

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ210003
Project Case Type (s) and Number(s): PUP210002, TPM38214
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Tim Wheeler, Project Planner
Telephone Number: 951-955-6060
Applicant's Name: Richard Chou on behalf of I Kuan Tao (IKT) Temple
Applicant's Address: 136 N. Grand Ave, Ste. #186, West Covina, CA 91791

I. PROJECT INFORMATION

Project Description:

Public Use Permit No. 210002 (Project) is a proposal to construct the 53,466 square-foot (sf) I Kuan Tao – Riverside County campus (IKT Riverside) on a 30.79-acre vacant lot designated as APN 266-320-025 on the northeast corner of Markham Street and Cole Ave in the unincorporated Woodcrest area of Riverside County, approximately 7 miles west of the City of Perris (Project Site, Exhibits 1 – 3). The concurrent entitlement includes the approval of Tentative Parcel Map No. 38214 (TPM 38214) to subdivide the Project Site into four parcels.

TPM 38214 consists of subdividing the 30.79-acre parcel into four parcels as follows: Parcel 1, the southernmost portion of the Project Site, would be 7.79 net acres and would consist of the campus complex of various buildings centered around a main Prayer Hall; Parcel 2, located in the central western boundary would be 1.25 net acres for and the stormwater retention basin; Parcel 3, located in the northernmost portion of the site consists of approximately 6.73 net acres and would be vacant and would be reserved for future residential lotting under separate approvals; and Parcel 4, located along the northeastern portion of the Project Site would be approximately 12.5 net acres and would retain its existing land use as Conservation (refer to Exhibits 4 through 8). The Project also includes dedication of approximately 2.52 acres for public right of way improvements to be built as a part of the development work. Off-site road and utility improvements are also planned.

I Kuan Tao (IKT) is a religious organization with facilities in 17 countries and is proposing to construct its first temple campus in Riverside County to meet the needs of the underserved segment of Riverside County who currently travel to a temple in Los Angeles County. The campus design is based on an ancient temple complex in China and has been adapted for local conditions. In addition to regular worship services, ceremonies and retreats, the IKT Riverside will offer free non-sectarian education opportunities including but not limited to meditation, yoga, Chinese cooking and language classes, and calligraphy. The IKT worship services and educational programs will also be open to the general public.

The Project proposes the following on-site improvements:

- A 5,448 square foot (sf) Main Prayer Hall designed to seat up to 150 people;
- Construction of various ancillary buildings that are clustered around the Main Prayer Hall with landscaped courtyards between buildings. Buildings include: a 5,116 sf exhibition building with reception area and restrooms; a two-story 11,918 sf auditorium; two 2,298 sf meeting room buildings; a 3,515 sf office building; a 9,792 sf Sunday school building with rooms for kindergarten, primary, middle, and adults; an 8,011 sf dining hall with a kitchen and attached

laundry room; a 1,854 sf library building; and a 3,216 sf ensuite building consisting of 6 bedrooms (5 for on-site clergy and one for a visiting master) and kitchen.

- 160 parking spaces including 10 for disabled persons and 20 for electric vehicles, distributed around the perimeter of the facility. Sports courts such as basketball and volleyball to the north of the Auditorium will serve as additional overflow parking for special events and can accommodate up to 87 additional standard parking spaces. Onsite parking for special events could therefore accommodate up to 247 automobiles.
- Preservation of approximately 12.5 acres in the northeastern portion of the property.
- Various pathways/pedestrian areas and drought-tolerant landscaping throughout the campus.
- The temple buildings have been designed in an understated, contemporary interpretation of Santa Barbara style architecture, with deep roof overhangs supported by wooden beams and posts with simplified detailing. The buildings are all designed with earth tone materials and colors to blend into their surroundings and are separated by landscaped courtyards. The Main Prayer Hall is an off-white color in order to emphasize the religious significance of this structure.

The Project proposes the following off-site improvements:

- Installation of approximately 1,400 linear feet of sewer main to connect with the existing main, west of the Project site, at the intersection of Ontario Ave and Parsons Road. The new line will be installed in the Ontario Ave right of way, will cross Cole Ave and enter the subject site;
- The water connection will be to an existing water main in front of the subject site at the intersection of Cole Ave and Ontario Ave, and;
- Road improvements to widen and pave approximately 1,300 linear feet of Cole Ave between Markham Street and Landin Lane, and 50 linear feet of Markham Street. Both frontages will include installation of curb, gutter and sidewalk.

Construction is anticipated to occur over 18 months over all portions of the Project Site, except for Parcel 4, which is the Conservation area parcel. The grading to occur over proposed Parcel 3, which is designated as a vacant parcel reserved for future residential lotting under separate approvals, would be minimal to support positive drainage. Equipment staging would occur over any area of the Project Site except for Parcel 4, which is designated for Conservation.

Table 1 - *Typical Campus Program Summary* summarizes typical activities and potential numbers of persons.

Table 1 - Typical Campus Program Summary

Days	Description	Hours on Site	# of Persons
Temple Operations			
7 Days / Week	Clergy Residing at Temple Facility	24-Hrs / Day	5
Mon-Fri	Paid and/or Volunteer Administrative Staff	7AM - 4PM	6
7 Days / Week	Paid and/or Volunteer Maintenance Staff	7AM - 4PM	2
Regular Worship Services and Classes			
Mon-Fri	Various Chinese Cooking Classes, Chinese Language Classes and Religious Study Classes. Number quoted is the maximum number of students on site at any time.	10AM - Noon and 2PM - 4PM	10 to 50
Mon-Fri	Informal Counseling Hours	4PM - 6PM	4 to 6
Every Saturday	Various Chinese Cooking Classes, Chinese Language Classes and Religious Study Classes. Number quoted is the maximum number of students on site per day (1/2 in morning session and 1/2 in afternoon session)	10AM - Noon and 2PM - 4PM	Up to 60
Every Saturday	Informal Counseling Hours	4PM-6PM	4 to 6
Every Sunday	Worship Services (Single Service)	8:30 AM - 11:45AM	100 to 150
Every Sunday	Sunday School	8:30 AM - 11:45AM	Up to 80
Every Sunday	Lunch Served on-site	Noon - 1PM	Up to 200
Every Sunday	Various Chinese Language Classes and Religious Study Classes. Number of persons includes teachers and students	1:30PM - 4:00 PM	30 to 60
Religious Ceremonies			
Up to 4 Times/Year on Saturday and Sunday	Religious Ceremonies to mark significant religious or cultural dates and may include foreign visitors from the Temple's international facilities. Lunch is served on site.	9AM - 4PM	150 to 250
Up to 4 times per year multi-day events Tues-Sun	Extended Religious Study, Medetation and Contemplation Retreats with lunch served on site	9AM - 4PM	150 to 250
Summer School Program			
Mon-Fri from Mid-June to Mid-August	Extension of the Sunday School program, but providing more extensive religious study to primary and secondary age children during the summer break. Number of persons includes teachers.	9AM-4PM	80-100

The Project Site falls within the Lake Mathews/Woodcrest Area Plan (Area Plan). The Project Site's Land Use Designation within the Area Plan is Rural Community - Very Low Density Residential (western half of the parcel) and Conservation (eastern half of the parcel). The County's zoning designation for the parcel is R-A-1 (Residential Agricultural, 1-acre lot minimum) for the western half of the parcel and W-2-10 (Controlled Development, 10-acre lot minimum) for the eastern half of the parcel. R-A-1 zoning is designed for 1-acre minimum residential lots, and Religious Uses are allowed in this zone with a Public Use Permit. The eastern portion of the parcel that is designated as W-2-10/Conservation will not be developed.

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

B. Total Project Area:

Residential Acres:	Lots: 5 Future	Units: 0	Projected No. of Residents: 5
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Religious Uses	Lots: 300,197sf	Sq. Ft. of Bldg. Area: 53,466 sf	Est. No. of Employees: 13

C. Assessor's Parcel No(s): 266-320-025

Street References: Northeast corner of Markham Street and Cole Ave, within the Lake Mathews/Woodcrest Area Plan.

D. Section, Township & Range Description or reference/attach a Legal Description: Southwest ¼ of the southeast ¼ of Section 32, Township 3 South, Range 4 West, San Bernardino Principal Meridian, California, *Steele Peek*, USGS Quad.

E. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is a “flag” shaped vacant lot with the northern portion being the larger portion of the “flag” shape. The parcel consists of a hill on its northeastern half and eastern half, and a flat, heavily disturbed area on the western half of the Project site. The elevation on the Project Site ranges from approximately 1,660 to 1,913 feet above mean sea level, with steep topography on its eastern half. The highest elevation occurs in the middle of the northeast portion of the site and slopes sharply to the east, north, and south, and gently to the west. The western portion of the site is relatively flat and slopes gently from west to east.

A conservation land use designation exists within the eastern portion of the parcel and is characterized as primarily a gentle rocky hillside with low-lying vegetation. The campus will be located within the graded, flatter southwesternmost corner, facing Cole Ave.

North: The northerly property boundary of the Project Site abuts Landin Lane. The northwestern portion of the Project site is zoned for Rural Residential (R-A-1), and the northeastern portion of the Project Site is zoned Controlled Development (W-2-10). Single-family semi-rural residential uses are adjacent to the north side of Landin Lane. Zoning north of the Project Site is R-A-1 (Rural Residential) and Agricultural (A-1-2 ½).

South: The southern portion of the Project Site is primarily zoned Rural Residential (R-A-1, with a sliver of W-2-10). The southerly Project Site boundary abuts a portion of Markham Street and vacant agricultural land zoned (A-1-10); vacant agricultural zoned lands exist south of Markham Street. A rocky hillside exists adjacent to the southeastern portion of the Project Site boundary which is zoned W-2-10 and which is developed with two water reservoir tanks owned and operated by the Eastern Municipal Water District.

East: The eastern half of the Project Site is zoned W-2-10. Beyond the eastern boundary of the Project Site, the land uses are dominated by a mix of vacant lots and scattered semi-rural residential land uses, with light agricultural zoning (A-1-2 ½ and A-1-1). Local designated streets immediately east of the Project Site include Barton Road (combination paved and unpaved) that provides the main north-south access to the local area to the east, Oleander Ave (unimproved graded road), Ray Ave (paved), and an unnamed, dirt/graded access road to several residences.

West: Cole Ave abuts the western property boundary, and semi-rural residential uses exist along the western side of Cole Ave. Paved roadways exist west of Cole Ave and include Parsons Road (the main north-south road), with east-west access to residences along Ontario Ave, Ray Ave and Landin Lane that connect to Cole Ave.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- **Land Use:** The Project Site is within the Lake Mathews/Woodcrest Area Plan. The western half of the parcel has a General Plan Foundation Component of Rural Community (RC) and Area Plan Land Use Designation of Very Low Density Residential (RC-VLDR); the eastern half of the parcel has a General Plan Foundation Component of Open Space with the Area Plan Land Use Designation of Conservation. The Project Site is surrounded by the following Land Use Designations within the Plan Area: Rural Community: Very Low Density

Residential (northwestern portion, west, and to the south of Markham Street), Conservation (southeast) and Rural Residential (south, east and northeast portion).

- **Circulation:** The site is within the Lake Mathews/Woodcrest Area Plan. Applicable circulation policies contained in the Plan include the following:
 - LMWAP 8.1 - Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications section and standards specified in the Circulation Element;
 - LMWAP 8.2 - maintain Riverside County's roadway Level of Service standards per the County's General Plan Circulation Element.

The Project Site is not located adjacent to a scenic area nor are there General Plan identified scenic resources. Therefore, the circulation policies relative to scenic highways are not applicable.

- **Multipurpose Open Space:** The Proposed Project is located within an area designated for rural residential land uses and a residential agricultural zoning and where a religious facility is allowed with a Public Use Permit. The Proposed Project meets all applicable Open Space, Conservation policies as the eastern half of the Project Site that is primarily a rocky hillside will not be developed, and the temple facilities will not block the views of the Project Site's hillside on the east, or other background hillside scenic resources that can be viewed within in the Project vicinity.
- **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 the initial grading and building construction, which is temporary. Operational noise will be minimal as the Project is a religious center which is allowed within the zoning classification with a Public Use Permit. The temple's religious and educational programming is focused on Western culture which focuses on quiet activities such as meditation and prayer. The Project meets all applicable Noise policies.
- **Housing:** The Proposed Project includes buildings on the campus for five resident clergy and one Visiting Master. No other residential housing is proposed at this time, although Parcel 3 would be reserved for future residential lotting under separate approvals. The Proposed Project meets all applicable Housing Element policies.
- **Air Quality:** The Proposed Project would control any fugitive dust during grading and construction activities pursuant to South Coast Air Quality Management District (SCAQMD) requirements. The Proposed Project meets all applicable Air Quality Element policies.
- **Healthy Communities:** The Proposed Project consists a religious center that would also offer non-sectarian classes in exercise and healthy meal preparation. The classes will be open to the general community. The Project meets all Healthy Community policies.
- **Environmental Justice:** Not applicable.

B. General Plan Area Plan(s): Lake Mathews/Woodcrest.

C. Foundation Component(s): Rural Community and Open Space.

A. Land Use Designation(s): Rural Community - Very Low Density Residential and Conservation

B. Overlay(s), if any: March Air Reserve Base Influence Area.

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

D. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Lake Matthews/Woodcrest.

2. **Foundation Component(s):** Rural Community and Open Space

3. **Land Use Designation(s):** Rural Community - Very Low Density Residential (portion of the north Project Site boundary; Rural Community - Very Low Density Residential (west), Rural Community - Very Low Density Residential (south of Markham Street), Conservation (southeast); Rural Residential (south, east and northeast).

4. **Overlay(s), if any:** Not Applicable.

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: Western half: R-A-1 (Residential Agricultural, 1-acre lot minimum); Eastern half: W-2-10 (Controlled Development, 10-acre lot minimum).

G. Proposed Zoning, if any: No change.

H. Adjacent and Surrounding Zoning: A-1 (west); R-A-1 (portion of north); A-1-2-1/2 (portion of north and east); A-1-1 (portion of south); A-1-10 (portion of south).

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 checked="" 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 checked="" type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input 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
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> 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 any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a 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.
<input type="checkbox"/> 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.

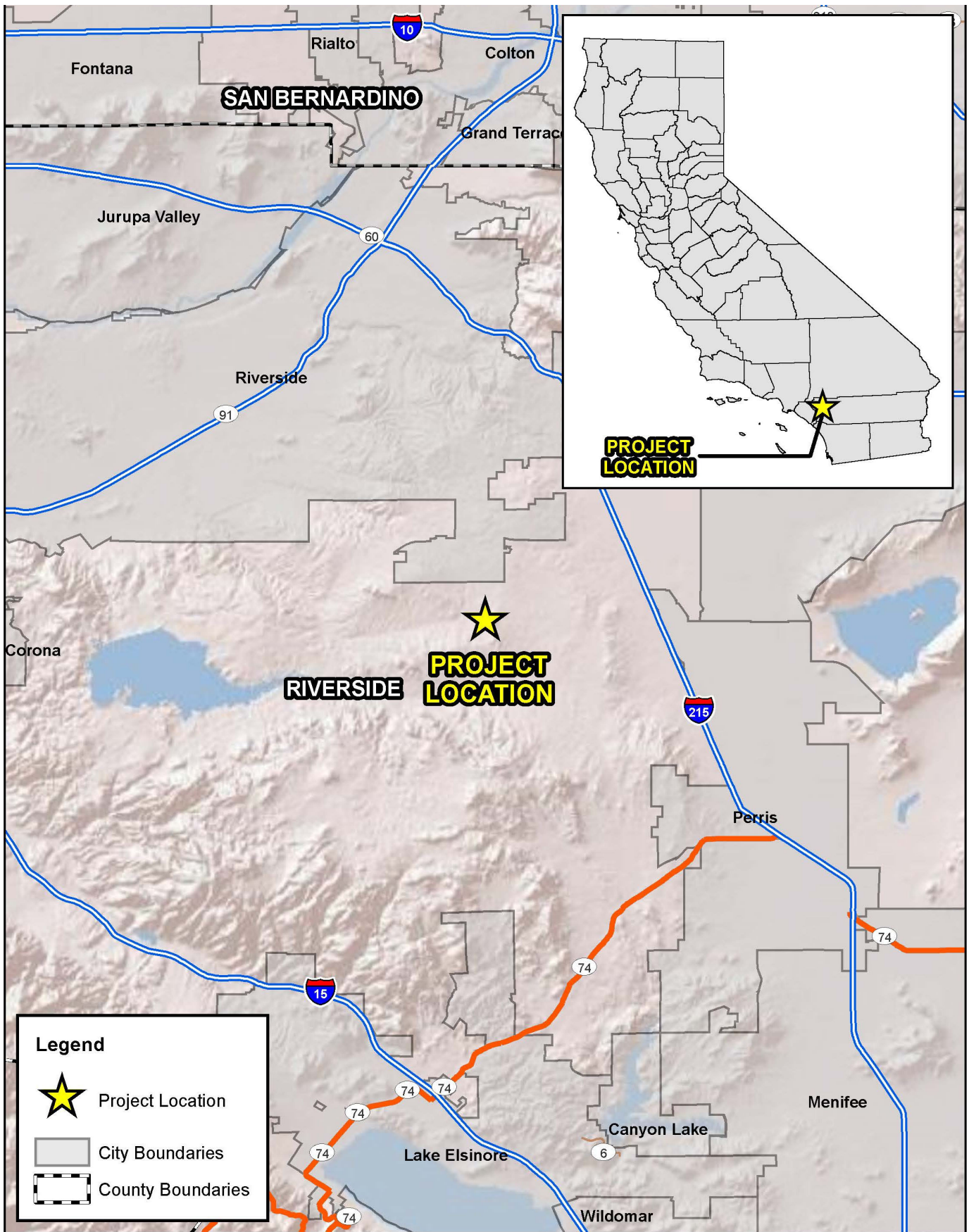
Signature

Date




Tim Wheeler,
Urban/Regional Planner IV

Printed Name

For John Hildebrand
Planning Director



Legend

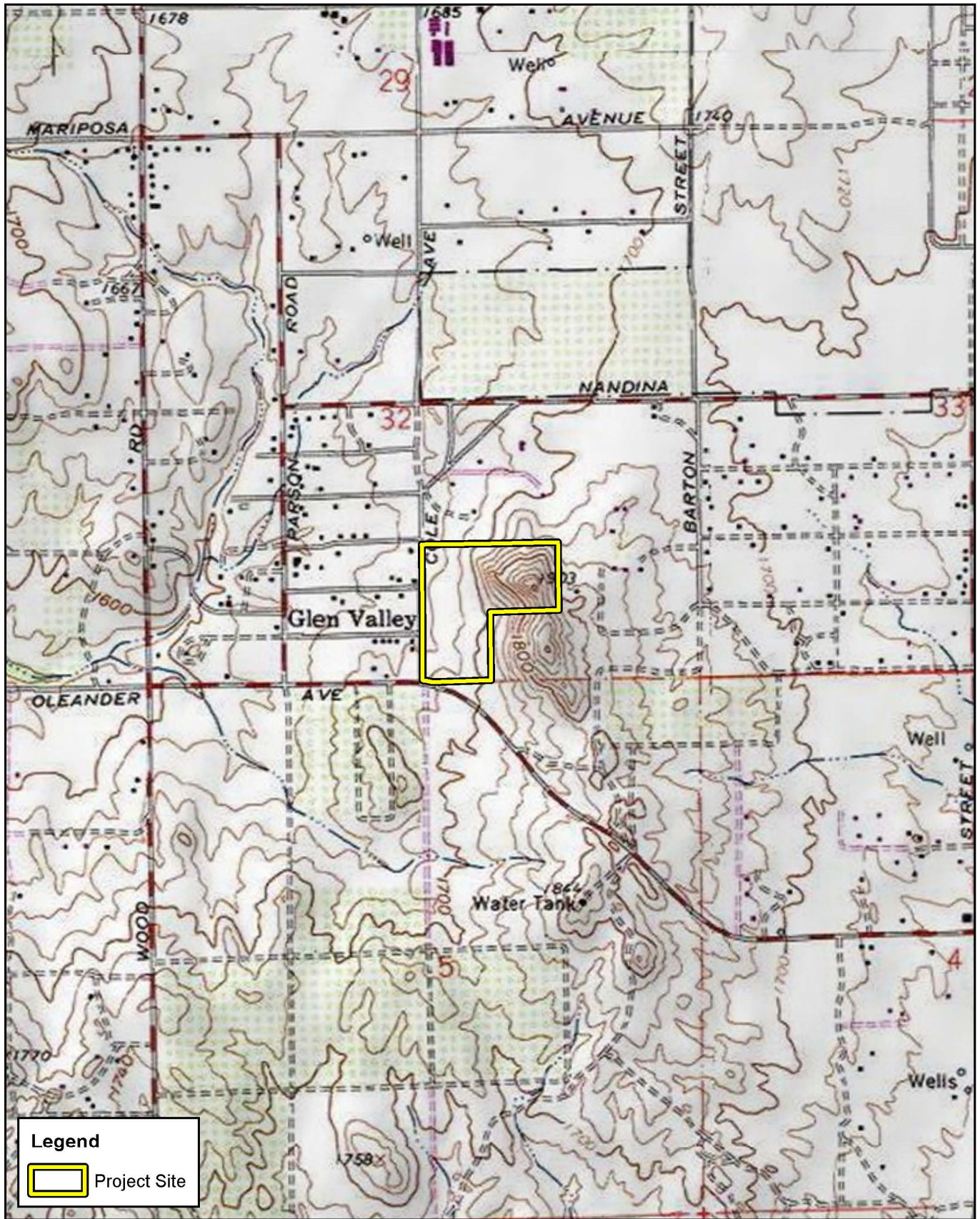
-  Project Location
-  City Boundaries
-  County Boundaries



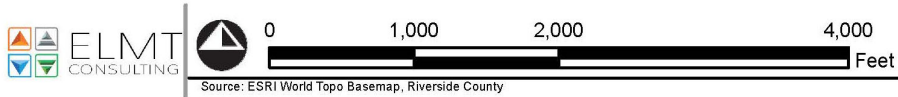
Source: World Street Map, Riverside County

I KUAN TAO (IKT) TEMPLE
Regional Vicinity

Exhibit 1



I KUAN TAO (IKT) TEMPLE

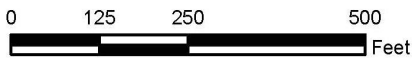


Site Vicinity

Exhibit 2



I KUAN TAO (IKT) TEMPLE



Source: ESRI Aerial Imagery, World Transportation, Riverside County

Project Site

Exhibit 3

C D A

Creative Design Associates, Inc.
1700 East Broadway Street
City of Industry, CA 91706
(909) 251-8117
P# 926-018107

Architectural - Interior Design
Planning
Copyright © Creative Design Associates, Inc.

Project:
**BIRKIN TEMPLE
RIVERSIDE**

CONTRACTOR: MARGARET & COLLENE
KOPPEL, CA

Client:
**BIRKIN TEMPLE
RIVERSIDE**
2225 GARDENWAY, UNIT 104
WEST COVINA, CA 91791
714-946-1800

Sheet No.:



NOT FOR
CONSTRUCTION
OR
RECORDING

Drawing Title:

**SITE PLAN &
PROJECT DATA**

CDA Project No. 200
Date: 06/25/20
Project ID:
Checked By: CDA
Drawn By: CDA
Project No.:
Reference:
Drawings:

Drawing No.:
AS-101

PROJECT DATA

PROJECT DESCRIPTION
NEW 161,363 SQ. FT. COMMERCIAL CENTER WITH 10,000 SQ. FT. RETAIL BUILDING IN CONSISTENT WITH THE 4411. APPROXIMATE 161,363 SQ. FT. AREA WILL BE USED FOR OFFICE, RETAIL, AND SERVICE USE. THE PROJECT WILL INCLUDE 1,200 CAR SPACES AND 200 BICYCLE SPACES. THE PROJECT WILL ALSO INCLUDE 10,000 SQ. FT. OF RETAIL SPACE. THE PROJECT WILL ALSO INCLUDE 10,000 SQ. FT. OF RETAIL SPACE. THE PROJECT WILL ALSO INCLUDE 10,000 SQ. FT. OF RETAIL SPACE.

ADDRESS CORNHILL OF MARKHAM ST & COLE AVE
RIVERSIDE

APN NUMBER 209-320-025
ZONING R-A1 & M-10
RELIGIOUS CENTER/TEMPLE

PROPOSED USE V.A.
FIRE SPRINKLER (SEPARATE PERMIT) YES
OCCUPANCY GROUP(S) A, B, R-2

TOTAL GROSS LOT AREA (BEFORE DEDICATION) 1,261,888 S.F. (APPROX. 28.79 ACRES)
TOTAL GROSS LOT AREA (AFTER DEDICATION) 1,203,181 S.F. (APPROX. 27.44 ACRES)
TOTAL GROSS LOT AREA (AFTER CONSERVATION AREA & DEDICATION) 891,706 S.F. (APPROX. 20.55 ACRES)
TOTAL TEMPLE LOT AREA (AFTER CONSERVATION AREA) 303,197 S.F. (APPROX. 6.99 ACRES)
TOTAL GROSS LOT AREA (AFTER TEMPLE AREA BEF CONSERVATION) 188,004 S.F. (APPROX. 4.25 ACRES)
BUILDING AREA 53,466 S.F.

BUILDING HEIGHT
MAX ALLOWED BY RIGHT 40'-07" 3 STORIES
MAX. PROVIDED 47'-07" 3 STORIES
MIN. LOT AREA 20,000 S.F.

SET BACK

BUILDING	MIN. REQUIRED	MIN. PROVIDED
FRONT/STREET YARD (COLE ST.)	20'-0"	67'-0"
NORTH SIDE YARD/INTERIOR LOT LINE	5'-0"	015'-6"
SOUTH SIDE YARD/INTERIOR LOT LINE	10'-0"	50'-6"
REAR YARD/INTERIOR LOT LINE	10'-0"	124'-0"

PARKING CALCULATION

MIN. REQUIRED	PROVIDED
119 S. ALLS	
RELIGIOUS INSTITUTIONS	
1 SPACE PER 26 SF OF NET ASSEMBLY AREA USE	140 STALLS
214 STALLS (ONCE A YEAR)	
PROVIDED	247 STALLS
STANDARD	133 STALLS
OUT-OF-CITY	87 STALLS
DESIGNATED PARKING ONLY	5 STALLS
EV CHARGING CAPABLE	15 STALLS
ADA (7 REQUIRED), 2 MAN	6 STALLS
ADA VAN EV CHARGING CAPABLE (1 REQUIRED)	1 STALLS
ADA STANDARD EV CHARGING CAPABLE (1 REQUIRED)	1 STALLS

CAMPUS BREAKDOWN

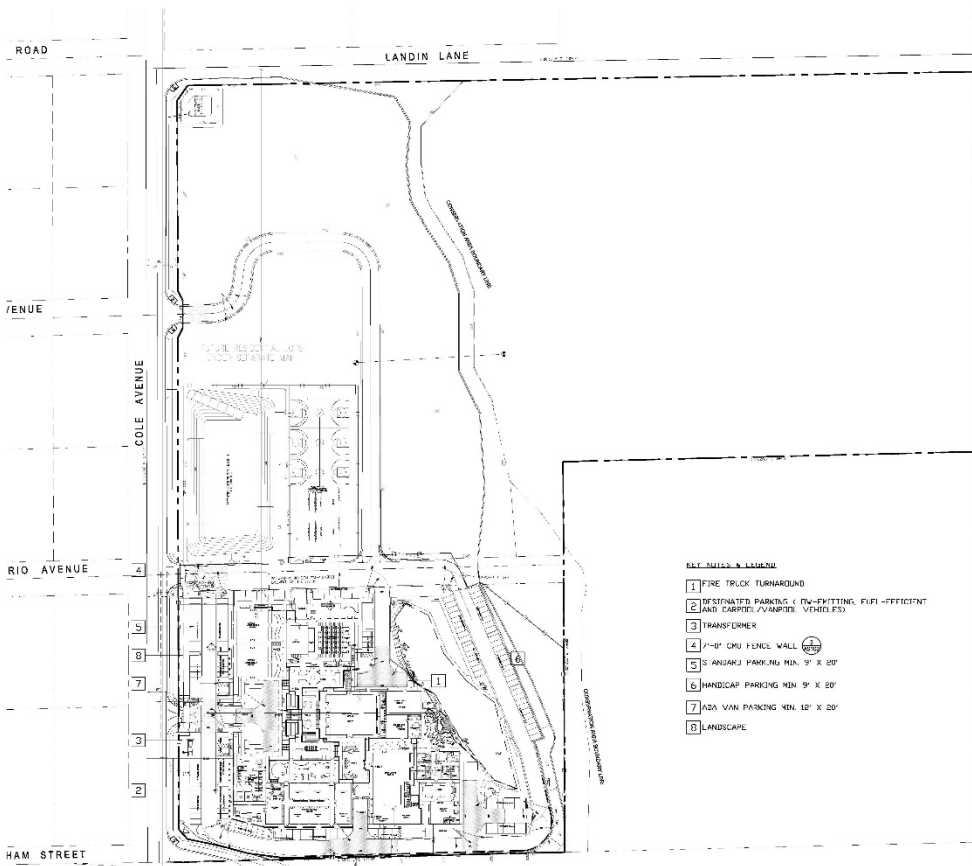
INDC	TYPE	SF	PROJ TOTAL
1	EXHIBITION 1	2,283 S.F.	
1	EXHIBITION 2	2,283 S.F.	
1	MEETING ROOM 1	4,286 S.F.	
1	MEETING ROOM 2	4,286 S.F.	8,572 S.F.
1	MEETING ROOM 3	2,286 S.F.	
4	RETAIL	2,286 S.F.	
4	RETAIL	2,286 S.F.	
5	SUNDRY SCHOOL	3,702 S.F.	
6	WALKWAY	3,486 S.F.	
6	WALKWAY	3,486 S.F.	
6	WALKWAY	3,486 S.F.	
7	WALKWAY	3,486 S.F.	
7	WALKWAY	3,486 S.F.	
7	WALKWAY	3,486 S.F.	
8	LIBRARY	1,204 S.F.	
		42,165 S.F.	54,466 S.F.



VICINITY MAP

PROJECT TEAM

OWNER REP: BIRKIN CONSTRUCTION 150 N. GRAND AVE., UNIT 104 WEST COVINA, CA 91791 CONTACT: ROBERT TEMER	TRAFFIC ENGINEER: LANSFORD, LAW & GREENBERG, ARCHITECTS 2 PATTERSON COURT, SUITE 200 IRVINE, CA 92614 CONTACT: DAN KLOSOS
ARCHITECT: CDA CREATIVE DESIGN ASSOCIATES 1700 EAST BROADWAY STREET, CITY OF INDUSTRY, CA 91746 CONTACT: ROBERT GOMEZ	ENVIRONMENTAL CONSULTANT: MORGAN MATTHEWSON 1130 VA. CALLEON SAN CLEMENTE, CA 92673 CONTACT: JIM MORGAN
LANDSCAPE ARCHITECT: STERLING ASSOCIATES, INC. PO BOX 904, LA VERNE, CA 91750 CONTACT: TOM STERLING	ELECTRICAL ENGINEER: GOONS ENGINEERING GROUP 11401 TRAFLET IRVINE, CA 92618 CONTACT: ROBERT GOMEZ
CIVIL ENGINEER: ALLARD ENGINEERING 18086 SCHVILLE AVENUE, FOWERSVILLE, CA 92521 CONTACT: RAY ALLARD	LMV CONSULTANT: LMV CONSULTING 2207 N. GRAND AVE #1008B SANTA ANA, CA 92711 CONTACT: TRAVIS J. MCGILL



- SEE SHEETS S & S-1000**
- 1 FIRE TRUCK TURNAROUND
 - 2 DESIGNATED PARKING (FUEL-EMITTING, FUEL-EFFICIENT AND CARRIER/VANPOOL VEHICLES)
 - 3 TRANSFORMER
 - 4 7'-0" CMU FENCE WALL
 - 5 ANCHOR MARKING MIN. 9' X 20'
 - 6 HANDICAP PARKING MIN. 9' X 20'
 - 7 ADA VAN PARKING MIN. 12' X 20'
 - 8 LANDSCAPE

SITE PLAN NOTES

1. ALL UTILITIES AND SERVICES UNDER GROUND TO BE INDICATED.
2. SEE SHEETS S-100 SERIES FOR BUILDING PLANS.
3. SEE SHEETS S-100 FOR ACCESS AND FENCE WALL.
4. SIGNAGE SHALL BE SEPARATE POINT.

SITE PLAN LEGEND

- PROPERTY LINE
- SET BACK
- ACCESSIBLE PART OF TRAIL
- CMU FENCE WALL (SEE DETAIL S/60-112)

SITE PLAN
SCALE: 1/8" = 1'-0"



Not to Scale
Source: Riverside County

I KUAN TAO (IKT) TEMPLE
Engineering Site Plan

Exhibit 4



C D A

Creative Design Associates, Inc.
 17224 East Rowland Street
 City of Industry, CA 91748
 909-913-8101
 www.cda.com

Architectural - Interior Design
 Planning
 Copyright © Creative Design Associates, Inc.

Project:
**I KUAN TAO
 TEMPLE**

OWNER: MERCHANTS COLLEGE
 RIVERSIDE, CA

Client:
BIRKIN CONSTRUCTION
 1616 CHURCH ST., SUITE 100
 RIVERSIDE, CA 92501
 714-944-8883



NOT FOR
 CONSTRUCTION
 OR
 RECORDING

Drawing Title:
COVER SHEET

CDA Project No. 2017
 Date: 05/14/2018
 Phase: 00
 Checked By: CDA
 Drawn By: CDA
 Project No.:
 Reference:
 Revision:

Drawing No.
A-101

I KUAN TAO TEMPLE RIVERSIDE

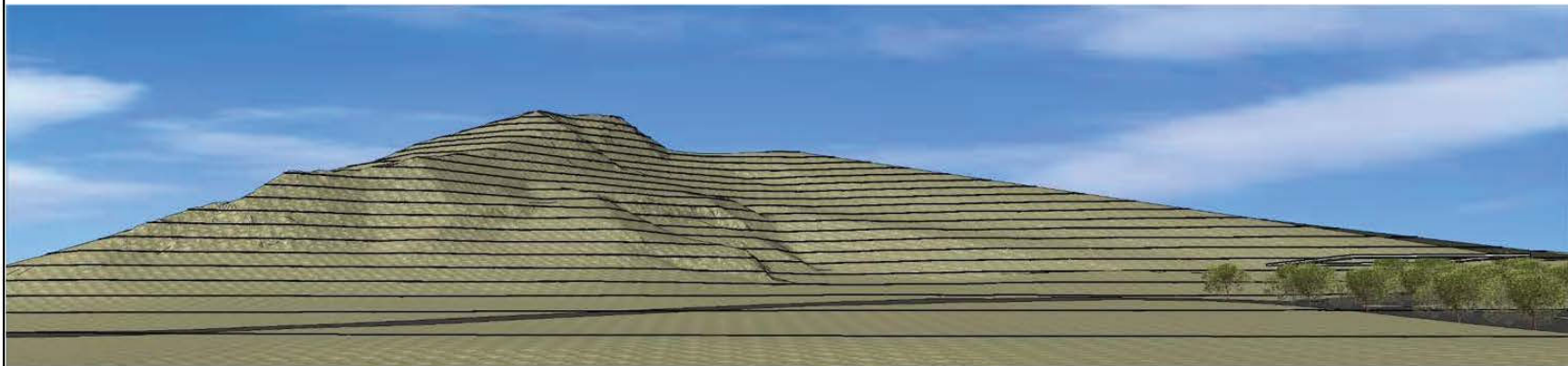
**I KUAN TAO (IKT) TEMPLE
 Architectural Site Plan
 Exhibit 5**

ELMT CONSULTING
 Not to Scale
 Source: Riverside County

Project Rendering 1 – Approximate projected view from Cole Ave near Markham Street looking east



Project Rendering 2 – Approximate projected view from Cole Ave near Landin Lane looking east



Not to Scale

Source: Riverside County

I KUAN TAO (IKT) TEMPLE
Project View Rendering

Exhibit 6

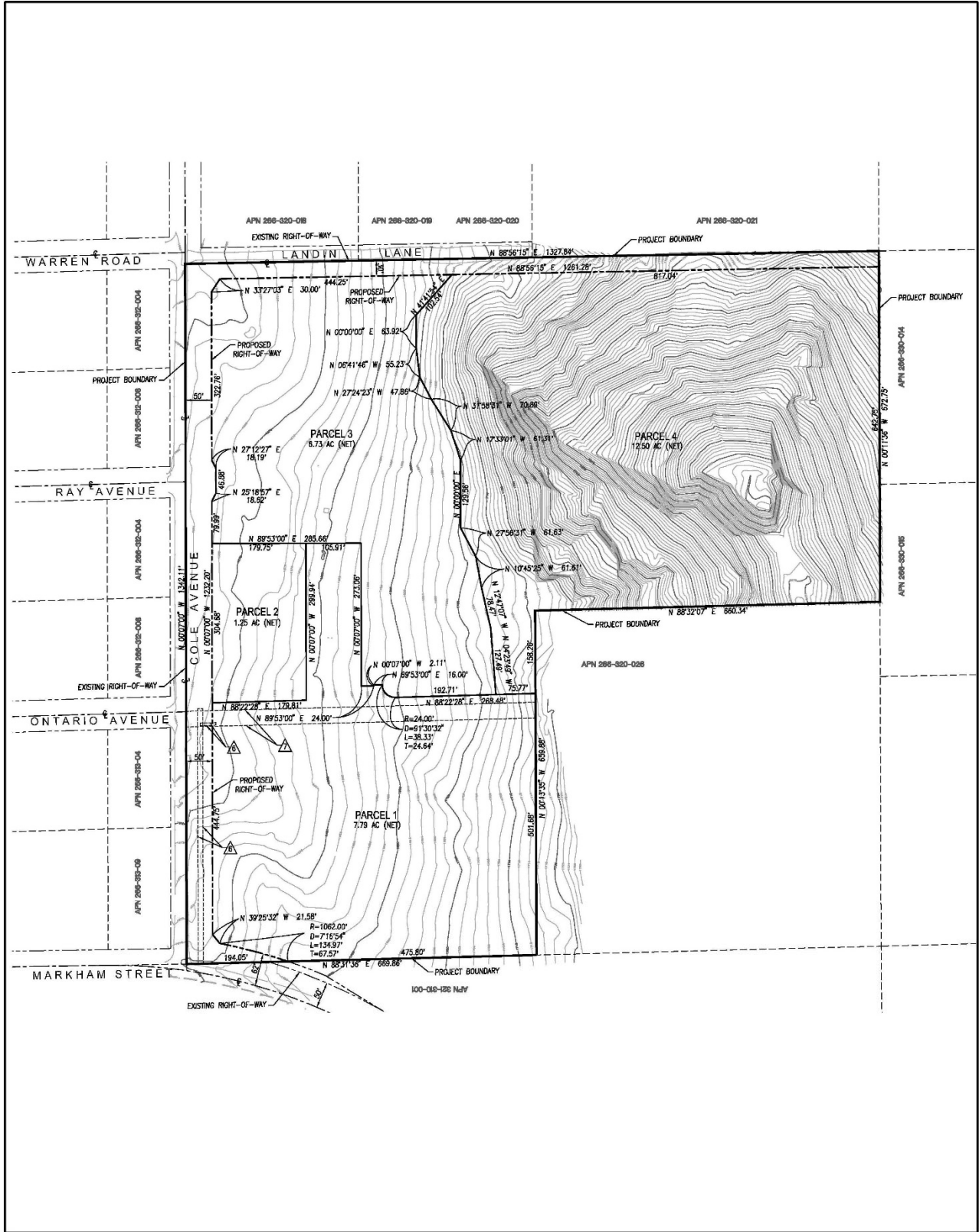


Not to Scale

Source: Riverside County

I KUAN TAO (IKT) TEMPLE
Conservation Area Boundary

Exhibit 7



Not to Scale

Source: Riverside County

I KUAN TAO (IKT) TEMPLE
Tentative Parcel Map

Exhibit 8

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 “Scenic Highways,” Lake Mathews/Woodcrest Area Plan, Figure 9 “Scenic Highway”; Project Engineering and Renderings, Appendix A.

Findings of Fact:

- a) The Project Site 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 Highways are: the eastern portion of El Sobrante Road which surrounds Lake Mathews (County-Eligible; approximately 5 miles east of the project); and Highway 74 near interstate 215 (County-Eligible; approximately 7 miles to the southeast of the project). The project site cannot be viewed from these scenic highways, and the project is not located in any scenic corridor or scenic highway. Therefore, there will be no impacts.
- b) The Project Site is a “flag” shaped vacant parcel with the northern portion being the larger portion of the “flag” shape. The parcel consists of a rocky hill on its northeastern half, and a flat, heavily disturbed area on the western half. The elevation on the Project Site ranges from approximately 1,660 to 1,913 feet above mean sea level (msl), with steep topography on its eastern half. The highest elevation occurs in the middle of the northeast portion of

the site and slopes sharply to the east, north, and south, and gently to the west. The western portion of the Project Site is relatively flat and slopes up gently from west to east.

A portion of southerly property boundary abuts Markham Street, and vacant lands exist south of Markham Street. South of the larger “flag” portion of the lot are rocky hillsides that are approximately 1,880 feet above mean sea level (msl), with two water reservoir tanks owned and operated by the Eastern Municipal Water District situated on top.

The campus of single-story structures will be located within the lower, flatter southwesternmost corner of the parcel. Therefore, the rocky hillside located in the eastern portion of the parcel, and to the southeast of the parcel, will not be impacted.

The conservation area exists within the northeastern portion of the parcel and is characterized as primarily a gentle rocky hillside with low-lying vegetation. This conservation area will remain undeveloped.

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 tallest building on the campus will be the main Prayer Hall roof, which will be approximately 40 feet above ground level at an elevation of 1,722.32 feet above msl but still within the County’s height limitations. The rest of the buildings will be one-story (Exhibit 5).

Because the Project Site is situated on the corner of Cole Ave and Markham Street, the Project can be viewed from Markham Street (looking west and north) and Cole Ave (looking east).

Currently views from Markham Street looking west include low lying hills in the background and rural residential in the foreground. Looking north, the foreground view includes the flat area where the project will be situated and the rocky hillside with the water tanks on top of the hills. With the project, westerly views will still include the low lying hills in the background due to the distance of the hills. The northerly view will include the campus, the main Prayer Hall which is the tallest building (but within County height guidelines), as well as the rocky hillside that contains the water tanks and which will not be impacted by the project. The campus elevation is lower than the rocky hillside, therefore, the rocky hillside feature will still be able to be viewed from Markham Street.

From the intersection of Cole Ave and Markham Street, the primary view from Cole Ave is to the east, which has foreground views of power lines, the rocky hillside and water tanks. The campus is designed with a mix of building heights in an effort to ensure views of the hillside and water tanks are visible from this vantage point (Refer to Exhibit 6 for an estimated rendering of the Project in relation to Cole Ave and the hillside).

The undeveloped ridgeline views from the single-family residential properties on western side of Cole Ave would not be impacted by the Project development. The northwestern

portion of the development (proposed Parcel 3) is planned to be vacant, though it would be reserved for future residential lotting under separate approvals. The temple campus, which would be located on the southerly portion of the site is positioned on the gentle slope that lies at the foot of the granite hill that has the two water towers on top. The tallest temple building element is approximately 1,722.32 feet above msl while the base of the existing water towers on the ridge above is at approximately 1,880 feet above msl.

In addition, the temple grounds will be heavily landscaped to provide a visual buffer between Cole Ave and the temple campus and all but one of the temple buildings will be an earth tone color that will not stand in significant contrast to the hillside beyond.

The temple buildings have been designed in an understated, contemporary interpretation of Santa Barbara style architecture, with deep roof overhangs supported by wooden beams and posts with simplified detailing. The buildings are all designed with earth tone materials and colors to blend into their surroundings and are separated by landscaped courtyards. The Main Prayer Hall is an off-white color in order to emphasize the religious significance of this structure.

Impacts will be less than significant.

- c) The Proposed Project is located within a parcel zoned as Residential Agriculture where the County allows religious buildings with a Public Use Permit. 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 building heights vary and are designed to blend with the surroundings and not obstruct the view of the hillside or water tanks.

The campus is also designed consistent with a color scheme of earth tone colors and will provide building setbacks and landscaping that will reduce visual impacts along adjoining Markham Street and Cole Ave.

Impacts will be less than significant.

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 45 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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designed consistent with County Ordinance No. 655 with pole lights of varying height for parking lot lighting and exterior building downlighting. The lighting would be designed with light emitting diode (LED) lighting, pointed downward toward the parking lot and/or building. A photometric analysis has been completed that shows that light spill-over from the site lighting will not occur and will be in conformance with County ordinances. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

- a) The Project will create a new source of light from low-level exterior security lighting of the 8 buildings, 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. Fixtures with light shields are specified at certain locations per the lighting plan. 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 would be less than significant.
- b) Residences exist along the west side of Cole Ave, which is adjacent to the western property boundary of the Project Site. All lighting will be pointed downward, have light shields where indicated on the lighting plan and be of a color intensity that will not be bright or obtrusive to the residences. Additionally, the parking lot lighting will be on a timer to go off at midnight thereby further reducing the light emanating from the site. Impacts will be less than significant.

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	<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
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The Project site is designated by Riverside County as "Other Land" which is not prime, unique or other important farmland. Riverside County classifies the area west of the Project Site as "Urban Built Up Land, and the area south of Markham Street (south of the Project Site) as Farmland of Local Importance. There will be no impacts because the Project Site is zoned "Other Land."
- b) The western half of the Project is zoned R-A-1 (Residential Agriculture) and the eastern half is zoned W-2-10 (Controlled Development). Churches and temples are permitted in the R-A-1 zone with a Public Use Permit. Therefore, the Project does not conflict with the zoning. The Project site is designated by Riverside County as "Other Land" which is non-agricultural land. No Williamson Act contract exists for the Project Site, nor is the Project Site located within a Riverside County Agricultural Preserve. The Agricultural Preserve "Woodcrest 5" is located directly south of the Project Site, along the south side of Markham Street. No aspect of the Project will impact the Agricultural Preserve because the Project Site is not located within an Agricultural Preserve. There will be no impacts.
- c) Properties within 300 feet of the proposed Project to the west, south and east are primarily zoned A-1 (Light Agriculture) but are either vacant, do not contain active commercial agriculture operations, or are developed with rural single family residential uses. The Project Site and a portion north of the Project Site are zoned R-A-1 (Residential Agriculture) and are either vacant or contain single family residential uses. While the Project Site is zoned residential agriculture and the surrounding properties are zoned for light agriculture, there are no agricultural operations within 300 feet of the Proposed Project. Therefore, there would be no impacts to adjacent agriculture operations. Ordinance No. 625 "Right-to-Farm" is designed to reduce the County's loss of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance. Ordinance No. 625 provides that "no agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it was not a nuisance at the time it began.” There are no active agricultural operations within 300 feet of the Project Site, therefore, Ordinance 625 is not applicable. The Proposed Project would be used for a non-agricultural purpose, and most Proposed Project activities occur indoors where odors from future agricultural operations would not become a nuisance to the temple patrons. The Proposed Project therefore would not preclude or deter surrounding properties from conducting agricultural operations as allowed by the zoning. Therefore, impacts will be less than significant.

- d) The Project Site is designated by Riverside County as “Other Land” which is not prime, unique or other important farmland. Farmland of Local Importance exists south of Markham Street, south of the Project Site. The Project Site would be used as a religious complex which would not have direct or indirect impacts on farmlands. Therefore, development of the Proposed 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.

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

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

Findings of Fact:

- a) 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 the General Plan identifies that the site is not zoned or used for timber production. There will be no impacts.
- b) The Project would not result in the loss of forest land or conversion of forest land to non-forest use because there is no forest land on the property. 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 will not involve other changes in the existing environment that could result in conversion of forest land to non-forest use because there is no forest or forest lands on the property. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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 Hana Resources titled *Air Quality and Greenhouse Gas Analysis for Public Use Permit 210002 Unincorporated Woodcrest, Riverside County, California*, May 6, 2021 (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 “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 A.

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 2016 AQMP builds upon the approaches taken in the 2012 AQMP for the attainment of federal particulate matter (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

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

- Criterion 1 - 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.
- Criterion 2 - 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 the Project’s short-term construction impacts, nor long-term operations will result in significant impacts based on the SCAQMD regional and local thresholds of significance.

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 Land Use designation under the General Plan defines the assumptions that are represented in the AQMP.

The Proposed Project is consistent with its land use designations of Rural Community - Very Low Density Residential according to the County of Riverside General Plan Land Use Map. Therefore, it is not anticipated that the Project would exceed the AQMP assumptions for the Project Site, and therefore is consistent with the AQMP for Criterion 2.

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

Project emissions were estimated in Appendix B using CalEEMod version 2016.3.2 which was developed in cooperation with the SCAQMD and other air districts throughout the State. CalEEMod is designed as a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and GHG emissions associated with construction and operation from a variety of land uses.

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, however, none were calculated to be above the SCAQMD thresholds. Estimated construction emissions from the Proposed Project are provided in Table 12 of Appendix B. Impacts would be less than significant.

Operational Impacts

Operational activities associated with the Proposed Project would result in emissions of reactive organic gases (ROG), NOx, CO, SO2, PM10, and PM2.5, however, none are above the SCAQMD thresholds. Estimated operational emissions from the Proposed Project are provided in Table 13 of Appendix B. Impacts would be less than significant.

- 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 three sensitive receptors nearest to the Project Site, primarily single family residences located along Cole Ave and Ontario Ave (all between 80 and 90 feet from the Project construction area), as described in Table 3, Appendix B. There are additional residences beyond these, all of which are more than 164 feet from the Project construction area. Sensitive receptors other than single-family residences include Citrus Hill High School, located approximately 700 feet southwest of the Project site. Peak day construction emissions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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were calculated to produce concentrations of pollutants below the SCAQMD thresholds of significance at the three nearest sensitive receptors (Table 12, 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 of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input 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 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection; Report by ELMT Consulting titled *Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis for the Proposed New Temple Project Located within Assessor Parcel Number 266-320-025 in Riverside County, California*, March 31, 2020 (Appendix C-1); Report by ELMT Consulting titled: *New Temple Project, Burrowing Owl Focused Survey Report*, August 2020 (Appendix C-2).

Findings of Fact:

- a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation plan for western Riverside County. The Project Site occurs within the Lake Mathews/Woodcrest Area Plan portion of the MSHCP. 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.

The eastern half of the site is identified in the Lake Mathews/Woodcrest Area Plan with a foundation component of "Open Space" and land use designation of "Conservation". The County's General Plan designation for this portion of the Project Site is W-2-10 (Controlled Development). This portion of the parcel is not identified in the MSHCP as Conservation because the MSHCP was adopted after the General Plan was adopted. Therefore, preserving the Conservation area does not apply to compliance with the MSHCP, which is the current guiding document for conservation and preservation in Riverside County. Irrespective of this, the Project will continue to honor the current Lake Mathews/Woodcrest Area Plan land use designation for the eastern half as it excludes development in the eastern half.

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 only required an evaluation for burrowing owl.

In February 2020, the Project site was surveyed for MSHCP Section 6 resources (Appendix C-1). No riverine/riparian resources or vernal pools were identified. The survey did identify suitable habitat for burrowing owl (BUOW). MSHCP guidelines for BUOW require that if suitable habitat is present, four surveys to determine presence/absence are required.

Protocol presence/absence surveys for BUOW were conducted in July and August 2020 in accordance with the MSHCP procedures (Appendix C-2). The result of the surveys was that no burrowing owls or evidence of recent or historic use by burrowing owls were observed on the Project Site. As a result, burrowing owls are presumed absent from the Project Site. However, because there is suitable habitat on site, **Mitigation Measure BIO-1** to conduct a pre-construction survey for burrowing owl is required to ensure potential impacts to burrowing owls and their burrows would be avoided during construction. The mitigation measure also

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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identifies that relocation may occur under certain conditions to avoid impacts during construction. Refer to “Mitigation” at the end of this section for details.

Impacts will be less than significant with the incorporated mitigation.

- b) A literature review and field assessment were performed (Appendix C-1) to document baseline conditions and assess the potential for special status plants and wildlife species to occur within the Proposed Project Site. Special attention was given to the suitability of on-site habitat to support special status species as identified by the California Dept of Fish and Wildlife and other electronic databases utilized for the assessment. The results of the assessment in Appendix C-1 identified that there are no sensitive species or habitat identified by the federal, State or the MSCHP literature found to be present on site. Based on the assessment in Appendix C-1, 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-1). The impact would be less than significant.

The assessment in Appendix C-1 identified potential habitat for BUOW. However, BUOW is not listed as an endangered or threatened species in accordance with Title 14 of the California Code of Regulations (Sections 670.2 or 670.5), however the California Department of Fish and Wildlife (CDFW) identifies BUOW as a Species of Special Concern. This species is afforded protection separate from that identified in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5).

There would be no impacts under this criterion.

- c) The Project Site contains suitable habitat for BUOW, identified by the CDFW as a Species of Special concern (Appendix C-1, C-2). **Mitigation Measure BIO-1** (refer to response in 7.a) would be implemented and is designed to avoid and minimize potential impacts to burrowing owl.

The Project Site and immediate surrounding areas also 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. 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.

No construction or development is planned for the Open Space-Conservation land use designated portion of the Project Site. Additionally, there would be no staging of construction equipment, construction access or otherwise driving or utilizing the Conservation area during construction or operations. The Conservation area would remain in its existing pre-Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions during construction and operations. Therefore, there will be no impact to nesting birds in the Conservation area because no activities are planned for that area.

To ensure potential impacts to nesting birds are avoided or minimized during construction of the remaining Project Site, **Mitigation Measure BIO-2** to conduct a pre-construction survey for nesting birds and establishment of no-work buffers during construction 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-1 and C-2). 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. No construction or construction staging or operations would occur in the Conservation area along the eastern portion of the Project Site. Impacts will be less than significant.
- e) The biological surveys (Appendix C-1 and C-2) identified that there is no 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 that would be impacted by the Project. Development is proposed for the flatter portions of the site, where the plant community is characterized as non-native grasses and weedy/early successional plant species. The Conservation area of the Project Site contains Riversidean Sage Scrub (RSS), which is considered by the CDFW as a sensitive plant community. No construction, construction staging or access, or operations, would occur within the Conservation area. Therefore, the Project would not impact 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 because none exist in the areas where construction and operations would occur. As discussed, the Project would not impact areas with RSS as RSS occurs within the Conservation area where no construction or operations are planned. Impacts will be less than significant.
- f) The biological surveys (Appendix C-1) 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 and the Stephens' Kangaroo Rat (SKR) Impact Fee Area. There are no oak trees on the Project Site, therefore, this guideline is not applicable.

The Project Site is located within the Mitigation Fee Area of the SKR Habitat Conservation Plan. Therefore, the applicant will be required to pay the SKR HCP Mitigation Fee prior to development of the Project Site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impacts will be less than significant.

Mitigation: The following mitigation measures are required:

BIO – 1 A preconstruction survey shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the County and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. Any relocation activities cannot occur without first consulting with the CDFW, and any relocation would be conducted in accordance with the conditions set forth by the CDFW. The pre-construction survey must be conducted by a qualified biologist; any relocation activities would be undertaken by a qualified biologist as approved by the CDFW.

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 qualified Avian Biologist shall set appropriate no-work buffers around the nest which will be based upon the nesting species, based on the individual species type, its sensitivity to disturbance, nesting stage and expected types of nest, and the 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.

Monitoring: A qualified Avian 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?

b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): On-site Inspection, Project Application Materials; Report by BCR Consulting, titled *Phase 1 Cultural Resources Assessment, New Temple Project, Riverside County*, March 5, 2021 (Appendix D).

- a) The Phase 1 Cultural assessment report prepared for the Project (Appendix D) identified that there are no historic sites on the Project site. At the time of the Phase 1 cultural resources assessment in August 2020, several weathered, broken, dilapidated structures that appeared to be related to animal husbandry activities existed on site. The Phase 1 cultural resources assessment identified that the structures were built between 2007 and 2010 and were not of historic value. These structures were removed by the Applicant shortly after the Phase 1 cultural resources report was prepared because they posed a safety hazard. Therefore, the site is currently vacant and there are no known historical resources on site. There will be no impacts.
- b) The Phase 1 Cultural assessment report prepared for the Project (Appendix D) identified that there are no historical resources pursuant to California Code of Regulations, Section 15064.5 on the Project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials; Report by BCR Consulting, titled *Phase 1 Cultural Resources Assessment, New Temple Project, Riverside County*, January 27, 2022 (Appendix D).

- a) The Phase 1 Cultural Resources Assessment report prepared for the site (Appendix D) identified one cultural resource temporarily designated EMT2004-P-1, comprising 14 prehistoric milling slicks on 11 granitic boulder outcrops and two lithic flakes (artifacts) were identified within the Project Site boundaries during the field survey. The Project has been designed to avoid these slicks primarily because they exist on granitic boulder features which cannot be incorporated into the construction or operations of the Project (refer to Exhibit 7). The locations of the slicks are on file with the County archaeologist.

The Phase 1 Cultural assessment identified that there are numerous prehistoric archaeological sites that have been previously identified in the Project vicinity (including a prehistoric quarry ¼ mile to the east). As such, the Project Site is considered potentially sensitive for buried cultural resources to occur below the soil surface. **Mitigation Measure CUL-1** is required to address the applicant’s responsibility to comply with State Health and Safety Code Section

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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7050.5 in the event human remains are discovered. Mitigation **Measure CUL-2** is included to address halting ground disturbing activities during construction, along with notification to the County Archaeologist and an appropriate tribal representative.

Additionally, the Riverside County Planning Department Cultural Resources has required implementation of **Condition of Approval (COA) 060-Planning-CUL-1** to provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP) that will be developed in coordination with the consulting tribe(s). The CRMP will address the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal 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. Additionally, other measures will be implemented including **COA 060-Planning-CUL-2** which requires environmentally sensitive areas be identified on grading plans, **COA 060-Planning-CUL-3** which requires a Native American Monitor, and **COA 060-Planning-CUL-4** which requires temporary fencing to protect the sensitive areas. Implementation of these measures will ensure that the sensitive resources are avoided to the greatest extent possible during construction. **COA-070-Planning CUL-1** and **COA-070-Planning-CUL-2** also requires measures prior to final grading inspection that include artifact disposition and a Phase IV Monitoring Report to be submitted to the Riverside County Planning Dept. Refer the end of this section for the Mitigation Measures and COAs.

- b) As described in the previous response, the Phase I Cultural Resources Assessment (including field survey) prepared for the Project discovered 14 prehistoric milling slicks on 11 granitic boulder outcrops and two lithic flakes (artifacts) within the Project Site boundaries during the field survey. This group of milling slicks was temporarily designated EMT2004-P-1 This site is considered potentially eligible for California Register of Historical Resources (California Register) listing (i.e. significance under CEQA) due to potential for significant buried remains. Preservation in place is the preferred manner of treatment for archaeological/historical resources. Preservation would be accomplished if the applicant can confirm that the boulder outcrops containing the slicks would not be disturbed by project related activities. And, as discussed in the Cultural Resources Assessment, there is a potential for previously unknown archaeological resources to be below the soil surface.

EMT2004-P-1 may be an important Tribal Cultural Resource or associated with a cultural landscape pending completion of AB52 Native American Consultation between the County and participating tribal entities. Furthermore, five rock shelters composed of granitic boulders have been identified within the Project Site boundaries, but well outside any Project development area. These have been temporarily designated EMT2004-P-2, EMT2004-P-3, EMT2004-P-4, EMT2004-P-5, and EMT2004-P-6. Since these are not subject to impacts, they do not warrant further consideration for the current study. No prehistoric cultural use has been associated with these features, although graffiti and modern trash are present in the vicinity of each. They have been recorded at the request of the County and Soboba Band of Mission Indians representatives.

As discussed in b) above, the Project will implement Mitigation Measures CUL-1 and CUL-2, and will be required to comply with COA 060-CUL-1 through COA 060-CUL-4 prior to issuance of grading permits, and COA 070-CUL-1 and COA 070-CUL-2 prior to final grading inspection.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, in addition to the Project design avoiding these resources, these measures will ensure the avoidance and protection of resources that have not yet been discovered.

- 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. Impacts will be less than significant.

Mitigation: The following mitigation measures are required:

CUL-1: If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

CUL-2 The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

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

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

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

*** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

COA 060-Planning-CUL-1: 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 (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this Project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

COA 060-Planning-CUL-2: ECS Sheet. Prior to issuance of grading permits: 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 EMT2004-P-1, EMT2004-P-2, EMT2004-P-3, EMT2004-P-4, EMT2004-P-5 and EMT2004-P-6. In addition, a permanent space within this area will be predetermined and designated on a confidential map for reburial of any artifacts that will be impacted and/or discovered during grading.

COA 060-Planning CUL-3: Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

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COA 060-Planning CUL-4: Temporary Fencing - Cultural. Temporary fencing shall be required for the protection of cultural site(s) EMT2004-P-1, EMT2004-P-2, EMT2004-P-3, EMT2004-P-4, EMT2004-P-5 and EMT2004-P-6. during grading activities. Prior to commencement of grading or brushing, the project archaeologist shall confirm the site boundaries and determine an adequate buffer for protection of the site(s). The applicant shall direct the installation of fencing under the supervision of the project archaeologist and Native American Monitor. The fencing can be removed only after grading operations have been completed.

COA 070-Planning CUL-1: Artifact Disposition. In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.

Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

Historic Resources

All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources One of the following treatments shall be applied.

1. Preservation–in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s) and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

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

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. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the “Most Likely Descendant.” The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98.

COA 070-Planning CUL-2: Phase IV Monitoring Report. Prior to Grading Permit Final Inspection, 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 and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Monitoring Plan.

Monitoring: A qualified archaeological monitor, in coordination with a tribal monitor, will monitor grading activities and provide a report to the County upon completion.

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Report by Hana Resources titled *Air Quality and Greenhouse Gas Analysis for Public Use Permit 210002 Unincorporated Woodcrest, Riverside County, California, May 6, 2021* (Appendix B).

- 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 2016.3.2 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. Electricity used for the Project during construction and operations would be provided by Southern California Edison, which serves more than 15

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 temple complex and associated maintenance activities would result in the consumption of natural gas and electricity. Projected electricity usage is identified in Table 10 of Appendix B. Natural gas usage is identified as part of the regional greenhouse gas emissions, which are identified in Table 16 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.). The Project is designed to comply with Title 24 which requires design features that reduce energy consumption. Table 10 in Appendix B identifies that the Project does not exceed the SCAQMD thresholds for 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 Public Utilities Commission (PUC) and the California Energy Commissions (CEC) are two agencies with authority over different aspects of energy.

The Riverside County Climate Action Plan (CAP, 2019) is designed to reduce GHG emissions associated with developed land use 15 percent below baseline levels by 2020. The CAP summarizes various State and local policies that will contribute to reduced GHG emissions in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County by the year 2020 and beyond. Some of these policies include updated building codes for energy efficiency, the low carbon fuel standard, Pavley (California Assembly Bill) vehicle emissions standards, and the Renewable Portfolio Standards for utility companies. As noted in the CAP Update (2019), policies to reduce GHG emissions often overlap with policies addressing energy conservation, reduced automobile use, water conservation, and many other issues.

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

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; Report by Environmental Geotechnology Laboratory, Inc., titled, *Report of Geotechnical Engineering Investigation, Proposed New Temple Development, Ten (10) Single-Family Residences with ADUs and JADUs, and Associated Structures, APN: 266-320-025, Cole Avenue & Landin Lane, Riverside, California, EGL Project No.: 19-283-003GE*, January 15, 2020 (Appendix E-1).

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. The Project Site is not located on or near a Alquist-Priolo Earthquake fault, according to the geotechnical report in Appendix E-1. The closest known active earthquake fault with a documented location is the San Jacinto Fault Zone located approximately 13 miles to the east. 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?

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 Figure S-3 “Generalized Liquefaction,” Report by Environmental Geotechnology Laboratory, Inc., titled *Report of Geotechnical Engineering Investigation, Proposed New Temple Development, Ten (10) Single-Family Residences with ADUs and JADUs, and Associated Structures, APN: 266-320-025, Cole Avenue & Landin Lane, Riverside, California, EGL Project No.: 19-283-003GE*, January 15, 2020 (Appendix E-1).

- 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. The Project is not identified by the Riverside County General Plan as being in a mapped area with the potential for liquefaction, and the geotechnical evaluation (Appendix E-1) did not encounter groundwater during the subsurface investigation to the maximum explored depth of 10 feet below ground surface, which indicates that shallow groundwater does not occur at the Project Site. According to a database search of domestic water wells in the Project vicinity, groundwater levels varied from approximately 40 feet to 100 feet below ground surface. 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 Environmental Geotechnology Laboratory, Inc., titled *Report of Geotechnical Engineering Investigation, Proposed New Temple Development, Ten (10) Single-Family Residences with ADUs and JADUs, and Associated Structures, APN: 266-320-025, Cole Avenue & Landin Lane, Riverside, California, EGL Project No.: 19-283-003GE*, January 15, 2020 (Appendix E-1).

- 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 would 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 Environmental Geotechnology Laboratory, Inc., titled, *Report of Geotechnical*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Engineering Investigation, Proposed New Temple Development, Ten (10) Single-Family Residences with ADUs and JADUs, and Associated Structures, APN: 266-320-025, Cole Avenue & Landin Lane, Riverside, California, EGL Project No.: 19-283-003GE, January 15, 2020 (Appendix E-1); Report titled Addendum Report to Geotechnical Engineering Investigation, Proposed New Temple Development, Ten (10) Single-Family Residences with ADUs and JADUs, and Associated Structures, APN: 266-320-025, Cole Avenue & Landin Lane, Riverside, California, EGL Project No.: 19-283-003GEA, April 21, 2021 (Appendix E-2).

- a) Project construction will occur in the flatter portions of the site, which consist of natural alluvial terrace deposits from the ground surface to 2 to 9 feet below ground surface, according to the geotechnical reports prepared for the Project. In the southeastern portion of the site, a striation of large rock and boulders identified as “Cretaceous Intrusive Granitic Dikes” are present at the ground surface just west of the hillside. The hillside adjacent to the Project Site is made up of primarily large rock and is not part of the Project development. Because the granitic rock striations would likely need to be blasted to be moved, the Project has designed the facilities around the formation to avoid the formation. The geotechnical reports in Appendix E-1 and E-2 identified that conventional construction equipment could be utilized to develop the site, and the grading and proposed structures would be safe against hazard from landslide, settlement, or slippage. Construction of the Project, as designed, would have no adverse effect on the geologically or geotechnical stability of the adjacent properties. 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 Environmental Geotechnology Laboratory, Inc., titled, *Report of Geotechnical Engineering Investigation, Proposed New Temple Development, Ten (10) Single-Family Residences with ADUs and JADUs, and Associated Structures, APN: 266-320-025, Cole Avenue & Landin Lane, Riverside, California, EGL Project No.: 19-283-003GE, January 15, 2020 (Appendix E-1); Report titled Addendum Report to Geotechnical Engineering Investigation, Proposed New Temple Development, Ten (10) Single-Family Residences with ADUs and JADUs, and Associated Structures, APN: 266-320-025, Cole Avenue & Landin Lane, Riverside, California, EGL Project No.: 19-283-003GEA, April 21, 2021 (Appendix E-2); State of California Department of Water Resources Well Completion Report Map Application for Glen Valley.*

- a) The Project Site is not within an area mapped by the Riverside County General Plan as being subject to subsidence. Project construction will occur in the flatter portions of the site, which consist of natural alluvial terrace deposits from the ground surface to 2 to 9 feet below ground surface, according to the geotechnical reports prepared for the Project. Bedrock underlying the alluvium is characterized as Late Cretaceous Val Verde Tonalite, which is plutonic rocks formed deep within the Earth’s surface at high temperatures and high pressures. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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geotechnical reports prepared for the Project identified that static ground water levels were not encountered during the subsurface investigation to the maximum explored depth of 10 feet below the existing ground surface. According to a database search of domestic water wells in the Project vicinity, groundwater levels varied from approximately 40 feet to 100 feet below ground surface. Groundwater is therefore not expected to be a significant constraint during the construction because no excavation is anticipated to occur below 10 feet. The geotechnical report noted that if grading is completed during the rainy season when perched water is most likely to occur, some excavation could be constrained. 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?

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

a) The Project Site is not located in an area that is subject to seiche, mudflows or volcanic hazards. According to the geotechnical investigations (Appendix E-1 and E-2), the hillside adjacent to the Project Site was determined to be very shallow bedrock with the soil less than 6 inches thick with bedrock exposed at the surface. The potential for mudslide is very low due to the thin layer of soil on the slope. There will be no impacts from seiche or volcanic hazards because those conditions do not apply to the Project Site. There will be less than significant impacts from mudflows due to the thin layer of soil on the hillside not being of a quantity that could result in mudflows. Overall, 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?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Report by Environmental Geotechnology Laboratory, Inc., titled, *Report of Geotechnical Engineering Investigation, Proposed New Temple Development, Ten (10) Single-Family Residences with ADUs and JADUs, and Associated Structures, APN: 266-320-025, Cole Avenue & Landin Lane, Riverside, California, EGL Project No.: 19-283-003GE*, January 15, 2020 (Appendix E-1); Report titled *Addendum Report to Geotechnical Engineering Investigation, Proposed New Temple Development, Ten (10) Single-Family Residences*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with ADUs and JADUs, and Associated Structures, APN: 266-320-025, Cole Avenue & Landin Lane, Riverside, California, EGL Project No.: 19-283-003GEA, April 21, 2021 (Appendix E-2).

- a) Project construction will occur in the flatter portions of the site, which consist of natural alluvial terrace deposits from the ground surface to 2 to 9 feet below ground surface, according to the geotechnical reports prepared for the Project. In the southeastern portion of the site, a striation of large rock and boulders identified as “Cretaceous Intrusive Granitic Dikes” are present at the ground surface just west of the hillside. The hillside adjacent to the Project site is made up primarily of large rock and is not part of the Project. The Project has designed the facilities around the formation to avoid the formation. Therefore, there would 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 as part of the Project grading. There will be no impacts.
- c) Natural alluvial terrace deposits exist over most of the Project Site identified for buildings from the ground surface to 2 to 9 feet below ground surface, and conventional construction equipment and methods would be used. Sewer service for the Project would require installation of approximately 1,400 linear feet of sewer main to connect with the existing main, west of the subject site, at the intersection of Ontario Ave and Parsons Road. The new line would be installed in the Ontario Ave right of way, would cross Cole Ave and enter the Project Site. The Project has designed its utilities to avoid a granitic rock striation formation that exists in the southeast portion of the Project Site. Therefore, there would 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				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Environmental Geotechnology Laboratory, Inc., titled, *Report of Geotechnical Engineering Investigation, Proposed New Temple Development, Ten (10) Single-Family Residences with ADUs and JADUs, and Associated Structures, APN: 266-320-025, Cole Avenue & Landin Lane, Riverside, California, EGL Project No.: 19-283-003GE*, January 15, 2020 (Appendix E-1); Report titled *Addendum Report to Geotechnical Engineering Investigation, Proposed New Temple Development, Ten (10) Single-Family Residences with ADUs and JADUs, and Associated Structures, APN: 266-320-*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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025, Cole Avenue & Landin Lane, Riverside, California, EGL Project No.: 19-283-003GEA, April 21, 2021 (Appendix E-2).

- a) Construction activities associated with the Project would involve earth movement and the exposure of soil over approximately 7 of the approximately 30-acre site, which would temporarily increase erosion susceptibility. However, the Project would also be required to adhere to standard 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). The Proposed Project is anticipated to disturb more than one acre, and therefore, would be subject to preparation of a SWPPP. The SWPPP would include BMPs to be implemented during and after Project construction to minimize erosion and sedimentation of downstream watercourses. Impacts will be less than significant.
- b) The geotechnical reports prepared for the Project (Appendix E-1 and E-2) identified that the Project Site is not located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019). There will be no impacts.
- c) The Project does not propose to install any 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.

- 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.

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

GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<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 Hana Resources titled Air Quality and Greenhouse Gas Analysis for Public Use Permit 210002 Unincorporated Woodcrest, Riverside County, California, May 6, 2021 (Appendix B).*

- 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 has drafted an interim screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO2e) per year for all land uses, which was used in the Project’s greenhouse gas analysis (refer to Appendix B).

The greenhouse gas emissions from all phases of Project construction equipment and worker vehicles are shown in Appendix B. The total construction emissions were amortized over a period of 30 years, per SCAQMD guidance, and are estimated at approximately 12.5 metric tons of carbon dioxide equivalent (CO2e) per year. The results identify that the project will not generate greenhouse gas emissions that may have a significant impact on the environment.

Operational emissions occur over the life of the Project. Appendix B identifies that the operational emissions for the Project are approximately 35.8 metric tons of CO2e per year, which does not exceed the SCAQMD screening threshold for all land uses of 3,000 metric tons of CO2e per year.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Report by Golden State Land & Tree Assessment titled *Phase 1 Environmental Site Assessment for the For the New Temple Site in the County of Riverside, CA*, August 22, 2020 (Appendix F-1); Report by Terracon titled *Limited Site Investigation, Temple Site Northeast of Markham Street and Cole Avenue, Riverside, California*, December 15, 2020 (Appendix F-2).

- 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction of the Proposed Project would involve the use of construction-related chemicals including but 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, 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. Compliance with all local, State and federal regulations related to hazardous materials use and transport during construction would reduce potential hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials.

The Project operations would be a religious temple complex and does not include the routine transport 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.

A Phase 1 Environmental Site Assessment (ESA) was prepared for the Project site (Appendix F-1). The Phase 1 ESA identified the presence of stained soil, empty hydrocarbon (gas, diesel fuel, oil, etc.) containers and tanks, hazardous debris as well as notable noxious odors of hydrocarbons. The primary locations of these were adjacent to the interior, unpaved roads that run longitudinally and laterally within the site.

As a result, soil sampling was conducted for these areas to assess the presence of chemicals commonly associated with the identified items of concern and/or site concerns at concentrations that could be above laboratory reporting limits in the on- site soil (Appendix F-2). Based on the surficial nature of the identified items of concern, groundwater and soil vapor sampling were not included in soil study. The soil analytical results identified in Appendix F-2 for total petroleum hydrocarbons (TPH) and VOCs were below the specified laboratory report limits of 10 milligrams per kilograms (mg/kg), except for a detection of TPH as motor oil range organics (TPH-MORO) at 13 milligrams per kilogram (mg/kg) in the soil sample collected at 1 foot below ground surface (bgs) located along the western site boundary in the central portion of the site. Although motor oil was detected in the soil sample, the concentration was below

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the screening levels identified by the Regional Water Quality Control Board and do not represent a significant threat to the public (Appendix F-1).

However, because Project construction would integrate soil balancing as part of its grading operations, **Mitigation Measure HAZ-1** is required to ensure that the hazardous items and stained soils are removed prior to grading so that the impacted soils do not spread to the remainder of the site. Refer to the Mitigation Measures at the end of this section.

Impacts will be less than significant with the incorporated mitigation.

- c) The Proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Project construction will occur on a vacant parcel. Short-term construction of off-site improvements will occur along local roadways, but the construction will be conducted consistent with all applicable rules for traffic control which outlines procedures for emergency situations. The Project design allows for adequate emergency access off the site onto local roads. Evacuation routes are determined by the local emergency services. The Project would be reviewed by the local emergency services agencies for compliance with all applicable codes. Impacts will be less than significant.
- d) The Citrus Hill High School is located within one-quarter mile of the Project. Small quantities of fuel and lubricants will be transported to the site during construction. However, all materials will be transported in accordance with federal, State and local regulations. The Project will construct a religious temple and complex, and no part of the operations includes the hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste. Impacts will be less than significant.
- e) A Phase 1 Environmental Site Assessment (ESA) was prepared for the Project Site (Appendix F-1). The results indicated that the Project Site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, although several identified sites exist within 1 mile of the site. Therefore, construction and operation of the Project would not create a significant hazard to the public or the environment. Impacts will be less than significant.

Mitigation: The following mitigation measure is required:

HAZ-1: Prior to the County's issuance of a grading permit, the contractor will submit a report and/or chain-of-custody by a contractor licensed in hazardous waste handling that that all areas of charred debris within the soil, areas with stained soil, any 50-gallon drums, fuel tanks and small waste oil containers, ingots, etc. have been removed and disposed of at a suitable facility for handle such materials in compliance with all applicable laws. The contractor's work will be performed in compliance with all applicable laws and overseen by the Riverside County Dept of Environmental Health, and other County departments as applicable.

Monitoring: Proof of removal and lawful disposal will be submitted to the County prior to issuance of the grading permit.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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; Letter from Airport Land Use Commission, Riverside County regarding Director's Determination for PUP210002 (Public Use Permit) 266-320-025, dated March 24, 2021 (Appendix G).

- a) The Project Site is not located within an Airport Master Plan; therefore, the Project would not result in an inconsistency with an Airport Master Plan. There will be no impacts.
- b) The Project Site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted. The Airport Land Use Commission (ALUC) evaluated the Project in March 2021 and found the Project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB LUC Plan). The ALUC also issued a set of conditions for the County to include in its approval for the Project to ensure consistency with the Plan. The Project is required to comply with these conditions. Impacts will be less than significant.
- c) The ALUC identified that the Project is consistent with the MARB LUC Plan and included conditions for the County to require the applicant to comply with as part of Project approval (Appendix G). Adherence to these conditions will remove or reduce any safety hazard for people residing or working in the Project area. There are no public airports or public use airports within two (2) miles of the Project Site. Impacts will be less than significant.
- d) The Project site is not located within two miles of any private airstrip, or heliport; therefore, the Project would 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Allard Engineering titled *I Kuan Tao Temple, APN No. 266-320-025, Preliminary Drainage Report*, December 7, 2020, Appendix H-1; Report by Allard Engineering titled, *Project Specific Water Quality Management Plan, APN: 266-320-025-4 (I Kuan Tao Temple)*, December 4, 2020, Appendix H-2.

- a) Riverside County and 23 other cities and agencies obtained a joint National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board-Santa Ana Region (SARWQCB) to control pollutants in runoff. The SARWQCB 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 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). The Proposed Project is anticipated to disturb more than 1 acre, and therefore, would be subject to preparation of a SWPPP. The SWPPP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would include BMPs to be implemented during and after Project construction to minimize erosion and sedimentation of downstream watercourses.

There is currently no storm sewer serving this portion of the community, and storm water runoff from existing neighborhood properties surface-flows to county roads. The Project has been planned with two stormwater detention/infiltration basins, designed to accommodate the 100-year storm. The main basin, (Basin 1) located near the central western boundary, is designed to accept flows from the temple complex areas as well as storm flows from Cole Ave between Markham Street and Ray Ave; the second basin (Basin 2), located in the northwestern corner of the parcel, is designed to treat storm flows from Cole Ave between Ray Ave and Landin Lane/Warren Road which will be directed into the second basin via an inlet from the curb and gutter. In the event that a storm exceeds a 100-year event, excess run-off will be discharged to Cole Ave which is consistent with the current drainage patterns.

Water service is provided by the Western Municipal Water District (WMWD), and there are no groundwater production wells on the Project site.

Therefore, the Project would 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.

- b) The Project does not include the construction of groundwater wells, nor will its water supply originate from groundwater wells. Therefore, the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the groundwater basin. There will be no impacts.
- c) There are no streams or rivers on the Project Site. The Proposed Project is approximately 30 acres where development includes a 6.89 acre-temple facility that includes worship and supporting facilities, parking areas and one retention basin. A 6.73-acre parcel immediately north of the campus will be vacant with one retention basin, although this parcel would be reserved for future residential lotting under separate approvals. The remaining parcel is a natural area of 12.5 acres that will remain undisturbed. The Project's proposed two retention basins are sized to store and infiltrate the 100-yr 24-hr storm volume from the temple's improvements as well as from the vacant parcel that is reserved for future residential lotting under separate approvals.

There is currently no storm sewer system serving this portion of the community, and storm water runoff from existing neighborhood properties surface-flows to County roads. The Water Quality Management Plan prepared for the Project (Appendix H) identified that the onsite 100-year, 24-hour storm would be conveyed into two basins. Basin 1 is 1.25 acres (197,819 cf), designed for retention/infiltration of runoff from a 100-year storm event, and is located in the central portion of the site adjacent to Cole Avenue (proposed Parcel 2). When this basin reaches the capacity, the stormwater will drain to the street gutter in Cole Ave which is consistent with the existing drainage pattern. A second basin, Basin 2, is approximately 0.11 acre (1,793 cf), would be located in the northwesternmost corner of the property boundary (within Parcel 3) to treat storm flows that originate from Cole Ave, between Ray Ave and Landin Lane/Warren Road. Therefore, the Project would not substantially alter the existing drainage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Impacts will be less than significant.

- d) 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. Impacts will be less than significant.
- e) 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. The Project’s drainage features include two retention basins and positive grading and construction that is consistent with the drainage pattern for the area (refer to Appendix H-1 and H-2). 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.
- f) There is currently no storm sewer system serving this portion of the community, and storm water runoff from existing neighborhood properties surface-flows to County roads. The Project has been designed to retain all storm water run-off within the site in two retention basins sized for up to a 100-year storm, 24-hour storm. In the event that a storm exceeds a 100-year event, excess run-off will be discharged to Cole Ave, which is consistent with the area’s drainage patterns. Both proposed basins will have earthen bottoms and will function as infiltration basins. They capture the initial stormwater runoff and allow it to percolate, which will naturally clean the water of impurities. Basin 1, in Parcel 2, was designed as the high-capacity basin, to accommodate the additional runoff from the developed portions of the site while Basin 2, in Parcel 3, is designed to capture runoff from along Cole Ave between Ray Ave and Landin Lane. The two-basin system allows for the runoff generated by the development to be treated on site. 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.
- g) 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.
- h) 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.
- i) The proposed grading plan includes design elements to manage potential excess or concentrated drainage on-site or at an approved drainage facility. Additionally, any drainage across the property line would not be exceeding that which existed prior to grading. The WQMP for the Project identifies that BMPs have been incorporated into the site design to fully address all drainage management areas. No Alternative compliance measures are required for this Project. The Project therefore would 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.

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

LAND USE/PLANNING Would the project:

24. Land Use	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.

- a) The site falls within the Lake Mathews/Woodcrest Area Plan (Area Plan). The Area Plan’s Land Use designation for the western half of the parcel is Rural Community-Very Low Density Residential, and the eastern half of the parcel has a land use designation of Conservation. The County’s zoning designation for the western half of the parcel is R-A-1 (Residential Agricultural, 1-acre lot minimum), and eastern half of the parcel is zoned W-2-10 (Controlled Development). The Project does not propose development for the eastern portion of the parcel, consistent with the Area Plan’s Land Use designation. R-A-1 zone allows developments for 1-acre minimum residential lots, and Religious Uses are allowed with a Public Use Permit. Therefore, the Project is consistent with the County’s zoning and Plan’s Land Use for the site. Impacts will be less than significant.
- b) The Project is a religious complex that will be constructed on a single parcel that is located on the corner of Markham Street and Cole Ave. The single parcel will be subdivided into four parcels that will consist of the temple grounds, a stormwater basin, conservation land, and vacant land with a stormwater basin that would be reserved for future residential lotting under separate approvals. The surrounding community contains rural residential lots. The Project will not disrupt or divide the physical arrangement the community. There would be no impact.

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"/>

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 Figure OS-6 “Mineral Resources Area.”

- 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 MRZ-3 (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined). Project grading includes soil balancing on site, therefore, there will be no mineral resource extraction. There will be no impacts.
- b) The Project is zoned MRZ-3 which contains undetermined mineral deposits. Project grading includes soil balancing on site, therefore, there would be no mineral resource extraction. 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				
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 checked="" type="checkbox"/>	<input 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; Report by Hana Resources titled, *Noise Study for Public Use Permit No. 210002 Unincorporated Woodcrest, Riverside County, California*, May 6, 2021 (Appendix I).

- a) The March Joint Air Reserve Base/March Inland Port (March Air Reserve Base) is located approximately 4miles to the northeast. During the field review for the noise evaluation (Appendix I), military aircraft were observed taking off east of the Project Site flying in a northwest to southeast pattern; sound from these aircraft was noticeable and were recorded during ambient noise measurements at the sensitive receptor locations. Occasional flights east of the Project Site at higher altitude were from a southeast to northwest direction but the sound generated was considerably less.

The Project Site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted. The Airport Land Use Commission (ALUC) evaluated the Project in March 2021 and found the Project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB LUC Plan). The Riverside County Airport Land Use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Compatibility Plan, Volume 2, Chapter W7, identifies that the Project Site is situated outside of the 60 dB CNEL noise contour, which is the contour measured furthest from the airport. Therefore, this airport does not appreciably contribute to noise impacts at the site. Impacts will be less than significant.

- b) There are no private airstrips in the vicinity of the Project. Other airports in the vicinity include Perris Valley Airport (9.0 miles southeast), Riverside Municipal Airport (9.5 miles northwest) and Flabob Airport (10.3 miles northwest). However, these airports would have no noise impact on the Proposed Project Site due to their distance from the Project Site. 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 Hana Resources titled, *Noise Study for Public Use Permit No. 210002 Unincorporated Woodcrest, Riverside County, California*, May 6, 2021 (Appendix I).

- 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-Table 2](#) in Appendix I).

The Project parcel is bounded by Markham Street and vacant land on the south, Landin Lane and residential agricultural on the north, Cole Ave and residential agricultural on the west, and a hillside on the east that contains only water towers. Residential land uses closest to the Project site that could potentially be impacted by the Project construction and operation include those along the west side of Cole Ave (ranging from 56 to 78 feet to the west of the west property boundary) and along the north side of Landin Lane (approximately 66 feet to the north of the north property boundary).

A Noise Impact Study was prepared for the proposed Project (Appendix I) that analyzed the existing noise levels and assessed the potential Project-related construction and operations noise levels at seven noise-sensitive receptor locations closest to the Project site. To

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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determine ambient noise levels at and near the Project Site, eight approximately 15-minute noise level measurements were collected by HANA Resources on September 11, 2020. Normally, noise measurements would be collected during typical peak hours; however, these traffic patterns have been somewhat altered due to the COVID-19 pandemic. The most common source of noise in the Project site vicinity was determined to be vehicular traffic on Cole Ave along the western boundary and long dimension of the Project lot, which controls noise levels throughout the Project Site. Cole Ave intersects with Markham Street at the southwest corner of the Project Site and is also a collector street but has minimal impact on the Project Site.

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 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

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 over 18 months during the permissible hours as described in the County of Riverside Noise Ordinance 847.

The study in Appendix I identified that the closest residences that could be most affected by the construction noise exist to the west along Cole Ave, Ray Ave, and Ontario Ave, and to the north along Landin Lane. 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).

Table 10 in Appendix I identified that the measured ambient noise levels would be exceeded by more than 10 dBA at four locations identified as 17895 Cole Ave (80 feet to the west), 19590 Landin Lane (855 feet to the north), 19430 Ontario Ave (677 feet to the west), and 19442 Ray Ave (572 feet to the northwest) As shown in Table 10 of Appendix I, total noise levels during Project construction were calculated to range from between 56.5 dBA Leq and 80.2 dBA Leq, and 57.2 dBA Lmax and 80.9 dBA Lmax, at the seven noise- sensitive receivers selected for analysis. Construction noise would not exceed the applied FHWA/FTA noise criteria of 90 dBA Leq (1 hour) for construction noise and impacts.

However, assuming that not all equipment would be in operation at the same time, or all working in the same location at the same time, the actual noise experienced at these receivers during construction would likely be less than the FHWA/FTA 8-hour noise criteria of 80 dBA Leq and would therefore be less than significant.

The average healthy ear can barely perceive an increase (or decrease) of up to 3 dBA in noise levels; that a change of 5 dBA is readily perceptible; and that an increase (or decrease) of 10 dBA sounds twice (or half) as loud (Table 2, Appendix I).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are no specific, numeric noise standards for construction noise that specifically stipulate a requirement for project proponents to minimize potential construction noise levels. However, the potential temporary construction-related noise increases of more than 10 dBA above ambient conditions during permissible construction hours may represent a potentially significant impact. Construction noise impacts would be reduced by implementing **Mitigation Measures NOI-1, through NOI-5**, which require noise monitoring during construction, a system by which construction noise can be reported, and implementing construction practices that typically reduce noise, as identified below in “Mitigation.”

Operations

The Project is to operate a religious facility and complex that focuses on Asian style religious practices and arts such as meditation. Loud gatherings and singing are not anticipated. Operation of the Proposed Project would also not generate sources of noise that are new to the existing rural area.

On-site operational noise generated by the Project would not exceed the noise standards and impacts would be less than significant, according to the Noise Study in Appendix I. The new facilities (church, dormitories, etc) would require periodic delivery and trash hauling services. However, noise associated with delivery and trash-hauling trucks would be an intermittent noise source and are already a common occurrence in the Project area associated with existing residential uses that make up the surrounding developed area. Because delivery and trash trucks are already a common occurrence in the Project vicinity, such services associated with the Project would not result in a substantial permanent increase in ambient noise levels without the Project. Therefore, operational noise impacts associated with delivery and trash-hauling trucks would be less than significant.

Noise from rooftop-mounted heating, ventilation and cooling (HVAC) equipment typically generates noise in the range of 60 dBA to 70 dBA Leq at a reference distance of 15 feet from the source (Appendix I). The nearest sensitive receptor to the HVAC equipment is located at 17895 Cole Ave, approximately 250 feet west of the nearest rooftop-mounted HVAC equipment. Because noise from HVAC equipment would attenuate at a rate of approximately 6 dBA per doubling of distance from the source, rooftop-mounted equipment would generate a noise level in the range of 36 to 46 dBA Leq at the nearest receptor. As shown in Table 5 of Appendix I, ambient noise at this location was measured at 70.2 dBA Leq. Based on estimated noise levels between 36 to 46 dBA Leq for HVAC equipment at the nearest receptor to the HVAC equipment, noise levels from such equipment would not exceed the ambient noise of this receptor location or any other occupied property near this receptor. Furthermore, rooftop HVAC units are traditionally shielded from surrounding land uses with parapets and roofs that block line-of-sight to sensitive receivers would typically provide at least a 5-dBA noise reduction. Therefore, operational noise impacts associated with HVAC equipment would be less than significant.

The proposed project may generate new vehicle trips and incrementally increase traffic on Cole Avenue. Measurements west and north of the project site indicate ambient noise levels of 40.2 dBA Leq (19442 Ray Ave, 572 feet to the northwest) to 71.6 dBA Leq (19481 Ray Ave, 350 feet to the northwest) and 71.5 dBA Leq (17761 Cole Ave, 744 feet to the west). Based on the results of the Traffic Noise Model, noise levels are anticipated to range from 38.2 dBA Leq at (19442 Ray Ave) to 50.5 dBA Leq (19481 Ray Ave) and 52.1 dBA Leq (17761 Cole

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ave). The estimated traffic noise generated based on the Traffic Noise Model is less than the ambient measurements at these and the other locations. Off-site traffic noise associated with the Proposed Project would not generate noise that exceeds ambient noise in the existing Project area and would not exceed the County’s noise standards.

Impacts will be less than significant with the incorporated mitigation.

- b) The Caltrans Transportation and Construction Vibration Guidance Manual (Guidance Manual) is used to evaluate potential construction vibration impacts related to both potential building damage and human annoyance (Appendix I). Based on the Caltrans criteria shown in Table 19 of the Guidance Manual, construction vibration impacts would be significant if vibration levels exceed 1.0 inches per second (in/sec) PPV (transient sources) and 0.5 in./sec. PPV (continuous/frequent intermittent sources) for new residential structures.

Certain types of construction equipment can generate high levels of ground borne vibration. Construction of the Proposed Project would potentially utilize bulldozers, loaded trucks, and jackhammers during construction phases. Vibration impacts are assessed based on the distance from the location of vibration-intensive construction activities, conservatively assumed to be at edge of a project site, to the edge of nearby off-site structures. Based on the distance of nearby structures to the Project Site, construction equipment was modeled from a minimum distance of 80 feet to maximum distance of 855 feet (refer to Figure 2 and Table 5 in Appendix I).

Table 11 in Appendix I identifies that the estimated ground borne vibration levels from Project construction equipment would not exceed the applicable threshold of 1.0 in/sec PPV (transient sources) and 0.5 in/sec PPV (continuous/frequent intermittent sources) for new residential structures or the applicable threshold of 0.5 in/sec PPV (transient sources) and 0.3 in/sec PPV (continuous/frequent intermittent sources) for other residential structures surrounding the Project Site. Furthermore, ground borne vibration would not exceed the threshold of 0.24 in/sec PPV (transient sources) and 0.035 in/sec PPV (continuous/frequent intermittent sources) for human annoyance at any of the modeled distances. In addition, as commercial use, the Proposed Project would not generate significant stationary sources of vibration. Impacts will be less than significant.

Mitigation: The following mitigation measures are required:

- NOI-1:** During construction activities, monitor noise levels along Cole Ave and Landin Lane and keep noise measurement documentation throughout the duration of Project construction until such time that the Project construction progresses to a point where construction noise is reduced to acceptable levels and as approved by the County. Acceptable levels would be considered as either ambient noise levels or levels in which sensitive receptors are agreeable that the construction noise is not a substantial nuisance.
- NOI-2:** Create a system to accept and respond to noise complaints during construction. A sign should be posted along the west property boundary, near the main site entrance, that identifies the phone number of where to report noise complaints. In addition, the name and phone number of the construction job superintendent should be posted on the sign so that property owners have another avenue to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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work with the construction contractor to reduce noise impacts. In the event the County receives a complaint, appropriate corrective actions would be implemented, and a report of the action provided to the reporting party.

- NOI-3** The use of construction equipment fixed or mobile, with properly operating and maintained mufflers.
- NOI-4** Implementation of construction noise reduction methods such as shutting off idling equipment, maximizing the distance between construction equipment staging areas and adjacent residences.
- NOI-5** Stationary construction equipment should be placed away from residences and shielded to reduce noise emanating from the equipment.

Monitoring: Monitoring during construction is required. Copies of the noise monitoring results will be kept by the applicant and provided to the County upon request.

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 Environmental Geotechnical Laboratory titled *Addendum Report to Geotechnical Engineering Investigation, Proposed New Temple Development, Ten (10) Single-Family Residences with ADUs and JADUs, and Associated Structures, APN: 266-320-025, Cole Avenue & Landin Lane, Riverside, California, EGL Project No.: 19-283-003GEA*, April 21, 2021 (Appendix E-2).

- a) The Project site contains natural alluvial terrace deposits from the ground surface to 2 to 9 feet below ground surface, according to the geotechnical reports prepared for the Project. Bedrock underlying the alluvium is characterized as Late Cretaceous Val Verde Tonalite, which is plutonic rocks formed deep within the Earth’s surface at high temperatures and high pressures and have and lack fossil resources. 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?
- b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) The Project site is vacant and unoccupied, therefore, 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 is the first temple campus of its kind in Riverside County and is designed to meet the needs of an underserved segment of Riverside County who currently travel to a temple in Los Angeles County. Worship services will also be open to the general public, as will non-religious community-oriented programs offered by the temple. Therefore, because the Project is designed to serve existing Riverside County residents and will be open to the local community, 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. Impacts will be less than significant.
- c) The Project is designed to serve existing Riverside County residents and will be open to the local community. Approximately five Masters (religious leaders), six administrative staff and two maintenance staff are anticipated to work on site on a daily basis. The five Masters will be housed directly in special housing on the temple grounds. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Safety Element.

There are several fire stations within 3 miles of the Project Site that can service the Project within acceptable service ratios, response times or other performance objectives. These include but are not limited to:

- Woodcrest Fire Station, 16533 Trisha Way, Riverside, CA 92504;
- Riverside County Station 4, 16453 El Sobrante Rd, Riverside, CA 92503;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Riverside County Fire Station 59, 21510 Pinewood St, Perris, CA 92570

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

The Project Site is located within an existing service area of the Riverside County Sheriff Department and specifically serviced by the . Perris Station, located at 137 N. Perris Blvd, Suite A, Perris, CA 92570, approximately 7 miles south of the Project. 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. An additional substation is located approximately 5.5 miles northeast in Moreno Valley that can supplement the services provided from the Perris Substation if the need arises. The Riverside County General Plan identifies that sheriff services and response times are constantly evaluated based on population. The Project provides services to existing residences, and therefore, will not significantly increase the area's population which will require a new substation or additional staffing. 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.

Monitoring: No monitoring is required.

32. Schools

Source(s): GIS database.

The Project is located in the Val Verde Unified School District. Approximately five Masters (religious leaders without children), six administrative staff and two maintenance staff are anticipated to work on site on a daily basis. The five Masters will be housed directly within designated housing units within the temple complex. The administrative staff may have school-aged children who either already attend area schools, or who would need to be serviced by the Val Verde Unified School District. Due to the low numbers of children 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 City'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.

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.

33. Libraries

Source(s): Riverside County General Plan.

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 closest library to the Project site is the Woodcrest Library, located approximately 3 miles northwest of the Project site, at 16625 Krameria Ave, Riverside. The Project is a religious temple with its own reference material on site for its patrons and congregation. And while temple patrons will primarily utilize temple library materials, there may be an occasional need for supplemental reading, which can be conducted at any of the library locations. The Project will not increase population where existing area and regional libraries will need to expand personnel or physical building space to accommodate additional patrons. Therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered library services or facilities. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

Source(s): Riverside County General Plan.

The General Plan indicates the location of a number of hospitals and medical facilities all located within 5 miles of the Project site. Therefore, the Project can be served by existing health services within acceptable service ratios. 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

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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.

- a) The Project includes construction of educational/recreational buildings on the campus that will offer classes in cooking, meditation, and other Asian recreational arts. Patrons of the temple and its educational/recreational services already live and recreate in various areas of Riverside County. Therefore, the Project will not create the need for new recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Impacts will be less than significant.
- b) The purpose of the Project is to offer a temple campus in Riverside County to meet the needs of the underserved segment of Riverside County who currently travel to a temple in Los Angeles County. The temple patrons already live and recreate in the region and would use the parks in their neighborhood. The Project does not increase population and will not 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. Impacts will be less than significant.
- 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 checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System, Lake Mathews/Woodcrest Area Plan.

- a) Though the County has a system of community trails planned that will ultimately connect multiple areas of the County, many of the trails are not complete or only partially complete. The County has identified a trail system throughout the Lake Mathews/Woodcrest Area, including an alignment that follows Cole Ave and Markham Street along the western boundary of the Project site, which is not complete. The Project does not propose construct the community trail segment along Cole Ave along the western Project boundary, between

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Markham Street and Warren Road, as identified in the Lake Mathews/Woodcrest Area Plan because any new trail segment along Cole Ave will not connect to any other developed trail segments in the area, and any new trail segment along Cole Ave along the Project boundary would be a stand-alone section. There will be a public sidewalk along the Cole Ave frontage that will satisfy pedestrian use. Impacts will be less than significant.

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"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; Report by Linscott, Law & Greenspan, Engineers titled *Traffic Impact Assessment for the Proposed Temple Campus Facility Project, County of Riverside, California*, August 31, 2021 (Appendix J-1); Report by Linscott, Law & Greenspan, Engineers titled *Vehicle Miles Traveled (VMT) Assessment for the Temple Campus Facility Project, County of Riverside*, June 24, 2021 (Appendix J-2).

a) The Lake Mathews/Woodcrest Area Plan 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 Lake Mathews/Woodcrest is tied to the countywide system and its long-range direction. The vehicular circulation system in Lake Mathews/Woodcrest is anchored by Cajalco Road, Van Buren Boulevard, La Sierra Avenue, Mockingbird Canyon Road, and El Sobrante Road. Area Plan policies include designing roadways to County standards and maintaining the roadway system at the County's level of service standards.

The Project is located on the northeast corner of Markham Street and Cole Ave. Markham Street is identified in the Area Plan as a Secondary roadway. Project road improvements include widening and paving both lanes of Cole Ave between Markham Street and Landin Lane (approximately 1,300 linear feet). Other improvements include the installation of curb, gutter and sidewalk on the east side of Cole Ave between Markham Street and Landin Lane, and on the north side of Markham Street, adjacent to the Project Site. These improvements are consistent with the County's design policies for the roadways in the Project area. The Traffic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impact Assessment prepared for the Project analyzed both the Temple Project on Parcel 1 and the potential future residential lotting on Parcel 3. It identified that the classes and regular worship services will generate 419 daily trips, with 22 trips (12 inbound, 10 outbound) produced in the AM peak hour and 31 trips (15 inbound, 16 outbound) produced in the PM peak hour on a “typical” weekday, which would not significantly impact the existing surrounding transportation network. Additionally, the County’s *Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled* (December 2020) exempts churches from preparing a Traffic Impact Analysis.

Special events generating more vehicles that may occur up to four times per year, Temple Campus staff will implement traffic management measures/strategies to help manage traffic flow in and out of the site in order to minimize traffic impacts to Cole Ave. These traffic management measures/strategies may include placement of Temple Campus staff at the project driveways along Cole Ave to help manage traffic queues and facilitate patrons into the on-site parking spaces. Traffic cones and/or delineators may also be utilized to help manage traffic flows on site. It should be noted that these traffic management measures/strategies will be subject to the approval of County of Riverside staff.

Therefore, the Project is consistent with the County’s level of service standards. Impacts will be less than significant.

The County of Riverside contains bicycle, pedestrian, and multi-purpose trails that traverse urban, rural, and natural areas. These multi-use trails serve both as a means of connecting the unique communities and activity centers throughout the County of Riverside and as an effective alternate mode of transportation. The Area Plan identifies that Markham Street and Cole Ave are community trails, although there are no designated trail infrastructure or sidewalks that exist along these roads. As part of the Project, a sidewalk will be constructed along the Cole Ave Project frontage between Markham Street and Landin Lane and along the Markham Street frontage at the southern property boundary to facilitate pedestrian and/or non-motorized users. Therefore, the Project is consistent with the Area Plan’s vision for bikeways and pedestrian facilities. Impacts will be less than significant.

- b) Senate Bill 743, adopted in 2013, added section 21099 to the Public Resources Code, which states that automobile delay, as described by level of service (LOS) or similar measures of vehicular capacity or traffic congestion, shall not be considered a significant impact on the environment. Essentially a project’s environmental impacts can no longer focus on vehicle delay at street intersections or on roadway segments but must use the miles a vehicle must travel between a dwelling and commerce, recreation and/or work. The intent of this shift in methodology is to encourage different land use and transportation decisions to reduce greenhouse gas emission, support in-fill development and improve public health through active transportation. Section 15064.3, subdivision (b)(1) of the CEQA Guidelines requires a determination as to if the project will result in a substantial increase in vehicle miles traveled (VMT). 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 J-2) identified that the Project falls within the VMT screening criteria “Local Essential Service” because it shortens non-discretionary trips by putting those goods and services closer to residents, resulting in an overall reduction in VMT. The Proposed Project is considered a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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local essential service or local public facility, as it will shorten vehicle trips in the area for residents that are currently traveling further distances for religious services. Therefore, this Project will screen out from a VMT analysis, and is therefore consistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant. Additionally, as identified in Section 20.b of this document, operational emissions occur over the life of the Project. Appendix B identifies that the operational emissions for the Project are approximately 35.8 metric tons of CO2e per year, which does not exceed the SCAQMD screening threshold for all land uses of 3,000 metric tons of CO2e per year.

- c) Project road improvements include widening and paving approximately 1,300 linear feet of Cole Ave between Markham Street and Landin Lane. The entire eastern side of Cole Ave between Markham St. and Landin Lane and 50 linear feet of Markham Street would include installation of curb, gutter and sidewalk. These improvements do 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) Project roadway modifications along Markham Street and Cole Ave do not cause an effect upon, or a need for new or altered maintenance of roads as these are existing roadways and the modifications will improve the roadway conditions by installing curb and gutter and pavement rehabilitation. Impacts will be less than significant.
- 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 and secondary access for the temple consists of two driveways off of Cole Ave; the first is approximately 250 feet north of the intersection with Markham Street; the second is planned directly across from Ontario Ave, which is approximately 500 feet north of the intersection with Markham Street. Therefore, the temple has two points of ingress and egress. No other development will occur on site, and no designated access to the vacant parcel is planned. 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.

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

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

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

Source(s): County Archaeologist, AB52 Tribal Consultation

- a) Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources - tribal cultural resources - not previously included within the law's purview. 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.

Assembly Bill (AB) 52 requires meaningful consultation between lead agencies and California Native American tribes regarding potential impacts on tribal cultural resources. Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (PRC Section 21074).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 9, 2021. Consultations were requested by Agua Caliente Band of Cahuilla Indians (Agua Caliente), Pechanga Cultural Resources Department (Pechanga), Rincon Band of Luiseño Indians (Rincon) and the Soboba Band of Luiseño Indians (Soboba). No response was received from the Pala Band of Mission Indians.

Rincon responded in an emailed letter dated February 25, 2021. The letter stated that the project is within the Traditional Use Area (TUA) of the Luiseño people and within the Band's specific Area of Historic Interest (AHI). As such, Rincon is traditionally and culturally affiliated to the Project area. The Rincon Band is concerned about potential impacts to cultural resources. Embedded in these resources and within the AHI are Rincon's history, culture and identity. The band asked to be provided with copies of existing documents pertaining to the project such as the cultural survey including the archaeological site records, shape files, archaeological record search results, geotechnical report, and the grading plans. These were provided to the band on March 11, 2021, August 30, 2021 and January 26, 2022. The conditions of approval were sent on January 26, 2022. A letter was received from Rincon dated February 28, 2022 which stated, *"The Rincon Band of Luiseño Indians Tribal Historic Preservation Office (THPO) has reviewed the provided documents and is in agreement with the measures, which include archaeological and tribal monitoring, a monitoring report, and protocols for discovery of cultural material and human remains... Please note that the Rincon Band supports all efforts to completely avoid cultural resources as preferred mitigation. We have no further comments regarding this project and can conclude consultation at this time."* Consultation was formally concluded on February 28, 2022.

Agua Caliente responded in an emailed letter dated March 11, 2021. The band stated that the project was within their Traditional Use Area and requested to consult on the project and for all the project documents to be provided to them for review. Meetings were held on May 14, 2021, and September 1, 2021, in which this project was discussed. Agua Caliente told planning that the area was sensitive for cultural resources and recommended avoidance of all cultural resources. The project documents were provided to the band on several different occasions with the final report and the conditions of approval being sent on January 26, 2022.

The Soboba Band responded in an emailed letter dated March 22, 2021, requesting to initiate formal consultation with the County of Riverside. A site visit was held with Soboba on June 8, 2021. Several additional cultural features were identified during that site visit and were subsequently recorded by the project archaeologist. The project documents were provided to the tribe who responded in an email dated February 9, 2022 concluding consultation.

The Pechanga Band responded in an emailed letter dated February 19, 2021. The letter stated that, *"...The Pechanga Tribe asserts that the Project area is part of 'Ataaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, tóota yixelval (rock art, pictographs, petroglyphs), and an extensive 'Ataaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area.....the Project site is located within a Traditional Cultural Property (TCP). We will provide additional information regarding tribal affiliation and the TCP in our consultation as well as provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project"*. A meeting was held March 11, 2021. During this meeting Pechanga told Planning that the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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was within a TCP and requested monitoring. No specific details regarding the TCP other than that it was in the “Sycamore Canyon” TCP were provided by the tribe and no specific impacts to any Tribal Cultural resources were identified. The project documents were provided to the tribe and the final report and conditions of approval were sent to them on January 26, 2021. The email also asked if they had any further comments or concerns. No reply was received. and follow up emails were sent to Pechanga with no response.

As discussed in Section 9, the Phase 1 Cultural resources Assessment report prepared for the site (Appendix D) identified one cultural resource temporarily designated EMT2004-P-1, comprising 14 prehistoric milling slicks on 11 granitic boulder outcrops and two lithic flakes (artifacts) were identified within the Project Site boundaries during the field survey. The Project has been designed to avoid these slicks primarily because they exist on granitic boulder features which cannot be incorporated into the construction or operations of the Project. The Phase 1 Cultural assessment identified that there are numerous prehistoric archaeological sites that have been previously identified in the Project vicinity (including a prehistoric quarry ¼ mile to the east). As such, the Project Site is considered potentially sensitive for buried cultural resources to occur below the soil surface.

To avoid potential impacts to potential tribal cultural resources, **Mitigation Measure CUL-1** is required to address the applicant’s responsibility to comply with State Health and Safety Code Section 7050.5 in the event human remains are discovered. **Mitigation Measure CUL-2** is included to address halting ground disturbing activities during construction, along with notification to the County Archaeologist and an appropriate tribal representative. These measures also apply to archaeology resources, which was discussed in Item 9 in this document.

In addition to the mitigation measures, the Riverside County Planning Department Cultural Resources has required implementation of **Condition of Approval (COA) 060-Planning-CUL-1** to provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP) that will be developed in coordination with the consulting tribe(s). The CRMP will address the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal 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. Additionally, other measures will be implemented including **COA 060-Planning-CUL-2** which requires environmentally sensitive areas be identified on grading plans, **COA 060-Planning-CUL-3** which requires a Native American Monitor, and **COA 060-Planning-CUL-4** which requires temporary fencing to protect the sensitive areas. Implementation of these measures will ensure that the sensitive resources are avoided to the greatest extent possible during construction. **COA-070-Planning CUL-1** and **COA-070-Planning-CUL-2** also requires measures prior to final grading inspection that include artifact disposition and a Phase IV Monitoring Report to be submitted to the Riverside County Planning Dept. (Refer to the mitigation measures and COAs that are fully identified in Section 9, Archaeological Resources.

- b) Refer to Item 39.a above. All mitigation measures and COAs previously identified would also apply to this criterion to reduce potential impacts to less than significant for the reasons previously identified.

Findings of Fact: Impacts will be less than significant with the incorporated mitigation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Mitigation Measures CUL-1, Mitigation Measure CUL-2, COA 060-Planning-CUL-1 through COA 060-Planning-CUL-4 and COA 070-Planning 1 and COA-070-Planning CUL-2 as identified in Item 9 a in this document.

Monitoring: Monitoring will be conducted by qualified archaeological specialists and tribal representatives. .

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; letter by Western Municipal Water District, *Water and Sewer Availability Request, APN 266-320-025; North East Corner of Markham St and Cole Ave, Grid No. 44039, 44040, 45039; ID-U2, T3S, R4W of Section 32*, dated December 15, 2021 (Appendix K).

- a) Domestic water service for the Project area is provided by the WMD. The domestic water connection will be to an existing water main in front of the Project site at the intersection of Cole Avenue and Ontario Ave.

There is currently no storm sewer serving this portion of the community, and storm water runoff from existing neighborhood properties surface-flows to county roads. The Project Site has been designed to retain all storm water run-off within the Project Site utilizing a two-basin system that are both sized to accommodate the 100-year storm. One basin, located along the central western edge of the Project Site is designed to capture flows from the temple campus and from Cole Ave between Markham and Ray Ave; the second basin, located in the northwestern corner of the Project site is designed to capture flows from Cole Ave between Ray Ave and Landin Lane. In the event that a storm exceeds a 100-year event, excess run-off will be discharged to Cole Ave, which is consistent with the existing stormwater pattern.

Because the water connection will occur within existing roadways and rights of way and stormwater will be contained on site, 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. Impacts will be less than significant.

- b) The Project’s estimated water usage is 15,375 gallons per day. The WMD issued a “will serve” letter to the Project applicant for domestic water service on December 15, 2021 that indicated it had capacity to serve the Project within its existing facility abilities. 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.

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.

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.

a) Domestic sewer service for the Project area is provided by the WMD. Sewer service for the Project will require installation of approximately 1,400 linear feet of sewer main to connect with the existing main, west of the subject site, at the intersection of Ontario Ave and Parsons Road. The new line will be installed in the Ontario Ave right of way, will cross Cole Ave and enter the Project site. Sewer connection fees will be paid by the Project owner that will help pay a prorated portion of cumulative connection impacts to the waste treatment facilities. Because the sewer connection will occur within existing roadways and rights of way, 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 Project is anticipated to have a wastewater flow generation of approximately 16,500 gallons per day. The WMD issued a "will serve" letter to the Project applicant for wastewater treatment facilities on December 15, 2021 that indicated it had capacity to serve the project within its existing facility abilities. Therefore, the Project will not 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. 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?

b) Comply with federal, state, and local management and reduction statutes and regulations related to solid

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wastes including the CIWMP (County Integrated Waste Management Plan)?

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 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) Electricity: There are currently overhead power lines and related easements on both the western and southern boundaries of the Project site, carrying both 33kV and 12kV lines. All of these lines will be placed underground in coordination with Southern California Edison. Underground lines will replace the overhead lines in approximately the same location and the existing power poles will be removed. Other utilities on these poles, such as phone and cable TV will also be placed underground. Impacts will be less than significant.
- b) Natural Gas: There is currently a natural gas line available in Cole Ave, which the Project will connect directly to. There will be no impacts.
- c) Communications Systems: Overhead telephone and cable TV cables will be undergrounded in conjunction with the undergrounding of the power lines. Impacts will be less than significant.
- d) Street Lighting: The County will require street lighting on Cole Ave as a standard condition of approval. The streetlights will be consistent with the County of Riverside standards. Impacts will be less than significant.
- e) Public Facilities: Cole Ave will be widened and re-paved with a new curb and gutter and sidewalk on the easterly side for its full length between Markham Street and Landin Lane. Curb cuts with accessible pedestrian crossings will be constructed on the east side of Cole Ave at the new driveway south of Ontario Road, at the Cole Ave / Ontario Road intersection and at the Cole Ave and Ray Ave intersection. An accessible curb ramp will also be constructed at the southeast corner of the Cole Ave / Landin Lane intersection. Land is being dedicated to the County to facilitate these improvements to public facilities. Where the Project Site boundary fronts Markham Street, a new curb and gutter, new accessible curb cut ramp, and new sidewalk will be similarly be constructed within the new land dedication. These features will be maintained by the County, but they will be designed and constructed to County standards which facilitates proper maintenance. Impacts will be less than significant.
- 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

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

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

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

- a) The Riverside County Sheriff’s Department, California Highway Patrol, and other cooperating law enforcement agencies have primary responsibility for evacuations. These agencies work together to assess fire behavior and spread, which ultimately influence evacuation decisions. Evacuation routes are generally identified by fire protection and law enforcement personnel, are determined based on the location and extent of the incident and include as many predesignated transportation routes as possible. The Proposed Project would be served by an existing circulation system that provides access to the Project Site and facilitates vehicular circulation throughout the Project area in accordance with Riverside County and State standards. Depending on the nature of the emergency requiring evacuation, it is anticipated that the majority of the Project area residents would exit the Project area via the existing roadway circulation system. Project implementation would not impair access to these roadways should an evacuation be required. It is not anticipated that the Project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts will be less than significant.
- b) The Project area is primarily flat, and a hillside is located adjacent to Project structures on the east side of the Project, but development of the hillside is not part of the Project. The Riverside County General Plan Figure S-11 classifies the Project area as Other Areas, as no susceptibility rating has been identified for the Project site. Project buildings to be constructed within the complex are subject to compliance with the 2019 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.
- c) Implementation of the Proposed Project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The Project includes undergrounding the above-ground power

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lines that exist along Markham Street, which reduces risk of potential wildfire caused by downed power lines. Impacts would be less than significant.

- d) A hillside exists within the eastern portion of the parcel and adjacent to the Project Site's eastern boundary. No Project component impacts the hillside. Development will occur on the flatter portions of the site. The hillside is primarily composed of granitic rock and is not susceptible to landslides or post-fire instability due to the hardened nature of the soils on the hillside. There are no channels or dams nearby that would pose a flood risk to the Project Site, or 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. Impacts will be less than significant.
- e) The Riverside County General Plan Figure S-11 classifies the Project area as Other Areas, as no susceptibility rating has been identified for the Project site. Project buildings to be constructed within the complex are subject to compliance with the 2019 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 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact: The Project site is vacant, contains no drainages, and complies with the Western Riverside Multiple Species Habitat Conservation Plan. The site contains suitable habitat for burrowing owl and nesting birds, although none were identified on site. However, implementation of **Mitigation Measure BIO-1** and **BIO-2** will reduce potential impacts to burrowing owl and nesting birds during construction by conducting a pre-construction survey and implementing the appropriate mitigation measures, if found. 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 not contain examples of the major periods of California history or prehistory. A portion of the Project site does contain important artifacts that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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demonstrate pre-history, but Project development will not occur in this area. Implementation of **Mitigation Measures CUL-1, Mitigation Measure CUL-2, COA 060-Planning-CUL-1 through COA 060-Planning-CUL-4** and **COA 070-Planning 1** and **COA-070-Planning CUL-2** will manage unanticipated discoveries through implementation of extensive monitoring, reporting and inspection required procedures 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. There are no other projects planned for the Project vicinity that would be considered cumulatively considerable. Therefore, the Project would not create impacts, that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because Project impacts were either determined to have no impact or to be less than significant.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact: The Project is required to comply with a number of Project-specific mitigation measures that are identified throughout this document to ensure that the Project's environmental effects will have a less than significant effects on human beings, either directly or indirectly. These mitigation measures are summarized as follows:

- HAZ-1** Remove hazardous waste prior to grading permit issuance.
- NOI-1** Monitor noise levels along Cole Ave and Landin Lane
- NOI-2** Prepare a Project-specific noise complaint system to respond to noise complaints
- NOI-3** Ensure construction equipment has properly operating mufflers.

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NOI-4 Implement construction noise reduction practices that provide for reducing construction noise

NOI-5 Placement of stationary construction equipment away from residences.

Therefore, with mitigation incorporated, the proposed Project would not directly or indirectly cause substantial adverse effects on human beings.

IV. 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: Air Quality/GHG/CAP Analysis
- Appendix C-1: Habitat Assessment MSHCP Consistency Analysis
- Appendix C-2: Burrowing Owl Focused Survey Report
- Appendix D: Phase 1 Cultural Resources Assessment
- Appendix E-1: Geotechnical Engineering Investigation
- Appendix E-2: Addendum Report to Geotechnical Engineering Investigation
- Appendix F-1: Phase 1 Environmental Site Assessment
- Appendix F-2: Limited Site Investigation
- Appendix G: Airport Land Use Consistency
- Appendix H-1: Preliminary Drainage Report
- Appendix H-2: Project Specific Water Quality Management Plan
- Appendix I: Noise Analysis
- Appendix J-1: Traffic Impact Analysis
- Appendix J-2: Vehicles Miles Traveled Analysis
- Appendix K: Will Serve Letter

LIST OF EXHIBITS

- Exhibit 1 – Regional Vicinity
- Exhibit 2 – Site Vicinity
- Exhibit 3 – Site Location
- Exhibit 4 – Engineering Site Plan
- Exhibit 5 – Architectural Site Plan
- Exhibit 6 – Project View Rendering
- Exhibit 7 – Conservation Area Boundary
- Exhibit 8 – Tentative Parcel Map

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SUMMARY OF MITIGATION MEASURES

Mitigation Measure	Monitoring Method
<p>BIO – 1 A preconstruction survey shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the County and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. Any relocation activities cannot occur without first consulting with the CDFW, and any relocation would be conducted in accordance with the conditions set forth by the CDFW. The pre-construction survey must be conducted by a qualified biologist; any relocation activities would be undertaken by a qualified biologist as approved by the CDFW.</p>	<p>A qualified biologist will conduct the pre-construction surveys as identified in the mitigation measure.</p>
<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 qualified Avian Biologist shall set appropriate no-work buffers around the nest which will be based upon the nesting species, based on the individual species type, its sensitivity to disturbance, nesting stage and expected types of nest, and the intensity and duration of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no-</p>	<p>A qualified biologist will conduct the pre-construction surveys as identified in the mitigation measure.</p>

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<p>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>CUL-1: If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. An archaeological monitor must be present during earthmoving activities to determine the presence or absence of cultural resources. The monitor would work under the direct supervision of a cultural resource professional who meets the Secretary of the Interior's Professional Qualification Standards for archaeology. The monitor would be empowered to temporarily halt or redirect construction work in the vicinity of any find until the project archaeologist can evaluate it. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed.</p> <p>CUL-2 The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:</p> <p>If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:</p> <ul style="list-style-type: none"> All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be 	<p>A qualified archaeological monitor, in coordination with a tribal monitor, will monitor grading activities and provide a report to the County upon completion.</p>

made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

- Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

COA 060-Planning-CUL-1: 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 (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this Project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading

activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

COA 060-Planning-CUL-2: ECS Sheet. Prior to issuance of grading permits: 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 EMT2004-P-1, EMT2004-P-2, EMT2004-P-3, EMT2004-P-4, EMT2004-P-5 and EMT2004-P-6. In addition, a permanent space within this area will be predetermined and designated on a confidential map for reburial of any artifacts that will be impacted and/or discovered during grading.

COA 060-Planning CUL-3: Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural

resources. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

COA 060-Planning CUL-4: Temporary Fencing - Cultural. Temporary fencing shall be required for the protection of cultural site(s) EMT2004-P-1, EMT2004-P-2, EMT2004-P-3, EMT2004-P-4, EMT2004-P-5 and EMT2004-P-6. during grading activities. Prior to commencement of grading or brushing, the project archaeologist shall confirm the site boundaries and determine an adequate buffer for protection of the site(s). The applicant shall direct the installation of fencing under the supervision of the project archaeologist and Native American Monitor. The fencing can be removed only after grading operations have been completed.

COA 070-Planning CUL-1: Artifact Disposition. In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.
Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

Historic Resources
All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation

Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources
 One of the following treatments shall be applied.

1. Preservation–in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s) and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

Human Remains
 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. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<p>made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98.</p> <p>COA 070-Planning CUL-2: Phase IV Monitoring Report. Prior to Grading Permit Final Inspection, 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 and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Monitoring Plan.</p>	
<p>HAZ-1: Prior to the County's issuance of a grading permit, the contractor will submit a report and/or chain-of-custody by a contractor licensed in hazardous waste handling that all areas of charred debris within the soil, areas with stained soil, any 50-gallon drums, fuel tanks and small waste oil containers, ingots, etc. have been removed and disposed of at a suitable facility for handle such materials in compliance with all applicable laws. The contractor's work will be performed in compliance with all applicable laws and overseen by the Riverside County Dept of Environmental Health, and other County departments as applicable.</p>	<p>Proof of removal and lawful disposal will be submitted to the County prior to issuance of the grading permit.</p>

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<p>NOI-1: During construction activities, monitor noise levels along Cole Ave and Landin Lane and keep noise measurement documentation throughout the duration of Project construction until such time that the Project construction progresses to a point where construction noise is reduced to acceptable levels and as approved by the County. Acceptable levels would be considered as either ambient noise levels or levels in which sensitive receptors are agreeable that the construction noise is not a substantial nuisance.</p>	<p>Monitoring during construction is required. Copies of the noise monitoring results will be kept by the applicant and provided to the County upon request.</p>
<p>NOI-2: Create a system to accept and respond to noise complaints during construction. A sign should be posted along the west property boundary, near the main site entrance, that identifies the phone number of where to report noise complaints. In addition, the name and phone number of the construction job superintendent should be posted on the sign so that property owners have another Ave to work with the construction contractor to reduce noise impacts. In the event the County receives a complaint, appropriate corrective actions would be implemented, and a report of the action provided to the reporting party.</p>	<p>Monitoring during construction is required. Copies of the noise monitoring results will be kept by the applicant and provided to the County upon request.</p>
<p>NOI-3 The use of construction equipment fixed or mobile, with properly operating and maintained mufflers.</p>	<p>Monitoring during construction is required. Copies of the noise monitoring results will be kept by the applicant and provided to the County upon request.</p>
<p>NOI-4 Implementation of construction noise reduction methods such as shutting off idling equipment, maximizing the distance between construction equipment staging areas and adjacent residences.</p>	<p>Monitoring during construction is required. Copies of the noise monitoring results will be kept by the applicant and provided to the County upon request.</p>
<p>NOI-5 Stationary construction equipment should be placed away from residences and shielded to reduce noise emanating from the equipment.</p>	<p>Monitoring during construction is required. Copies of the noise monitoring results will be kept by the applicant and provided to the County upon request.</p>