schedule work outside of the rainy season and preservation of existing vegetation;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Sediment Controls – use of fiber roles around work areas, installing gravel berms, street sweeping and vacuuming, and storm drain inlet protection.
- Tracking Controls- use of a stabilized construction entrance/exit to prevent trackout of mud.
- Wind Erosion Controls – stockpile management (such as covering with tarps)

There is currently no storm sewer system that serves this portion of the community. Most of the entire site is composed of native ground, with minimal impervious surfaces. Stormwater runoff from the existing campground surface-flows to the on-site drainages. The Project has been designed to retain all storm water run-off within the existing drainages located throughout the property. The parking lot is proposed to be reduced in size to reduce the impervious surface.

Water service is provided by a groundwater production well on the Project Site. The purpose of the Project is to improve existing camp facilities, with some additional facilities, with construction occurring over 15 to 25 years, intermittently, as finances allow. It is anticipated that the existing well would service the Proposed Project as it has since the inception of the camp in 1961.

Therefore, the Project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts will be less than significant.

- a) The Project does not include the construction of new groundwater wells, because its water supply originates from two existing groundwater wells that have sufficient capacity to service the Project. The on-site groundwater wells service only the existing camp, and there are no other adjacent land uses that depend on that well for water service. The Project proposes improvements and minor additions to the camp facility over 15 to 25 years. Therefore, because the existing well services the existing camp, and Project improvements are planned in a manner that allows for a variation in camp attendance over time, the Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. Impacts will be less than significant.
- b) The purpose of the Project is to redevelop an existing camp site that was damaged by fire and to make updates including but not limited to improved path grades and stability, replacement of and addition of cabins that are ADA accessible, improvement of parking and circulation elements within the camp, and creating and improving common buildings including gathering and eating areas.

The biological report in Appendix C identified that the Project would relocate portions of two natural drainages (named Drainages A and B) that flow through the Project Site to facilitate the improvements.

Drainage A: Based upon the Project site plans, Drainage A traverses a low lying path through the camp site over existing access roads and between buildings. The proposed path and access improvements requires side slope improvements at a 2:1 maximum slope. In order to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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accomplish this slope reduction, the drainage feature will need to be relocated generally along the same path once grading is complete. Drainage A encompasses 32,640 square feet (0.74 acre). The project will realign 9,568 square feet (0.21 acre) of Drainage A to a new configuration consisting of 10,608 square feet (0.24 acre). The primary purpose of relocating sections of Drainage A include:

- Accommodating new vehicular and pedestrian circulation including ADA compliant trails and paths.
- Relocating swales away from existing and proposed buildings/structures;
- Beautifying the drainage corridor with enhanced landscape features; and
- Minimizing adverse conditions such as road washouts, which currently occur due to poor drainage flows through the site

Drainage B: Drainage B also traverses a low-lying path through the currently developed areas of the camp. Drainage B traverses over the existing parking areas, access roads, and between buildings within the developed areas of the Camp. Drainage B encompasses 3,120 square feet, (0.07 acre). The Project will realign 1,380 square feet (0.03 acre) of Drainage B to a new configuration consisting of 1,476 square feet (0.03 acre). The primary purpose of relocating sections of Drainage B is to relocate swales and culverts associated with a reconfigured asphalt parking lot. The proposed asphalt parking lot reduces the amount of overall paved surface, improves circulation, and accessibility to the lodge. In order to develop the improved parking layout, portions of Drainage B must be relocated along with major sections of underground drainage. There is approximately 278 liner feet of 8-foot-wide, by 1-foot-deep swale (at the center line of the swale) to be relocated. The volume of cut/fill is anticipated to balance with approximately 40 cubic yards of cut and 40 cubic yards of fill. The majority of the work effecting Drainage B occurs as a result of the relocating existing underground culverts. Refer to Appendix A, Engineering Sheet A-3.3 for locations of the drainage relocations.

In addition to the relocation of sections of drainage swales, there are instances where new culverts will be installed to accommodate the amended drainage course under existing and proposed circulation routes. There is approximately 1,325 liner feet of 8-foot-wide, by 1 foot deep swale (at the center line of the swale) to be relocated. The volume of cut/fill is anticipated to balance with approximately 200 cubic yards of cut and 200 cubic yards of fill. The drainage relocations are identified in Appendix A, Engineering Sheet A-3.3. The existing culverts vary in size and material, and the replaced culverts will generally be in-kind size and materials, and are subject to final engineering.

A third drainage, Drainage C, would not be impacted by the Proposed Project.

A DBESP was prepared and approved that minimizes potential impacts to riparian resources and water quality impacts during construction of the improvements within the drainages. The MSHCP's Urban/Wildlife Interface Guidelines (Section 6.1.4) have been incorporated into the Project design and will be made as part of the County's Conditions of Approval. Adherence to the Conditions of Approval will ensure that hydrologic resources on site are maintained. Impacts will be less than significant.

- c) The SWPPP that will be prepared for the Project would include BMPs to be implemented during and after Project construction to minimize erosion or siltation on-site and/or off-site. Refer to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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23.a for typical, standard BMP topic that would most likely be addressed in the SWPPP. Impacts will be less than significant.

- d) Project construction includes the preparation of an SWPPP that would include BMPs to be implemented during and after Project construction to minimize the rate and/or amount of surface runoff during construction. Standard construction methods are anticipated. An excavator would be used to excavate a new trench/swale along the new alignment as identified in engineering plans the up to the upstream and downstream connections with the existing swale, without connecting the new swale. The stockpiled materials will be stored away from the existing drainage. When the depth and width of the new swale have been confirmed, earth will be removed from the upstream and downstream connections to the existing swale to create the new flow line– given the small size of the swale, it is envisioned that only approximately one excavator bucket of material will be needed to be removed to make each connection. The stockpiled materials then will be placed in the portion of the existing drainage that is designed to be abandoned, which will then facilitate an improvement such as a parking lot or roadway. The planting and restoration as identified in the DBESP and CUP will be performed. 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 Impacts will be less than significant. Impacts will be less than significant.
- e) There is currently no County-operated stormwater system that serves the Project Site. The Project has been designed to retain all storm water run-off within the Project Site’s natural drainage channels. The vegetation within the drainage channels serve to slowing water flow, clean pollutants, and keep sediment from flowing downstream. Therefore, the Project will 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. Impacts will be less than significant.
- f) As indicated in General Plan Figure S-9 and S-10, the Project site is not located in an area with the potential for flood hazards where the Project would impede or redirect flood flows. There will be no impacts.
- g) As indicated in General Plan Figure S-9 and S-10, the Project site is not located in an area of a flood hazard, tsunami, or seiche zone. Therefore, there is no risk the release of pollutants due to project inundation. There will be no impacts.
- h) The proposed grading plan includes design elements to manage any potential excess or concentrated drainage on-site. The Project therefore will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts will be 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
LAND USE/PLANNING Would the project:				
24. Land Use				
a) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The Project Site is within the Riverside Extended Mountain Area Plan. The campground and roadways have a designated land use of Open Space-Conservation (OS-C), and the remainder of the site has a land use designation of Open Space-Rural (OS-RUR). Public Use Permit (PUP) 00431 was issued to the Pine Springs Ranch (PSR) in 1981.

Since the PUP 00431 was issued in 1981, PSR has experienced a period with a limited number of development projects. A wastewater treatment plant was constructed in 1998 and various other small construction projects have been processed through the Building Department. Although a number of applications to revise PUP 00431 have submitted over the years, all such applications have either been withdrawn or expired. Recently, the camp and conference center were severely impacted by a fire that swept through the property. The fire destroyed portions of the wastewater treatment plant, existing maintenance center, shop, a staff residence, and several other small structures. Plans to rebuild these facilities are in various states of permitting and development. In addition to responding to the issues pertaining to the fire, many of the existing facilities are in need of repair, updating, and in some cases expansion.

Based on the ongoing need for facility upgrades, improved guest program venues, and the desire to establish a plan for phased development, PSR is seeking to establish an updated CUP with the County by providing a long-range Master Plan of Facilities and implementation of Phase 1 improvements. The Master Plan for PSR, which has operated at its current location since 1961, includes long-range improvements to enhance the guest experience, including revising the on-site circulation, replacing outdated structures and structures impacted by the recent fire, improvements to the overall camp and retreat center operations including the dining capacity, meeting room capacity, recreation, and support facilities, and installation of a recirculating stream system. Phase 1 improvements include the new dining hall, three prototype cabin units, a multipurpose building, snack shop, classrooms, maintenance facilities, and the new entry gatehouse in addition to on-site circulation improvements, site grading, and landscape improvements. It is estimated that all phases would be completed within 15 to 25 years. Impacts will be less than significant.

- b) The PSR, which has operated at its current location since 1961, will not disrupt or divide the physical arrangement of the community because the Project improvements will occur within the same location where the Project Site has existed since 1961. Additionally, there are no other communities in the vicinity of the Proposed Project. There will be no impacts.

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.

MINERAL RESOURCES Would the project:

25. Mineral Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) The State Mining and Geology Board (SMGB) has also established Mineral Classification Zones (MRZs) to designate lands that contain mineral deposits. The Riverside County General Plan identifies the Project area as “Unstudied (No MRZ designation issued).” There will be no impacts.
- b) The Riverside County General Plan identifies the Project area as “Unstudied (No MRZ designation issued).” There will be no impacts.
- c) There are no existing or abandoned mines or quarries on site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” County of Riverside Airport Facilities Map.

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

- a) The Project Site is not located near any airports. The closest airport is the Hemet-Ryan Airport in Hemet, approximately 21 miles west of the Project Site. There will be no impacts.
- b) There are no private airstrips in the vicinity of the Project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Report by MD Acoustics titled, *Pine Springs Ranch, Noise Impact Study, County of Riverside, California*, August 31, 2022 (Appendix F).

Findings of Fact:

- a) Environmental noise is commonly measured in A-weighted decibels (dBA). A decibel (dB) is a unit of sound energy intensity. Sound waves, traveling outward from a source, exert a sound pressure level (commonly called a “sound level”) measured in dB. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response that duplicates the sensitivity of human ears. Decibels are measured on a logarithmic scale. Generally, a 3 dBA increase in ambient noise levels represents the threshold at which most people can detect a change in the noise environment; an increase of 10 dBA is perceived as a doubling of loudness (refer to discussion in Appendix F).

The Project Site is an existing religious camp within an area bordered by US Forest Service lands. Two residences exist to the east of the Project Site, at approximately 200 and 1,000 feet respectively, from the Project’s main parking lot.

A Noise Impact Study was prepared for the proposed Project (Appendix F) that analyzed the existing noise levels and assessed the potential Project-related construction and operations noise levels at two noise-sensitive receptor locations closest to the Project site. The most common source of noise in the Project site vicinity was determined to be vehicular traffic on Apple Canyon Road along the eastern Project Site boundary, as well as operational noise that includes the use of amplification equipment.

The County of Riverside outlines its noise standards within its General Plan and Riverside County Ordinance 847. Ordinance 847 also identifies a list of exemptions and exceptions to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the noise standards which includes construction and demolition. Riverside Ordinance 847 identifies that private construction within one-quarter of a mile from an inhabited dwelling cannot occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

Construction noise would be limited primarily to the use of the heavy equipment for initial site grading and excavating activities at the site, which will be short-term in nature, approximately two to three months. Construction overall will occur intermittently over the 15 to 25 year period during the permissible hours as described in the County of Riverside Noise Ordinance 847.

The study in Appendix F identified that the closest residences that could be most affected by the construction noise exist approximately 700 feet to the east, along Apple Canyon Road. Based on FHWA guidance, a significant impact would occur if project-generated construction noise exceeds 85 dBA Lmax noise limit during the day and 80 dBA Lmax noise limit during the night at the nearest residences (FHWA 2006).

Because construction would occur intermittently as smaller individual projects over a 15- to 25-year period, project construction noise was assumed as part of Operational noise.

Table 6 - Reference Sound Level Measurements for SoundPlan Model identifies the modeling parameters for the operational noise.

Table 6 - Reference Sound Level Measurements for SoundPlan Model

Source	Source Type	Reference Level (dBA)	Descriptor
Parking	Area (SP Parking Tool)	-	1 car per hr
Pool/Patio	Area Source	91	Sound Power
Tennis Court	Point Source	53	60 feet from court
Amphitheater Loudspeakers	Point Source	89	12 feet from speaker

Table 7 – Worst-Case Predicted Noise Level (dBA, Lmax) identifies that the operations would not be perceptible to the adjacent residences to the east.

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

Table 7 - Worst-Case Predicted Noise Level (dBA, Lmax)

Receptor ¹	Floor	Existing Ambient Noise Level (dBA, Leq) ²	Project Noise Level (dBA, Lmax) ³	Daytime (7AM – 10PM) Stationary Noise Limit (dBA, Lmax) ⁴	Combined Noise Level (dBA, Lmax) ⁴	Change in Noise Level as Result of Project
1	1	38	33	65	39	1
2	1	48	40		49	1

Notes:

- ¹ Receptors 1-2 represent residential uses.
- ² Existing ambient taken as fifteen minute measurement.
- ³ See Exhibit F for the operational noise level projections at said receptors.
- ⁴ Per the County of Riverside noise ordinance Chapter 9.52.

Therefore, the Project does not exceed the County of Riverside noise standards and would remain similar to existing ambient noise levels. Exhibit F in Appendix F graphically displays the decibel levels of the assumed operations in relation to the adjacent residential receptors It identifies that there would be little to no impact to existing residences. Impacts will be less than significant.

- a) Ground borne vibration from typical construction equipment would not exceed the applicable thresholds for adjacent residential buildings surrounding the Project Site according to the Noise Study in Appendix F. In addition, ground borne vibration would not exceed the threshold for human annoyance at any of the modeled distances. As a church (religious center facility) land use, the Proposed Project would not generate significant stationary sources of vibration. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. 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;” Report by CW Soils, titled *Preliminary Geotechnical Interpretive Report, Proposed Pine Springs Ranch Buildings, 5800 Apple Canyon Road, Mountain Center Area, Riverside County, California*, March 19, 2014 (Appendix E).

Findings of Fact:

- a) Regionally, the Project Site is located in the Peninsular Ranges Geomorphic Province of California. The Peninsular Ranges are characterized by northwest trending sediment filled elongated valleys divided by steep mountain ranges. The low lying areas within the Peninsular Ranges Province are principally made up of Tertiary and Quaternary non-marine alluvial sediments consisting of alluvial deposits, sandstones, claystones, siltstones, conglomerates,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and occasional volcanic units. The mountainous regions are primarily made up of Pre-Cretaceous, metasedimentary, and metavolcanic rocks along with Cretaceous plutonic rocks of the Southern California Batholith. The geotechnical report prepared for the Project (Appendix E) identifies that the Project Site is underlain by primarily Cretaceous Granite (map symbol Kgr), which is Cretaceous age plutonic rock consisting of granite. The Riverside County General Plan also identifies that the Project site is of a low paleontological sensitivity. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:				
29. Housing				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The Project Site is a religious camp that has operated since 1961. There are five full-time employees who live on site year-round. The Project is to improve the existing camp facilities, which include staff housing. These employees will not be displaced during construction or operations because other suitable housing arrangements are available directly on site for their relocation until their specific house or dorm is completed. No other existing residences/people near the facility would be displaced with project implementation. Therefore, the construction and operations of the Project will not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. There will be no impacts.
- b) The Project site is a religious camp that has operated since 1961. The Project is designed to serve existing Southern California residents for a specific event experience. The Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income because the Proposed Project is a campground where only temporary activities are held. Patrons of the site are from various areas of Southern California and only visit the site for temporary events, and then return to their community of origin. The Project improvements are for guest safety and experience only.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project improvements do not propose new housing or encourage new housing in the area. Impacts will be less than significant.

- c) The Project site is a religious camp that has operated since 1961. The Project is to make various improvements to the camp facilities. Patrons attend the camp for specific, short-term events. Patrons attend the camp for a short visit, then return to their original community where they reside and work. The camp can accommodate the visitors and no population growth would occur because the facility is not introducing new homes in the area. The project does not propose offsite roadway extensions or other off site infrastructure that would induce population growth. Therefore, the Project will not 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). Impacts will be less than significant.

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:

30. Fire Services

Source(s): Riverside County General Plan Safety Element.

Findings of Fact:

The camp has operated at its current location since 1961. The Project site receives fire protection services from the Riverside County Fire Department (RCFD). The nearest fire stations are located as follow:

- o US Forest Service Keenwild Station, CA-243, Mountain Center: 7.8 miles
- o Riverside County Fire Station 53, 59200 Morris Ranch Road, Mountain Center: 8.7 miles.

Several other County RCFD and US Forest Service fire stations are located within 14 miles of the Project Site that could also support the closest fire stations if warranted.

The Project received Conditions of Approval in July 2018, which included comments from the Fire Department to ensure fire sprinklers and hoods are installed over cooking appliances. To ensure adequate fire protection for all residents of Riverside County, the Riverside County Department of Building and Safety and the RCFD enforce fire standards as they review building plans and conduct building inspection and review structures for compliance with the California Code, including Public Resources Code Sections 4290-4299 and California Government Code Section 51178 that address fire safety and Riverside County Ordinance No. 787 (Fire Code Standards). Therefore as improvements are identified for construction over the 15 to 25 years

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of intermittent construction, the applicant is required to obtain building permits that would undergo review by County fire for compliance with the latest codes.

Although the Project's increased demand on fire services could impact the RCFD's response times, the impact under CEQA is determined to be less than significant because the Project would be served from existing RCFD fire stations and would not require the construction of a new fire station or physical alteration of an existing fire station. The Project Applicant would be required to comply with Riverside County Ordinance No. 659 (the County Development Impact Fee [DIF]), which requires a fee payment by developers for the funding of public facilities, including fire protection facilities.

Therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered fire services or facilities. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan, General Plan Final Program Environmental Impact Report (State Clearinghouse No. 2002051143)

Findings of Fact:

The Project Site is located within an existing service area of the Riverside County Sherriff Department and specifically serviced by the Garner Valley/Lake Hemet Substation, located at 56570 CA-74, Mountain Center, approximately 2 miles southwest of the Project Site. In addition to the main assigned substation, the sheriff's department maintains routine patrols in various areas of the County to maintain acceptable service ratios and response times. The Project would result in additional onsite guests and goods that could create the need for sheriff services. Operation of the campground includes events that vary from small groups typically comprised of 30 guests to larger groups that typically/historically range from 200 to 300. At the end of the full build out in 15 to 25 years, the campground would have capacity to host up to 700 guests. Stays generally range from three to five days, and vary per season. Operations may generate a typical range of sheriff service calls, such as burglaries, thefts, and guest disturbances. Unincorporated Riverside County has set a minimum standard of 1.0 deputy per 1,000 residents, according to Section 4.15.2 of the General Plan Final EIR (State Clearinghouse No. 2002051143). The Project is a campground where County and out-of-County residents are visiting, so the Project will not generate additional residents. The Project Applicant will be required to comply with Riverside County Ordinance No. 659 (the County DIF), which requires a fee payment by developers for the funding of public facilities, including sheriff protection facilities. Therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered sheriff services or facilities. Impacts will be 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.

32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): GIS database.

Findings of Fact:

The Project is located in the Hemet Unified School District. Approximately five administrative staff are anticipated to live and work on site on a daily basis. The five employees are housed directly within designated housing units within the camp complex. The administrative staff do not have school children who attend area schools, or who would need to be serviced by the Hemet Unified School District. Because no children who require public school services are anticipated to be associated with Project development, the Project can be served by existing school services within acceptable service ratios. Additionally, the Project is required to pay standard school impact fees per the County's development fee schedule. Therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered school services or facilities. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

The Project site is within the Riverside County Library System (RCLS) that operates 35 libraries, two Mobile Resource Vans, two museums and a Creation Station in Riverside County, California. The Project is improvement of an existing religious camp that hosts specific events. No library services are anticipated to be necessary. Therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered library services or facilities. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. 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.

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

PSR maintains a staff that is trained and certified in CPR, first aid and using the Automatic External Defibrillator (AED). The groups that use PSR are also encouraged to bring their own medical staff. The camp has operated at its current location as a camp since 1961. In the event of an emergency that needs more than staff attention, paramedics arrive at the site, and an ambulance typically responds within approximately 20 minutes, according to PSR staff. Hospitals with ambulance service and emergency room services nearest to the PSR include the following:

Hemet Medical Center	25.2 miles	35-45 minutes
San Geronio Memorial Hospital	40.2 miles	50-60 minutes
Eisenhower Medical Center	40.7 miles	50-60 minutes
Kaiser Medical Center- Moreno Valley	45.6 miles	60-70 minutes
Riverside University Health Medical Center	45.9 miles	60-70 minutes
Loma Linda University Medical Center-Murrieta	46.3 miles	60-70 minutes
Temecula Valley Hospital	49.3 miles	60-70 minutes
Desert Regional Medical Center	50.7 miles	75-85 minutes
Loma Linda University Medical Center	59.8 miles	75-85 minutes

In the event of a life-threatening emergency, a medical helicopter is able to land on the PSR's ball field for transport to an area hospital. Based on information from PSR staff, medical emergencies are rare. Therefore, the Project can be served by existing health services within acceptable service levels based on medical need and the services that are available at the PSR and the historical need for services. Therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered health services or facilities. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:				
35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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.

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

- a) The Project is Conditional Use Permit No. 3708 to replace Public Use Permit (PUP) 00431, issued in 1981 by the County of Riverside to the Pine Springs Ranch (PSR), by providing a long-range Master Plan of Facilities and implementation of Phase 1 improvements. The PSR, which has operated at its current location since 1961, provides recreational and religious events. Existing on-site recreational facilities include a swimming pool, horseshoe pits, picnic areas, outdoor amphitheater, nature center and petting zoo, equestrian center with horse arena, ropes course, archery and go cart track. The Proposed Project would improve these existing facilities and add a volleyball court and astronomy center. The Project CUP 3708 includes upgrades and new facilities that are evaluated as part of this environmental document. The County's approval of CUP 3708 will contain various conditions of approval relative to grading, permits, biological and cultural protections which the Applicant would adhere to during the improvement and expansion of the recreational facilities. Adherence to the conditions of the CUP will reduce potential impacts to less than significant for the Project's construction or expansion of existing recreational facilities that have a physical effect on the environment.

The Project is located in the San Bernardino National Forest, in an area zoned by the County General Plan as with a zoning designation of N-A-160 and land use of OS-C and OS-RUR, and the existing campground and roadways have a Land Use designation of Open Space-Conservation (OS-C), and the remainder of the site has a land use designation of Open Space-Rural (OS-RUR). Of the 315-acre parcel in which the Project is located, the Project improvements would occur within the existing approximately 56-acre the portion of the Project Site that contains the existing camp facilities and is identified by the General Plan as Developed/Disturbed lands (Figure OS-4a). The US Forest Service Spitler Peak Trailhead (Trail 3E22) is located approximately 0.50 mile south of the Project Site, off of Apple Canyon Road. In order to access the Spitler Peak Trail, camp guests would have to walk off the Project Site, onto Apple Canyon Road to the Spitler Peak Trailhead trail. The trail traverses near the Project Site, however, guests would have to trespass onto private property, which is strongly discouraged by campground staff. Hiking trails are provided throughout the Project Site. The US Forest Service does not have designated trail numbers for the trails that exist within the Project Site. Because the PSR has designated hiking trails within the grounds, there would be no need for the USFS to add or expand its trails.

Impacts will be less than significant.

- b) The Project is CUP No. 3708 to replace PUP 00431, issued in 1981 by the County of Riverside to the PSR which has operated in its current location since 1961. The purpose of the Project is to conduct improvements to many of the existing on-site recreational facilities are in need of repair, updating, and in some cases expansion. The Project does not increase population and will not increase the use of existing neighborhood or regional parks or other recreational facilities, outside of the Project Site, such that substantial physical deterioration of the on or off-site facility would occur or be accelerated. As previously identified, use of the USFS Spitler Peak Trail, located approximately 0.5 mile south of the PSR, is not anticipated to increase because hiking and other recreational opportunities are available within the PSR grounds. Therefore, the Spitler Peak Trail would not deteriorate or accelerate due to the Project. There will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The Project is not located in a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees) according to the County of Riverside Economic Development publicly available mapping. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Include the construction or expansion of a trail system?

Source(s): Riverside County General Plan Figure C-7 Trails and Bikeway System, Riverside Extended Mountain Area Plan.

Findings of Fact:

a) There are no public trails identified on the Project Site. The Proposed Project does not propose to construct any off-site trails. The US Forest Service (USFS) Spitler Peak Trailhead (Trail 3E22) is located approximately 0.50 mile south of the Project Site, off of Apple Canyon Road. In order to access the Spitler Peak Trail, camp guests would have to walk off the Project Site, onto Apple Canyon Road to the Spitler Peak Trailhead trail. The trail traverses near the Project Site, however, guests would have to trespass onto private property, which is strongly discouraged by campground staff. Hiking trails are provided throughout the Project Site. The US Forest Service does not have designated trail numbers for the trails that exist within the Project Site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan; Report titled Scoping Agreement for Traffic Study, Integrated Engineering Group, Approved by Riverside County, August 28, 2022 (Appendix G-1); Report by Integrated Engineering Group titled *Pine Springs Ranch Vehicle Miles Traveled (VMT) Screening Analysis*, August 2022 (Appendix G-2).

Findings of Fact:

- a) The Riverside Extended Mountain Area Plan (REMAP) programs and policies are supplemental to, and coordinated with, the policies of the Riverside County General Plan Circulation Element. As such, the circulation system of REMAP is tied to the countywide system and its long-range direction. The vehicular circulation system within REMAP connects the region to urbanized areas of the Coachella Valley, western Riverside County and San Diego County as well as providing access to and between its communities. State Route 79 runs generally in an east-west direction through the western portion of REMAP and continues south into San Diego County. State Route 243 connects Idyllwild/Pine Cove with Banning and Beaumont. State Route 74 (also referred to as the Idyllwild National Forest Highway west of Mountain Center and Pines to Palms Highway east of Mountain Center) follows a winding, but generally east-west route connecting Hemet and the Coachella Valley. The area is also served by a series of Mountain Arterials including Sage Road and Bautista Canyon Road.

The Project is located on Apple Canyon Road, accessed directly off of SR-74. The Project does not propose improvements to Apple Canyon Road or SR-74, nor were such improvements determined by Riverside County to be required (Appendix G-1). Most camp patrons arrive by bus, vans or carpools, which keep overall trips low, or an average of 33 to 34 trips in the AM and PM peak hours. REMAP Policy 9.2 identifies that the County’s roadway Level of Service standards as described in the County’s General Plan should be maintained. Given that the camp has existed since 1961, and that the Project Improvements would generate minimal additional traffic, the Project is consistent with the County’s level of service standards. A Trip Generation Analysis was approved by the County in July 2022 (Appendix G-1). Impacts will be less than significant.

The County of Riverside contains bicycle, pedestrian, and multi-purpose trails that traverse urban, rural, and natural areas. However, there are no bicycle, pedestrian, or multi-purpose trails on either SR-74 or Apple Canyon Road, nor are any proposed. The trails that existing with the campground are part of the Project Site’s internal circulation. Project improvements will modify some trails for ADA compliance. Impacts will be less than significant.

- b) Riverside County adopted the *Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled* (December 2020) to be compliant with CEQA Guidelines section 15064.3, subdivision (b) and provide screening criteria and methodology for vehicle miles traveled (VMT) analysis. The Vehicle Miles Traveled assessment prepared for the Project (Appendix G-2) identified that the Project falls within the VMT screening criteria “Small Projects” because the Project has a low trip generation rate. Therefore, this project will screen out from a VMT analysis, and is therefore consistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts will be less than significant.
- c) As part of the proposed master plan improvements, updated and improved interior vehicular circulation routes are proposed, as well as improvements to the Camp entrance The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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current entrance to Pine Springs Ranch occurs as an abrupt turn off of Apple Canyon Road, adjacent to an existing camp residential unit. The location does not allow room for an appropriate security gate that would allow traffic to be screened prior to gaining full access to the camp property. The current entrance to the camp does not occur at a natural intersection, making it difficult for guests and the community to know how to enter the site. A new entrance location has been proposed at the intersection of Apple Canyon Road and Bonita Vista Road. The new entrance location will allow for significantly improved site identification. By aligning the entrance with the intersection, traffic accessing PSR will be able to enter the property without confusion with through traffic heading further up the valley. The new access location will also allow for a greatly enhanced security and guest access control as the entrance is dedicated to PSR. The new security gate is located far enough into the PSR grounds to allow a security checkpoint without backing up traffic on to Apple Canyon Road. These features are beneficial to both PSR and the surrounding community as it will reduce the need to turn around on private properties located farther down the road. The parking lot and parking stalls near the cabins have been designed with ADA compliance. Therefore the Project does not increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). There will be no impacts.

- d) The Project proposes no road improvements. Therefore, the Project does not cause an effect upon, or a need for new or altered maintenance of roads as these are existing roadways. There will be no impacts.
- e) The Project would not cause an effect upon circulation during the project's construction because all equipment and materials needed for construction would be staged within the Project Site. Construction vehicles accessing the site would be transported to the site under all State, federal and local transport regulations along the area's roadways. Impacts will be less than significant.
- f) Primary access to and from the campground is Apple Canyon Road, as it has been since its inception in 1961. There are less than five other residences that access Apple Canyon Road. Prior to construction, the Project would be subject to review by the County's Fire and Sheriff Departments, as well as grading plan review, to assure that adequate emergency access is provided to and from the Project site and for surrounding residents. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

- a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project is not located adjacent to or nearby any designated bike trails. 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. There will be no impacts.

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:

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

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a) 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 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 February 22, 2016.

Soboba Band of Mission Indians and the Agua Caliente Band of Cahuilla Indians requested consultation.

Soboba requested to consult in a letter dated March 22, 2016. Project documents were provided to the tribe and consultation was concluded on December 28, 2016.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Agua Caliente requested to consult in a letter dated March 25, 2016. Project documents were provided to the tribe and a meeting was held on July 26, 2016, in which the project was discussed. Consultation was concluded with Agua Caliente on March 2, 2017.

Although no specific physical Tribal Cultural Resources were identified, both Soboba and Agua Caliente expressed concerns that the Project has the potential for as yet unidentified subsurface tribal cultural resources. The tribes request that a Native American monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner.

The County of Riverside reviewed and approved the Phase 1 Cultural Resource Investigation Report and issued a COA Letter on December 28, 2016 (Appendix D-2). The COA identified a number of General Conditions which would be followed to reduce potential impacts to potential resources. The COA that applies to this criterion are included as mitigation measures in Section 9 of this Initial Study.

CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. COAs identified in Section 9 of this document will assist in reducing potential impacts to less than significant.

Impacts will be less than significant with the incorporation of the identified COAs.

- b) Refer to the analysis in 39(a). COAs identified in Section 9 of this document will assist in reducing potential impacts to less than significant. Impacts will be less than significant with the incorporation of the identified COAs.

Mitigation: Refer to Section 9.

Monitoring: Refer to Section 9.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Domestic water service for the Project area is provided by three private groundwater wells and several groundwater storage tanks.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There is currently no storm sewer serving the Project Site. Most of the Project site is unpaved and contains natural drainages.

Wastewater is treated through an on-site wastewater processing plant, designed specifically to serve the existing camp. The wastewater treatment plant at Pine Springs Ranch is a Grade 3 treatment plant, currently operated under Waste Discharge Requirement Order No. 00-75. It was designed as a tertiary treatment plant to meet Title 22 standards but is being operated as a secondary treatment plant. An average of 15,000 gallons per day of wastewater is currently treated. The design capacity of the treatment facility is 60,000 gallons per day, which has the ability to accommodate approximately 1,200 people during large, short-term (3 to 5 day events). Sludge and other solids are dried in sludge beds and disposed of at Riverside County landfills. The existing facility is sufficient to accommodate the current condition, and the ultimate buildout as proposed by the Project.

The Project improvements do not require an expansion of either water or wastewater services. The Project does not 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. Impacts will be less than significant.

- b) The camp's water wells have served the Project Site since 1961, even in drought years. While the Project improvements would allow for additional camp visitors, the water well is maintained routinely, and the Pine Springs Ranch has the ability to reduce scheduled visitors when needed. The Pine Springs Ranch also promotes water conservation methods to all of its campers. Therefore, there are sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

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?

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?

Source(s): Department of Environmental Health Review.

Findings of Fact:

- a) Domestic sewer/wastewater service for the Project area is provided by an on-site treatment plant. No expansion of the plant is required, although maintenance of the system will occur

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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over the life of the CUP. Because the sewer is provided via an on-site system, the Project will not 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. Impacts will be less than significant.

- b) The private on-site sewer/wastewater system has capacity to serve the Project within its existing facility abilities as discussed in 40.b. Therefore, the Project will not result in a determination by a 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. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

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.

- a) Solid waste generated within the planning area is primarily deposited in the Riverside County Waste Management Department's (RCWMD) Badlands Landfill, located approximately 1.5 miles north of SR-60 near Ironwood Ave and Theodore Street. However, the County's waste hauler can also use other County landfills in the area such as the Lamb Canyon Landfill and El Sobrante landfill. All Riverside County landfills are Class III disposal sites permitted to receive non-hazardous municipal solid waste. Waste Management of Inland Empire currently provides waste pickup in Project area. As noted above, the intention of the goals, policies, and land use map of the County's General Plan is that the project site and surrounding parcels be used for residential and other permitted purposes. As such, the County's solid waste handling infrastructure has sufficient capacity to serve solid waste generated by the Project. The PSR's typical operation generates approximately 9 tons per month in the summer months, typically between June and August, and approximately 4 tons per month for the remainder of the year, generating an annual estimated approximately 64.8 tons. Assuming that the average historical capacity of the site has been 500 per event, and the ultimate capacity that will be constructed at build out is for 700 per event, the increase in capacity represents approximately 40 percent at buildout. Therefore, it is estimated that the facility would generate a total of approximately 90 tons annually, at build out. However, given Senate Bill 1383 which mandates organic waste collection beginning in January 2022, it is estimated that the amount of waste generated would be much less, but cannot be quantified at this time. The PSR's waste hauler has a variety of landfills and transfer stations it can use to deposit the waste including but not limited to the following:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Lamb Canyon Sanitary Landfill, Beaumont; maximum throughput: 5,000 tons per day; remaining capacity: 19.2 million cubic yards; estimated closure date: 2032.
- Badlands Sanitary Landfill, Moreno Valley; maximum throughput; maximum throughput: 5,000 tons per day; remaining capacity 82.3 million cubic yards; estimated closure date: 2059.

The Project would generate small amounts of construction waste during building construction, and small amounts of general waste during operations that can be handled by the local waste hauler and the local County landfills.

Therefore, the Project will not generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts will be less than significant.

- b) The Countywide Integrated Waste Management Plan (CIWMP) was prepared in accordance with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939). AB 939 requires each of the cities and unincorporated portions of counties throughout the state to divert a minimum of 25% by 1995 and 50% of the solid waste landfilled by the year 2000. Riverside County reports to the State indicate that the County is in compliance with the AB939 goals. The County’s private waste hauler provides contractors separate bins where construction waste can be separated for disposal from regular trash, which is typically required by waste haulers for construction projects to ensure proper recycling and disposal of construction debris. During operations, the Project would be required to comply with the County’s recycling regulations where separate bins for recyclable materials will be placed throughout the campus and handled separately by the waste hauler. Therefore, the Project will comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<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): Project Application Materials, Utility Companies.

- a) Electricity: There are currently overhead power lines and related easements from Southern California Edison that serves the Project Site. The Project improvements are minor in nature and electricity usage, representing an approximately 40 percent increase at build out can be accommodated with the existing SCE distribution infrastructure available. New adult cabins will be newer construction which would be more energy efficient than the existing cabins with updated insulation and doors. No new distribution lines are anticipated, but the PSR will need new panels and transformers which SCE will set. Impacts will be less than significant.
- b) Natural Gas: There is currently no natural gas pipelines and related easements that serve the Project Site. The Project is served by various commercial propane suppliers including primarily Ferrellgas. Because the 40 percent increase would be at buildout, it is anticipated that the various propane suppliers would be able to continue to supply propane to the site, even after buildout. There will be no impacts to natural gas.
- c) Communications Systems: There are currently overhead communications lines and related easements that serve the Project Site. The Project improvements are minor in nature and communication usage can be accommodated with the existing service available. Impacts will be less than significant.
- d) Street Lighting: There are no street lights on Apple Canyon Road, and none are proposed or required. There will be no impacts.
- e) Public Facilities: There are no public facilities along Apple Canyon Road near the Project Site. No improvements to Apple Canyon Road are proposed or required. There will be no impacts.
- f) Government Services: There will be no government services that need to be constructed as part of the Project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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:

44. Wildfire Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

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

- a) The Riverside County Sheriff's Department, California Highway Patrol, and other cooperating such as County of Riverside Fire Dept and Cal Fire, and US Forest Service 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. The camp is 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. Depending on the nature of the emergency requiring evacuation, it is anticipated that the majority of the camp patrons would exit the Project area via the existing roadway circulation system. Project implementation would not impair access to these roadways should an evacuation be required.

Additionally, in an effort to mitigate potential fire related risks, the Camp meets annually with Cal Fire to review the fire related sections of the Camp's Emergency Evacuation Plan and confirm ongoing fire mitigation strategies.

Therefore, the Project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts will be less than significant.

- b) The developed area of the camp is primarily flat with small, traversable hilly portions within the campgrounds. The Project Site is surrounded by forest lands managed by the US Forest Service. The Riverside County General Plan Figure S-11 classifies the Project area as being within a Very High Fire Severity Zone. The Project Site sustained damage to a number of its facilities in the Mountain Fire of 2013.

Phase 1 of the Master Plan includes replacement of buildings lost during the Mountain Fire. Project buildings proposed to be improved and/or newly constructed are subject to compliance with the [2019-2022](#) California Building Code (or the most current version) and the 2019 edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations). Compliance with these regulations would reduce impacts of wildfire risks to Project occupants including, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Although the Project Site is located within a Very High Fire Severity Zone, the Proposed Project will occur within an existing campground that has been operated in its current location since 1961. 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. The propane that supplies the PSR is transported and stored in a containment area that is in compliance with all regulations. The PSR also maintains adequate fire clearance around the structures and other infrastructure as to not exacerbate the risk of wildfire. Impacts will be less than significant.
- d) Development will occur on the flatter portions of the site, although gentle hillsides are located within the campground. Hillsides in the area are primarily composed of granitic rock and not susceptible to landslides or post-fire instability due to the hardened nature of the soils on the hillside. Following the 2013 Mountain Fire, the campgrounds were inspected and evaluated for mudflows and post-fire instability. The report found that the campground is not in a high hazard area for post-fire instability.

There are no dams in the Project vicinity that would pose a flood risk to the Project site, or expose people or structures to significant risks. Therefore, the Project does not expose people or structures to significant risk, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Impacts will be less than significant.

- e) The Riverside County General Plan Figure S-11 classifies the Project area as Very High Fire Severity Zone. In 2013, large areas surrounding Pine Springs Ranch were destroyed in a significant forest fire. During that fire, several buildings on the property were lost or damaged from the naturally occurring incident. The arid climate of the Upper San Jacinto Mountains have always been subject to potential forest fires. Consequently, throughout the Camp's entire history, a potential for forest fires has been a reality. The proposed CUP development updates the existing PUP in a manner that will ultimately allow the camp to operate with a higher degree of safety. Modern building codes for the proposed building provide increased protection against forest fires, the site plan allows for improved fire fighting access, and improved infrastructure will expand fire fighting capability while lowering the risk of utility related issues.

Proposed Project buildings to be constructed within the complex are subject to compliance with the 2022 California Building Code (or the most current version) and the 2019 edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations). Therefore, the Project would not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE	Does the Project:			
45. 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The Project is to improve an existing campground. The Project Site does not contain sensitive species. The site contains riparian vegetation and suitable habitat for nesting birds, although none were identified on site. However, implementation of **Mitigation Measure BIO-1** and **BIO-2** will reduce potential impacts to riparian vegetation by placing a deed restriction for conservation in specific areas, and will reduce impacts to nesting birds during construction by conducting a pre-construction survey. Implementation of the Project will not 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.

The portion of Project site slated for development does contain potential examples of the major periods of California history or prehistory. Implementation of **COAs** as identified in Appendix D-2 and **Mitigation Measures CUL-1 and CUL-2** will manage resources to reduce impacts to potential cultural resources and will reduce impacts to less than significant levels.

Thus, the proposed Project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Therefore, impacts are less than significant with mitigation incorporated.

46. 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 proposed Project is consistent with the County's General Plan land use and zoning projections. The land use has been considered with overall County growth. The analysis demonstrated that the project is 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.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Staff Review, Project Application Materials

Findings of Fact: The Proposed Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, as identified throughout this document. Impacts were determined to be less than significant.

V. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). There was no earlier analyses, therefore, this is not applicable.

LIST OF APPENDICES

- Appendix A: Project Engineering and Renderings.
- Appendix B: *Pine Springs Ranch, Air Quality and Greenhouse Gas Impact Study, County of Riverside, MD Acoustics August 22, 2022.*
- Appendix C: *Determination of Biologically Equivalent or Superior Preservation Analysis for Impacts to MSHCP Riparian/Riverine Habitat, Jericho Systems, Inc., November 2021.*
- Appendix D-1: *Phase 1 Cultural Resource Investigation for the Pine Springs Ranch Project, Riverside County, California, Applied Earthworks, Inc., October 2016.*
- Appendix D-2: *Conditions of Approval, County Archaeological Report No. 5016r1, December 28, 2016*
- Appendix E-1: *Preliminary Geotechnical Interpretive Report, Proposed Pine Springs Ranch Buildings, 5800 Apple Canyon Road, Mountain Center Area, Riverside County, California, CW Soils, March 19, 2014.*
- Appendix E-2: *Geologic Assessment, Mountain Fire BAER, Jerome V. DeGraff, Sierra NF, August 1, 2013*
- Appendix F: *Pine Springs Ranch, Noise Impact Study, County of Riverside, California, MD Acoustics, August 31, 2022*
- Appendix G-1: Scoping Agreement for Traffic Study, Integrated Engineering Group, Approved by Riverside County, August 28, 2022.
- Appendix G-2: *Pine Springs Ranch Vehicle Miles Traveled (VMT) Screening Analysis, Integrated Engineering Group, August 2022.*

LIST OF TABLES

Table 1 – Facility Matrix

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 2 – Sleeping and Parking Overview

LIST OF FIGURES

- Figure 1 – Regional Location
- Figure 2 – Site Location: Aerial
- Figure 3 – Site Location: USGS Map
- Figure 4 – Site Land Use
- Figure 5 – Proposed Master Plan

SUMMARY OF MITIGATION MEASURES

Mitigation Measure	Monitoring Method
<p>BIO – 1 Impacts to riparian/riverine habitats as described in the DBESP will be mitigated through the re-establishment/creation of 12,084 square feet or 0.27 acre of riparian/riverine habitat on site, at just over a 1:1 ratio. The re-created, realigned drainage area will total 12,084 square feet or 0.27 acre, resulting in an additional 1,136 square feet or 0.02 acre of Riverine/Riparian area and CDFW jurisdiction. Realignment will occur adjacent to the existing drainage location and will be planted with native plants suitable for sustainable growth.</p> <p>The County will condition the project to require a deed restriction to prevent disturbance in unaffected streambed areas, in perpetuity. As a result, a Deed Restriction and Restrictive Covenant will be placed over the realigned drainages. The riparian/riverine drainages will be preserved from any further development or disturbance, and a restrictive covenant will be provided in perpetuity affecting the land upon which the riparian/riverine drainages convey water. Southeastern California Association of Seventh Day Adventists created and reserves a restrictive covenant to run with the property in perpetuity for the continued preservation and natural flow of the riparian/riverine drainages. This restrictive covenant shall be for the purpose of maintaining open space and a ban on any development within the riparian/riverine drainages, including, but not limited to the construction of any work of improvement, building, shed, structure or other man-made improvement.</p>	<p>Submittal of a deed restriction to the County.</p>

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<p>BIO-2 Bird nesting season generally extends from February 1 through September 15 in southern California and specifically, April 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist shall conduct pre-construction Nesting Bird Surveys (NBS) at least three (3) days prior to project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action is required. If an active nest is found, the biologist shall set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage and expected types, intensity and duration of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.</p>	<p>A qualified biologist will conduct the pre-construction surveys as identified in the mitigation measure.</p>
<p>General Conditions: COA - 10. Planning. 36 – PDA05016 Accepted</p> <p>County Archaeological Report (PDA) No.5016 submitted for this project (CUP03708) was prepared by Joan George of Applied Earthworks and is entitled: "Phase I Cultural Resource Investigation for the Pine Springs Ranch Project, Riverside County, California", dated October 2016. PDA05016 concludes: The cultural resource survey of the Project area identified two newly recorded resources, a historical refuse scatter (p-3456-IH) and one built-environment resource (Pine Springs Ranch Compound [p-3456-2H]) and five previously documented resources (prehistoric bedrock milling sites [33-015246 and -015254], prehistoric lithic and ground stone scatter [33-015249], prehistoric circular rock ring [33-015253] and modern rock cairn [33-015255]) within the Project area. Three previously documented resources (prehistoric bedrock milling sites [33-015247 and 33-015248] and an isolated historic can [33-015252]) were not re-identified during the fieldwork effort.</p>	<p>Submittal of a Phase II report.</p>

<p>PDA05016 recommends: Avoidance of all seven cultural resources is recommended. However, if avoidance is not a feasible option, Phase II testing and evaluation would be required prior to any Project-related ground-disturbing activities to determine the horizontal and vertical extent, content, integrity, and data potential of the cultural resources, and to further determine the sites' eligibility for CRHR inclusion.</p> <p>These documents are herein incorporated as a part of the record for project.</p>	
<p>CUL-1 The results of the Phase II investigation of the Pine Springs Ranch Compound (33-015250 and 33-015251) will be provided to the Riverside County Planning Department for approval prior to issuance of the building and grading permits.</p>	<p>Submittal of a Phase II Report</p>
<p>COA: General Conditions - 10. Planning. 3 – Unanticipated Resources</p> <p>The developer/permit holder or any successor in interest shall comply with the following for the life of this project:</p> <p>1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.</p> <p>a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.</p> <p>b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group</p>	<p>COA - Report to Planning Department as necessary.</p>

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<p>representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.</p> <p>c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.</p>	
<p>Prior to Map Recordation: COA - 50. Planning. 1 – ECS Sheet Required</p> <p>Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of AE-3456-IH, AE3456-2H, P-33-015246, P-33-015254, P-33-015255, P-33-015249 and P-33-015253.</p>	<p>Submittal of an ECR Sheet</p>
<p>Prior to Grading Permit Issuance: COA - 60. Planning. 11 – CRMP Required</p> <p>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 has been contracted to implement a Cultural Resource Monitoring Program. 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. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. These measures shall include, but shall not be limited to, the following:</p> <p>Archaeological Monitor An adequate number of qualified monitors shall be present to ensure that</p>	<p>Submittal of contract with certified professional archaeologist.</p>

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.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact

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sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

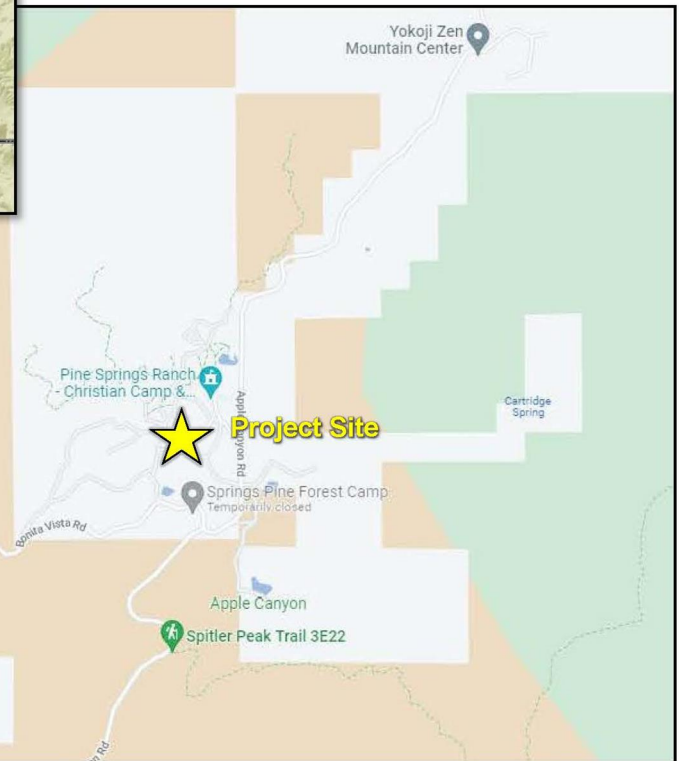
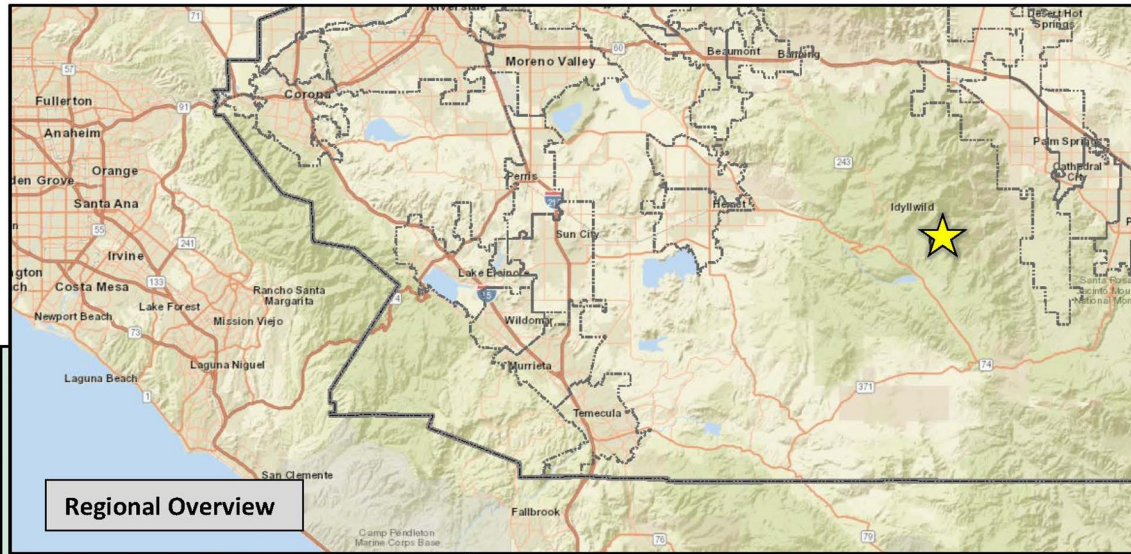
Temporary Fencing - A temporary fencing plan shall be implemented for the protection of cultural site(s) AE-3456-IH, AE3456-2H, P-33-015246, P-33-015254, P-33-015255, P-33-015249 and P-33-015253 during any grading activities within one hundred feet (100'). The fenced area shall include a buffer sufficient to protect the cultural site(s). The project archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the site(s). Upon approval of buffers, the fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. Fencing may be removed after the conclusion of construction activities.

<p>Prior to Grading Final Inspection: COA - 70. Planning. 3 – Phase IV Cultural Required</p> <p>Phase IV Monitoring Report -Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.</p>	<p>Submittal of a Phase IV Monitoring Report</p>
<p>General Conditions: COA - 10. Planning. 2 – If Human Remains Found</p> <p>The developer/permit holder or any successor in interest shall comply with the following for the life of this project:</p> <p>Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) 05097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:</p> <p>a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <p>i) A County Official is contacted.</p> <p>ii) The County Coroner is contacted to determine that no investigation of the cause of</p>	<p>COA - Report to Planning Department as necessary.</p>

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<p>death is required, and If the Coroner determines the remains are Native American:</p> <p>iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.</p> <p>b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.</p> <p>c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 05097.98.</p> <p>d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:</p> <p>i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.</p> <p>(1) The MLD identified fails to make a recommendation; or</p> <p>(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.</p>	
<p>CUL-2 The results of the Phase II investigation of the potential archaeological resources will be provided to the Riverside County Planning Department for approval prior to issuance of the building and grading permits</p>	<p>Submittal of Phase II Report</p>

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Not to Scale 

Figure 1: Regional Vicinity Map
Source: Riverside County GIS and Google Maps

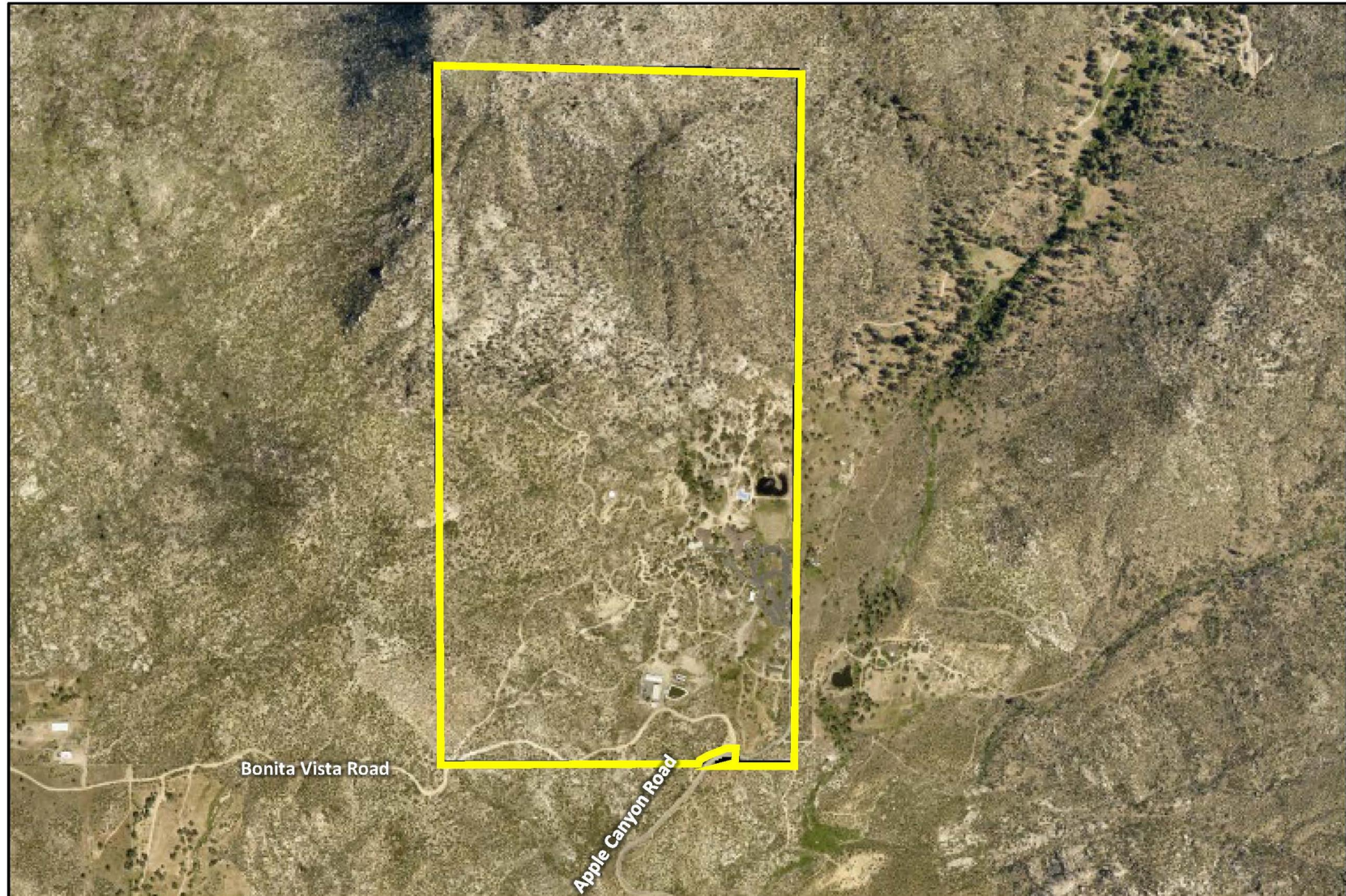


Figure 2: Site Location – Aerial View

Source: *Riverside County GIS*

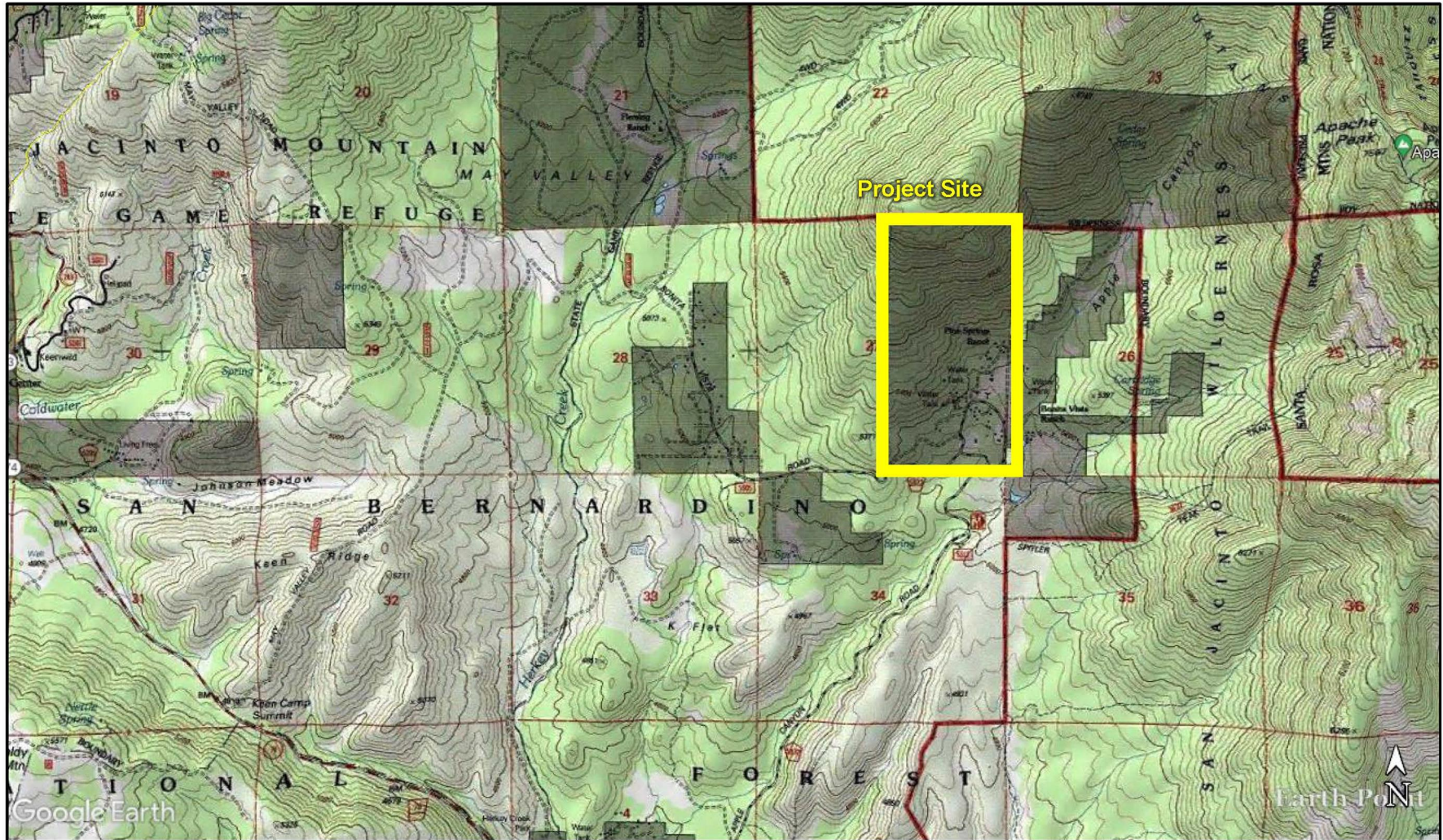


Figure 3: Site Location – USGS Map

Source: Google Earth, Earth Point Topo Map

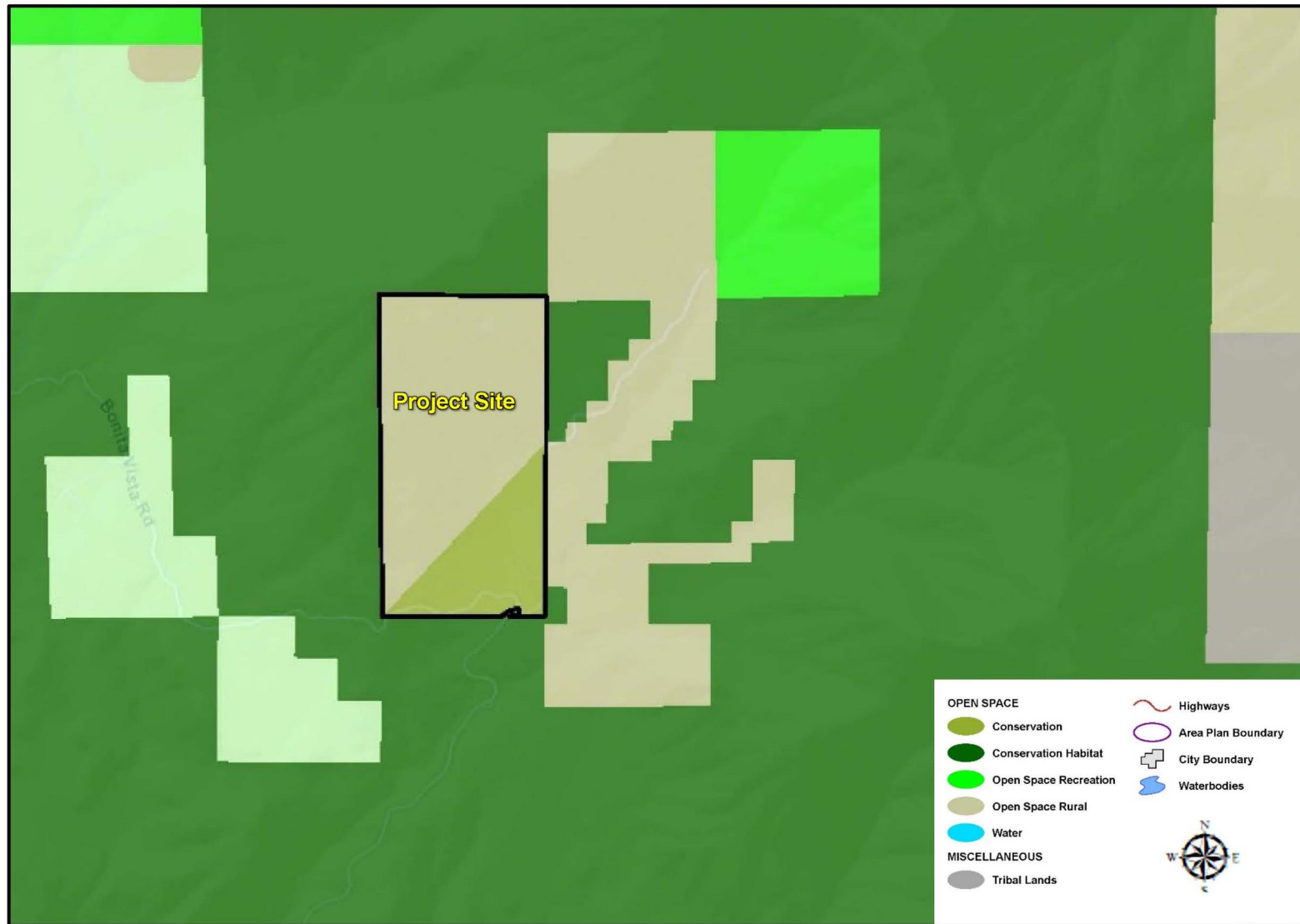


Figure 4: Site Land Use

Source: Riverside County GIS

