

**FINAL**

**INITIAL STUDY/  
MITIGATED NEGATIVE DECLARATION**

**MEAD VALLEY WELLNESS VILLAGE PROJECT  
UNINCORPORATED RIVERSIDE COUNTY, CALIFORNIA**

**SCH# 2024010232**



February 2024

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UNINCORPORATED RIVERSIDE COUNTY, CALIFORNIA  
SCH# 2024010232**

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Project No. PMB2201



February 2024

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A: DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



## LIST OF ABBREVIATIONS AND ACRONYMS

CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CNDDDB	California Natural Diversity Database
County	County of Riverside
dBA	A-weighted decibels
Developer	PMB LLC
District	Riverside County Flood Control District
IS/MND	Initial Study/Mitigated Negative Declaration
MBTA	Migratory Bird Treaty Act
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
NCCP	Natural Community Conservation Plan
NOD	Notice of Determination
NOI	Notice of Intent
PRC	Public Resources Code
Project	Riverside University Health System Mead Valley Wellness Village Project
RCM	Regulatory Compliance Measure
RUHS	Riverside University Health System
SoCalGas	Southern California Gas Company



## 1.0 INTRODUCTION

This section comprises the comments and the responses to comments received on the Final Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Riverside University Health System (RUHS) Mead Valley Wellness Village Project (proposed project) in unincorporated Riverside County, California. The purpose of this document is to respond to all comments received by the County of Riverside (County) regarding the environmental information and analyses contained in the IS/MND.

Consistent with *State CEQA Guidelines* Section 15073 and in accordance with the County's local California Environmental Quality Act (CEQA) procedures, a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration was sent to responsible agencies and trustee agencies in addition to various public agencies, citizen groups, and interested individuals concerned with the project. In addition, the NOI was filed with the Riverside County Clerk and the State Clearinghouse on January 11, 2024.

The Draft IS/MND was circulated for public review for a period of at least 30 days, from January 11, 2024, to February 12, 2024. Copies of the Draft IS/MND were made available for public review at the Riverside County Facilities Management office located at 3403 Tenth Street, Suite 400, Riverside, CA 92501 and online on the County's website at <https://rivcofm.org/Environmental>. Two comment letters were received during the public review period. One comment letter was received from a utility provider and one comment letter was received from a State agency.

The County is the Lead Agency under CEQA and is required to consider agency and public comments on the IS/MND. Although preparation of responses to comments on an IS/MND is not required, responses have been prepared.

Table 1.A provides a list of the agencies and interested parties that commented on the IS/MND prior to the close of the public comment period. The comments received have been organized in a manner that facilitates a particular comment or set of comments. Each comment letter received is indexed with an alphanumeric code below.

**Table 1.A: Comment Letter Index**

Comment Code	Signatory	Date
<b>Interested Party</b>		
I-1	Southern California Gas Company (SoCalGas)	January 26, 2024
<b>State Agency</b>		
S-1	California Department of Fish and Wildlife (CDFW) Inland Deserts Region	February 9, 2024

Responses focus on comments that pertain to the analysis in the Draft IS/MND or to other aspects pertinent to the potential effects of the proposed project on the environment pursuant to CEQA. Comments that address topics beyond the purview of the Draft IS/MND or CEQA are noted as such. Where comments have triggered changes to the Draft IS/MND, these clarifications appear as part of the specific response and are consolidated in Chapter 3.0, Errata, to the Draft IS/MND, where they are listed in the order that the clarifying text would appear in the Draft IS/MND document.



## 1.1 FORMAT OF RESPONSE TO COMMENTS

Responses to each of the comment letters are provided on the following pages. The comment letter index numbers are provided in the upper right-hand corner of each comment letter, and individual comments within each letter are numbered along the right-hand margin of each letter. The County's responses to each comment letter immediately follow the letter and are referenced by index numbers in the margins.





## 2.0 RESPONSE TO COMMENTS

### 2.1 INTERESTED PARTIES

Comment I-1

**From:** Liao, William <WLiao@socalgas.com>  
**Sent:** Friday, January 26, 2024 10:14 AM  
**To:** Sullivan, Michael <MSullivan@rivco.org>  
**Cc:** Wildey, Paul L. <PWildey@socalgas.com>; Leone-Wesolowski, Becky E <BLEone-Wesolowski@socalgas.com>  
**Subject:** RE: Riverside University Healthcare System Mead Valley Wellness Village Project

**CAUTION:** This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michael.

I received a packet via interoffice mail regarding the Riverside University Healthcare System Mead Valley Wellness Village Project.

I-1-1

A quick review shows that we have a medium pressure gas main within the right-of-way of Harvill Avenue. Please help us ensure everyone's safety and make sure Developer contacts USA / DigAlert prior to any excavation activities so we can get out to Locate & Mark.

I-1-2

If Developer requires gas service for the project, please have them reach out to our Builder Services team to begin the application process, at <https://www.socalgas.com/for-your-business/builder-services>

I-1-3

Please let me know if you have any questions.

I-1-4

Sincerely,

**Will Liao**  
Region Planning Supervisor  
Redlands HQ / Southeast Region  
Mobile: 840-213-5899



### 2.1.1.1 I-1 Southern California Gas Company (SoCalGas)

**Letter Code:** I-1

**Commenter:** Will Liao, Region Planning Supervisor, Southeast Region

**Date:** January 26, 2024

#### Response to Comment I-1-1

This comment is introductory and indicates that SoCalGas has received the Draft IS/MND prepared for the proposed project.

The County acknowledges this comment. Given that the comment does not raise any specific environmental issues or specific questions about the analysis or information in the Draft IS/MND, no further response is necessary.

#### Response to Comment I-1-2

This comment states there is a medium pressure gas main within the Harvill Avenue right-of-way and requests that the project developer contact USA/DigAlert prior to any excavation activities so that Southern California Gas Company (SoCalGas) can locate and mark the gas main.

The County acknowledges this comment. Prior to any excavation activities, the Developer shall contact USA/DigAlert in order to locate and mark the gas main located in the Harvill Avenue right-of-way. The identification of this gas main does not constitute significant new information and does not change the conclusions of the environmental analysis contained in the Draft IS/MND, including the analysis presented in Section 4.19, Utilities and Service Systems. Given that the comment does not raise any specific environmental issues or specific questions about the analysis or information in the Draft IS/MND, no further response is necessary.

#### Response to Comment I-1-3

This comment states that if the proposed project will require gas service, the project developer should contact the SoCalGas Builder Services team to begin the application process.

The County acknowledges this comment. Because the proposed project would require natural gas service as discussed in Section 4.19.1, Utilities and Service Systems, of the Draft IS/MND, the Developer shall coordinate with the SoCalGas Builder Services team regarding natural gas service at the project site. As discussed in Section 4.19, Utilities and Service Systems, of the Draft IS/MND, operation of the proposed project would increase annual natural gas consumption in the SoCalGas service area and Riverside County by less than 0.01 percent and less than 0.1 percent, respectively. Consequently, the proposed project's anticipated natural gas usage would be negligible (less than 1 percent) compared to Riverside County's current natural gas usage, and impacts associated with an increase in natural gas usage at the project site would be less than significant. Given that the comment does not raise any specific environmental issues nor specific questions about the analysis or information in the Draft IS/MND, no further response is necessary.



### **Response to Comment I-1-4**

This comment provides concluding remarks and indicates that SoCalGas is available to answer any questions.

The County acknowledges this comment. Given that the comment does not raise any specific environmental issues or specific questions about the analysis or information in the Draft IS/MND, no further response is necessary.



## 2.2 STATE AGENCIES

State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Inland Deserts Region  
3602 Inland Empire Boulevard, Suite C-220  
Ontario, CA 91764  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**



February 9, 2024

Michael Sullivan  
Senior Environmental Planner  
County of Riverside  
3450 14<sup>th</sup> Street  
Riverside, CA 92501  
msullivan@rivco.org

**Subject: Draft Mitigated Negative Declaration, Riverside University Health System Mead Valley Wellness Village Project, State Clearinghouse No. 2024010232, County of Riverside**

Dear Michael Sullivan:

The California Department of Fish and Wildlife (CDFW) received a Mitigated Negative Declaration (MND) from the County of Riverside (County), as the Project Applicant/Proponent, for the Riverside University Health System Mead Valley Wellness Village Project (Project), pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines<sup>1</sup>.

S-1-1

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

**CDFW ROLE**

CDFW is California’s Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State [Fish & G. Code, §§ 711.7, subdivision (a) & 1802; Pub. Resources Code, § 21070; California Environmental Quality Act (CEQA) Guidelines, § 15386, subdivision (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect state fish and wildlife resources.

S-1-2

1 CEQA is codified in the California Public Resources Code in section 21000 et seq. The “CEQA Guidelines” are found in Title 14 of the California Code of Regulations, commencing with section 15000.

CDFW is also submitting comments as a Responsible Agency under CEQA (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 *et seq.*). Likewise, to the extent implementation of the Project as proposed may result in “take”, as defined by State law, of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 *et seq.*), or CESA-listed rare plant pursuant to the Native Plant Protection Act (NPPA; Fish & G. Code, §1900 *et seq.*), CDFW recommends the Project proponent obtain appropriate authorization under the Fish and Game Code.

S-1-2  
cont.

CDFW issued Natural Community Conservation Plan approval and take authorization in 2004 for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), as per Section 2800, *et seq.*, of the California Fish and Game Code. The MSHCP established a multiple species conservation program to minimize and mitigate habitat loss and the incidental take of covered species in association with activities covered under the permit. CDFW is providing the following comments as they relate to the Project’s consistency with the MSHCP and CEQA.

## PROJECT DESCRIPTION AND SUMMARY

**Description:** The County of Riverside (County; Lead Agency), on behalf of PMB, LLC (the Project Applicant), are proposing the Riverside University Health System Mead Valley Wellness Village Project (Project). The proposed Project will consist of the construction and operation of five buildings that would total approximately 450,361 square feet, associated living facilities for patients, 633 surface parking spaces, landscaping, and walkways. The proposed project will include approximately 11,958 square feet of off-site landscaped area and 180,599 square feet of on-site landscaping (approximately 21 percent of the project site).

Site preparation will disturb approximately 20 acres, and grading activities would excavate and/or fill approximately 180 acres of material, resulting in approximately 6,000 cubic yards of cut material to export from the project site. The Project would interconnect to existing utility connections located within the surrounding street rights-of-way, including Placentia Avenue and Water Street.

S-1-3

**Location:** The Project site is located south of Placentia Avenue, west of Harvill Avenue, north of Water Street, and east of a small residential parcel and vacant land in unincorporated Riverside County, California, in Section 13, Township 4 South, Range 4 West, of the U.S. Geological Survey Perris 7.5”, California topographic quadrangle map within Assessor Parcel Number 317-260-034.

The Project is located within Subunit 1 (Motte/Rimrock) of the Mead Valley Area Plan that forms the Proposed Noncontiguous Habitat Block 4 of Criteria Cell 2529 of the MSHCP.

## COMMENTS AND RECOMMENDATIONS

Based on the documents for review, CDFW offers the comments and recommendations below to assist the County in adequately identifying, avoiding, and/or mitigating the Project's significant, or potentially significant, direct, and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions are also included to improve the environmental document. CDFW recommends the measures or revisions below be included in a science-based monitoring program that contains adaptive management strategies as part of the Project's CEQA mitigation, monitoring and reporting program (Pub. Resources Code, § 21081.6; CEQA Guidelines, § 15097).

S-1-4

### Specific Comments

#### Comment #1: Burrowing Owl

**Issue:** The Project may have a significant impact on burrowing owl (*Athene cunicularia*), a Species of Special Concern (SSC).

**Specific impacts:** Project construction and activities may result in injury or mortality of burrowing owl, disrupt natural burrowing owl breeding behavior, and reduce reproductive capacity. Also, the Project may impact breeding, wintering, and foraging habitat for the species. Habitat loss could result in local extirpation of the species and contribute to local, regional, and State-wide declines of burrowing owl.

**Why impacts would occur:** The MND and Appendix B identifies that the Project site was evaluated for burrowing owl habitat, and at least one potentially suitable burrow was found. Additional details (the survey dates, times, etc.) were provided regarding the burrowing owl habitat surveys mentioned within the MND. However, the MND states that "however, the one burrow detected during the survey contained no burrowing owl or their sign" but then states in the next sentence states that "no suitable burrowing owl burrows were observed during the focused surveys." CDFW recommends that the text in the MND be revised to clarify which of these statements is correct.

S-1-5

Burrowing owls could react to low level disturbances such as surveys, drive by, or minimal ground disturbance/excavation (Environment Canada 2009). The Project could generate noise and ground vibrations more consistent with medium to high level disturbance. Project construction would generate noise and ground vibrations during daytime and nighttime earthmoving activities, demolition, tunneling, spoils hauling, and operation of large machinery. These types of disturbances could result in burrowing owls abandoning active nests, potentially causing loss of eggs or developing young, and noise could cause birds to avoid suitable nesting habitat.

There is insufficient information provided to determine if the proposed avoidance and minimization measures will mitigate Project impacts below a level of significance. BIO-1 states that "passive relocation activities during the non-breeding season (September 1 through January 31) may be authorized in consultation with CDFW, which would include



preparation, approval, and implementation of a Burrowing Owl Exclusion Plan in accordance with protocol described in the CDFW Staff Report on Burrowing Owl Mitigation". The CDFW *Staff Report on Burrowing Owl Mitigation* states that "exclusion in and of itself is not a take avoidance, minimization or mitigation method. Eviction of burrowing owls is a potentially significant impact under CEQA." (CDFW 2012), and the potential impacts to burrowing owl have yet to be mitigated to below a level of significance.

**Evidence impact would be significant:** Burrowing owl is an SSC, an SSC is a species, subspecies, or distinct population of an animal native to California that currently satisfies one or more of the following (not necessarily mutually exclusive) criteria:

- is extirpated from the State or, in the case of birds, is extirpated in its primary season or breeding role;
- is listed as ESA-, but not CESA-, threatened, or endangered; meets the State definition of threatened or endangered but has not formally been listed;
- is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for State threatened or endangered status; and/or,
- has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for CESA threatened or endangered status (CDFW 2022b). CEQA provides protection not only for ESA and CESA-listed species, but for any species including but not limited to SSC which can be shown to meet the criteria for State listing. These SSC meet the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines, § 15380). In addition, migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Code of Federal Regulations, Title 50, § 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). It is unlawful to take, possess, or needlessly destroy the nest or eggs of any raptor.

In California, burrowing owls are in decline primarily because of habitat loss, as well as disease, predation, and drought. Burrowing owls require specific soil and microhabitat conditions, occur in few locations within a broad habitat category of grassland and some forms of agricultural land, require a relatively large home range to support their life history requirements, occur in relatively low numbers, and are semi-colonial.

**Recommended Potentially Feasible Mitigation Measure(s):**

**Mitigation Measure #1:** To avoid take of active burrowing owl burrows (nests), CDFW requests the County include the following mitigation measures in the MND per below (edits are in ~~strike through~~ and **bold**), and also included in Attachment 1 “Mitigation Monitoring and Reporting Program.”

**MM-BIO 1: Burrowing Owl.** Since suitable habitat is present, pre-construction survey for burrowing owl will be required within 30 days prior to any ground-disturbing activities to avoid take of burrowing owls and occupied burrowing owl nests (MSHCP Species Specific Objective 6). If survey results are negative for burrowing owls during the 30 day preconstruction survey, project activities can proceed.

If survey results are positive and burrowing owl is found within the project site, the project proponent will need to inform the California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) immediately. An experienced biologist will need to verify if any burrowing owls within the project site are breeding or wintering, ~~and a non-disturbance buffer no less than 500 feet will be implemented and centered on the burrow(s) utilized. Burrowing owls should be allowed to leave the project site on their own accord if possible. Additional avoidance and minimization measures are not anticipated to be required by the wildlife resource agencies if non-disturbance buffers are maintained and burrowing owl are allowed to leave on their own accord. If burrowing owls cannot be avoided, a Determination of Biologically Equivalent or Superior Preservation (DBESP) will need to be prepared and submitted to the CDFW and USFWS for approval prior to ground-disturbing activities. Additionally, a Burrowing Owl Protection and Relocation Plan will need to be prepared detailing passive (e.g., use of one-way doors and collapse of burrows) and/or active (e.g., capturing owls, relocating to a new site, and collapse of burrows) relocation methods. The Burrowing Owl Protection and Relocation Plan will need to be submitted to CDFW and USFWS for approval prior to initiating ground disturbance within the project site.~~ **The Burrowing Owl Plan shall describe proposed avoidance, monitoring, relocation, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed.**

**If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and compensatory mitigation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation**

S-1-5  
cont.

method and has the possibility to result in take. The Burrowing Owl Plan shall identify compensatory mitigation for the temporary or permanent loss of occupied burrow(s) and habitat consistent with the “Mitigation Impacts” section of the 2012 Staff Report and shall implement CDFW-approved mitigation prior to initiation of Project activities. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval. ~~Take of active burrowing owl nests shall be avoided during the nesting season (March 1–August 31).~~

S-1-5  
cont.

If burrowing owls are observed within the project site at any time during project activities, the ~~wildlife agencies~~ CDFW and USFWS shall be notified immediately, and a Burrowing Owl Plan will be prepared as described above. ~~Additional avoidance and minimization measures could be required by the wildlife resource agencies during the notification/document review process (e.g., exclusionary buffers, monitoring, or implementation of appropriate mitigation strategy).~~

## Comment #2: Nesting Bird

**Issue:** The Project may have a significant impact on nesting birds, including Species of Special Concern and fully protected species, that are subject to Fish and Game Code section 3513 and the Migratory Bird Treaty Act of 1918.

**Specific impact:** Project implementation could result in the loss of nesting and/or foraging habitat for passerine and raptor species from the removal of vegetation onsite.

**Why impacts would occur:** Project activities could result in temporary or long-term loss of suitable nesting and foraging habitats. Construction during the breeding season of nesting birds could potentially result in the incidental loss of breeding success or otherwise lead to nest abandonment. Noise from road use, generators, and heavy equipment may disrupt nesting bird mating calls or songs, which could impact reproductive success (Patricelli and Blickley 2006, Halfwerk et al. 2011). Noise has also been shown to reduce the density of nesting birds (Francis et al. 2009), and songbird abundance and density was significantly reduced in areas with high levels of noise (Bayne et al. 2008). Additionally, noise exceeding 70 dB(A) may affect feather and body growth of young birds (Kleist et al. 2018). In addition to construction activities, residential development and increased human presence in the Project site could contribute to nesting bird impacts.

S-1-6

The timing of the nesting season varies greatly depending on several factors, such as

the bird species, weather conditions in any given year, and long-term climate changes (e.g., drought, warming, etc.). CDFW staff have observed that changing climate conditions may result in the nesting bird season occurring earlier and later in the year than historical nesting season dates. CDFW recommends the completion of nesting bird survey regardless of time of year to ensure compliance with all applicable laws pertaining to nesting and to avoid take of nests.

The duration of a pair to build a nest and incubate eggs varies considerably, therefore, CDFW recommends surveying for nesting behavior and/or nests and construction within three days prior to start of Project construction to ensure all nests on site are identified and to avoid take of nests. Without appropriate species-specific avoidance measures, biological construction monitoring may be ineffective for detecting nesting birds. This may result in take of nesting birds. Project ground-disturbing activities such as grading and grubbing may result in habitat destruction, causing the death or injury of adults, juveniles, eggs, or hatchlings. In addition, the Project may remove habitat by eliminating native vegetation that may support essential foraging and breeding habitat.

**Evidence impacts would be significant:** It is the Project proponent's responsibility to avoid Take of all nesting birds. Fish and Game Code section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.). Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. These regulations apply anytime nests or eggs exist on the Project site.

S-1-6  
cont.

#### **Recommended Potentially Feasible Mitigation Measure(s):**

**Mitigation Measure #1:** To address the above issues and help the Project applicant avoid unlawfully taking of nesting birds, CDFW requests the County include the following mitigation measures in the MND per below (edits are in ~~strike through~~ and **bold**), and also included in Attachment 1 "Mitigation Monitoring and Reporting Program".

**MM BIO-2: Nesting Bird Surveys. Project activities requiring ground disturbance, construction activities, removal and/or trimming of vegetation suitable for nesting birds shall occur outside of the general bird breeding season to the greatest extent feasible. In the event that vegetation removal To ensure Project activities (i.e., earthwork, clearing, and grubbing) take place during are avoided or minimized during the bird nesting season (i.e., February 1–August 31), a qualified biologist shall**

conduct a nesting bird survey within 3 days prior to any construction activities beginning to ensure that birds are not engaged in active nesting within and around the project site. **If construction is inactive for more than three days, an additional survey shall be conducted. The results of the pre-construction survey shall be documented by the qualified biologist and shall be provided to County. The Project Applicant shall adhere to the following:**

- 1. Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.**
- 2. Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.**

**If the qualified biologist determines that no active migratory bird or raptor nests occur, the activities shall be allowed to proceed without any further requirements.** If nesting birds are discovered during preconstruction surveys, the biologist shall identify an appropriate buffer **based on their best professional judgement and experience** (i.e., ~~up to 500 feet depending on the circumstances and specific bird species~~) within which no construction activities or other disturbances are allowed to occur until after the birds have fledged from the nest **or the nest is confirmed to no longer be active.** Construction personnel shall be instructed regarding the ecological sensitivity of the fenced area. **The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird by accounting for topography, ambient conditions, species, nest location, and activity type. All nests shall be monitored as determined by the qualified biologist until nestlings have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The Designated Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities**

**(e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. The qualified biologist shall halt all construction activities within proximity to an active nest if it is determined that the activities are harassing the nest and may result in nest abandonment or take. The biological monitor may modify the buffer or propose other recommendations in order to minimize disturbance to nesting birds. Work can resume within these avoidance areas when no other active nests are found.** The results of the survey shall be documented and filed with the Environmental Permitting Department prior to construction.

S-1-6  
cont.

### **Comment #3: Noise Pollution**

**Issue:** Construction may result in substantial noise through road use, equipment, and other Project-related activities.

**Specific Impacts:** The proposed Project activities may result in a substantial amount of noise through road use, equipment, and other project-related activities. This may adversely affect wildlife species in several ways as wildlife responses to noise can occur at exposure levels of only 55 to 60 dB (Barber et al. 2009).

**Why Impact Would Occur:** Anthropogenic noise can disrupt the communication of many wildlife species including frogs, birds, and bats (Sun and Narins 2005, Patricelli and Blickley 2006, Gillam and McCracken 2007, Slabbekoorn and Ripmeester 2008). Noise can also affect predator prey relationships as many nocturnal animals such as bats and owls primarily use auditory cues (i.e., hearing) to hunt. Additionally, many prey species increase their vigilance behavior when exposed to noise because they need to rely more on visual detection of predators when auditory cues may be masked by noise (Rabin et al. 2006, Quinn et al. 2017). Noise has also been shown to reduce the density of nesting birds (Francis et al. 2009) and cause increased stress that results in decreased immune responses (Kight and Swaddle 2011).

S-1-7

**Evidence Impact Would Be Significant:** Construction may result in substantial noise through road use, equipment, and other Project-related activities. The MND (Section 3.13) states construction noise would occur due to the use of equipment that includes a combination of trucks, power tools, rock drills, and Impact Pile Drivers that when combined can reach high levels, but includes no analysis of the impacts of construction noise on biological resources. The MND indicates noise levels have the potential to reach 77 to 91 dBA during the hours when construction is permitted, which exceeds exposure levels that may adversely affect wildlife species. CDFW is concerned about impacts to wildlife from noise generated during Project activities.

The Project is located within Subunit 1: Motte/Rimrock of the Mead Valley Area Plan that forms the Proposed Noncontiguous Habitat Block 4 of Criteria Cell 2529 of the MSHCP and is also adjacent to proposed conserved lands associated with the Motte /

Rimrock Reserve the southwest. Per the MSHCP, wildlife adjacent to MSHCP Conservation Areas should not be subject to noise that would exceed residential noise standards. However, the MND only has the generic language from the MSHCP and does provide specific details on the types of measures that will be implemented to reduce noise impacts to the adjacent Conservation Area. CDFW recommends that MM BIO-XX is included to provide specific measures to address noise impacts from the development to reduce edge effects from noise on the adjacent Conservation area. These measures should establish existing noise levels in the Conservation Area and post-project monitoring to evaluate the noise levels in the Conservation Area during construction and after the Project is complete.

**Recommended Potentially Feasible Mitigation Measure(s):**

**Mitigation Measure #1:** To address the above issues and help the Project applicant avoid impacts from noise, CDFW requests the County include the following mitigation measures in the MND per below (edits are in strikethrough and **bold**), and also included in Attachment 1“Mitigation Monitoring and Reporting Program”.

S-1-7  
cont.

**MM BIO-XX: Prior to approval of the Final Design, a Noise plan shall be submitted to County of Riverside for review and approval. The Noise Plan shall identify noise generating land uses that may affect the MSHCP Conservation Area and shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards. The Noise Plan shall include monitoring during construction and post-project to demonstrate noise levels in the Conservation Area do not exceed residential standards. If noise standards are exceeded, the Project Applicant is responsible for immediate implementation of remedial actions to reduce noise levels to acceptable levels.**

**Comment #4: Lighting and Light Pollution**

**Issue:** Artificial lighting that does not conform to wildlife-friendly lighting guidelines often results in light pollution, which has the potential to significantly and adversely affect fish and wildlife.

**Specific Impacts:** Artificial lighting and the resulting light pollution alter ecological processes including, but not limited to, the temporal niches of species; the repair and recovery of physiological function; the measurement of time through interference with the detection of circadian and lunar and seasonal cycles; and the detection of resources and natural enemies and navigation (Gatson et al. 2013). Many species use photoperiod cues for communication (e.g., bird song; Miller 2006), determining when to

S-1-8

begin foraging (Stone et al. 2009), behavior thermoregulation (Beiswenger 1977), and migration (Longcore and Rich 2004). Phototaxis, a phenomenon which results in attraction and movement towards light, can disorient, entrap, and temporarily blind wildlife species that experience it (Longcore and Rich 2004). Further, many of the effects of artificial nighttime lightning on population- or ecosystem-level processes are still poorly known.

**Why Impact Would Occur:** The MND identifies that light and glare from interior and exterior building lighting, safety and security lighting, and vehicular traffic accessing the site will occur once the site is in operation and would introduce a new source of light into the adjacent proposed Conservation Area. Nighttime lighting has the potential to indirectly affect wildlife use and activity in adjacent proposed Conservation Area. Shielded lighting will produce a glow, and with enough lights, may increase the ambient light level in the area at night. Species may be subject to increased predation from diurnal predators foraging for longer periods due to light from the adjacent development as well as increased visual acuity of nocturnal predators. The MND does not identify species that may be more vulnerable to increased predation from increased visibility and other impacts of adjacent lighting.

The MND identifies that the proposed Project would be developed in accordance with the MSHCP requirements and that must comply with the County's requirements that lighting be restricted to the Project site through shielding and directing light downward. However, the MND provides limited detail on shielded lighting and lacks specific, technical details on the type of lighting along the proposed Conservation Area boundary. The MND does not provide data on existing ambient lighting conditions and does not analyze the impacts of the lighting on the adjacent proposed Conservation Areas. The MND does not contain any measure that could be sufficient to offset the impacts of Project-related lighting on the Conservation Area. To ensure that any building, traffic, or parking area lighting would not significantly impact species within the proposed Conservation Area and would comply with MSHCP urban wildlife interface guidelines, recommend the Project is conditioned to provide a Lighting Plan that identifies existing ambient lighting conditions, analyzes the lighting impacts on the adjacent conservation area, and demonstrates that the proposed lighting plan will not significantly increase the lighting on the proposed Conservation Area.

**Evidence Impact Would Be Significant:** A significant source of artificial nighttime lighting with the potential to impact wildlife in adjacent conservation areas may come from lighting associated with the Project. Although the CEQA document indicates that all lightning will be shielded and directed away from wildlife areas, CDFW recommend that lightning analysis before Project construction and operations is needed to determine that existing lighting levels and to demonstrate that potential lightning impacts to wildlife using adjacent conserved area will be less than significant. To determine if artificial nighttime lighting associated with Project construction and operations will result in minimal to no increase from existing lighting levels to all areas of proposed Conservation Area, CDFW recommend that lighting and glare impacts are evaluated

S-1-8  
cont.



before, during, and after Project construction and operations. CDFW request the inclusion of the following new measures in the MND:

**Recommended Potentially Feasible Mitigation Measure(s):**

**Mitigation Measure #1:** To address the above issues and help the Project applicant avoid impacts from light and light pollution, CDFW requests the County include the following mitigation measures in the MND per below, and also included in Attachment 1“Mitigation Monitoring and Reporting Program”.

**MM BIO-XX: To reduce nighttime artificial lighting-related impacts to wildlife using conservation areas, the Project shall take lightning measurements before, during, and post construction operations to determine impacts of nighttime artificial lightning on adjacent conservation areas and the wildlife it supports. To protect wildlife using conserved areas, project construction and operations shall result in no net increase to pre-construction ambient night-time levels to all conservation areas. If light or glare impacts to conservation areas exceed this threshold, the Project shall make changes to their operations and/or adopt landscape shielding, dimming, lighting curfews or other appropriate measures that result in the Project causing minimal to no glare to all conserved.**

S-1-8  
cont.

**Additional Recommendations**

**Weed Management Plan.** A weed management plan should be developed for the Project site and implemented during the duration of this Project. On-going soil disturbance promotes establishment and growth of non-native weeds. As part of the Project, non-native weeds should be prevented from becoming established. The Projects site should be monitored via mapping for new introductions and expansions of non-native weeds.

S-1-9

**Mitigation and Monitoring Reporting Plan**

CDFW recommends updating the MND’s proposed Biological Resources Mitigation Measures to include mitigation measures recommended in this letter. Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments [(Pub. Resources Code, § 21081.6; CEQA Guidelines, § 15126.4(a)(2)]. As such, CDFW has provided comments and recommendations to assist the County in developing mitigation measures that are (1) consistent with CEQA Guidelines section 15126.4; (2) specific; (3) detailed (i.e., responsible party, timing, specific actions, location), and (4) clear for a measure to be fully enforceable and implemented successfully via mitigation, monitoring, and/or reporting program (Pub. Resources Code, § 21081.6; CEQA Guidelines, § 15097). The County is welcome to coordinate with CDFW to further review and refine the Project’s mitigation measures. Per Public Resources Code section 21081.6(a)(1), CDFW has provided the County with

S-1-10

a summary of our suggested mitigation measures and recommendations in the form of an attached Draft Mitigation and Monitoring Reporting Plan (MMRP; Attachment 1).

S-1-10  
cont.

## ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be filled out and submitted online at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

S-1-11

## ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

S-1-12


## CONCLUSION

CDFW appreciates the opportunity to comment on the MND for the Riverside University Health System Mead Valley Wellness Village Project, State Clearinghouse No. 2024010232 to assist in identifying and mitigating Project impacts on biological resources. CDFW personnel are available for consultation regarding biological resources and strategies to minimize impacts. CDFW requests that the County of Riverside address CDFW's comments and concerns prior to adoption of the MND for the Project.

S-1-13

Questions regarding this letter or further coordination should be directed to Katrina Rehrer, Environmental Scientist, at [katrina.rehrer@wildlife.ca.gov](mailto:katrina.rehrer@wildlife.ca.gov).

Sincerely,

DocuSigned by:  
  
84F92FFEEFD24C8...

Kim Freeburn  
Environmental Program Manager

Michael Sullivan  
County of Riverside  
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ec: **California Department of Fish and Wildlife**  
Carly Beck, Senior Environmental Scientist Supervisor  
[Carly.Beck@wildlife.ca.gov](mailto:Carly.Beck@wildlife.ca.gov)

**U.S. Fish and Wildlife Service**  
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County of Riverside  
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State of California – Natural Resources Agency  
 DEPARTMENT OF FISH AND WILDLIFE  
 Inland Deserts Region  
 3602 Inland Empire Boulevard, Suite C-220  
 Ontario, CA 91764  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**



**Attachment A: Draft Mitigation and Monitoring Reporting Plan**

CDFW recommends the following language to be incorporated into a future environmental document for the Project. A final MMRP shall reflect results following additional plant and wildlife surveys and the Project’s final on and/or off-site mitigation plans.

<b>Biological Resources (BIO)</b>			
	<b>Mitigation Measure (MM)</b>	<b>Timing</b>	<b>Responsible Party</b>
<b>Burrowing Owl</b>	<p><b>MM-BIO 1: Burrowing Owl.</b> Since suitable habitat is present, pre-construction survey for burrowing owl will be required within 30 days prior to any ground-disturbing activities to avoid take of burrowing owls and occupied burrowing owl nests (MSHCP Species Specific Objective 6). If survey results are negative for burrowing owls during the 30 day preconstruction survey, project activities can proceed.</p> <p>If survey results are positive and burrowing owl is found within the project site, the project proponent will need to inform the California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) immediately. An experienced biologist will need to verify if any burrowing owls within the project site are breeding or wintering, a Burrowing Owl Protection and Relocation Plan will be prepared detailing passive (e.g., use of one-way doors and collapse of burrows) and/or active (e.g., capturing owls, relocating to a new site, and collapse of burrows) relocation methods. The Burrowing Owl Protection and Relocation Plan will need to be submitted to CDFW and USFWS for approval prior to initiating ground disturbance within the project site.</p>	<p>Prior to commencing ground- or vegetation disturbing activities</p>	<p>Project Proponent</p>

	<p>The Burrowing Owl Plan shall describe proposed avoidance, monitoring, relocation, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed.</p> <p>If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and compensatory mitigation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. The Burrowing Owl Plan shall identify compensatory mitigation for the temporary or permanent loss of occupied burrow(s) and habitat consistent with the "Mitigation Impacts" section of the 2012 Staff Report and shall implement CDFW-approved mitigation prior to initiation of Project activities. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.</p> <p>If burrowing owls are observed within the project site at any time during project activities, the CDFW and USFWS shall be</p>		
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	<p>notified immediately, and a Burrowing Owl Plan will be prepared as described above.</p>		
<p><b>Nesting Birds</b></p>	<p><b>MM BIO-2: Nesting Bird Surveys.</b> Project activities requiring ground disturbance, construction activities, removal and/or trimming of vegetation suitable for nesting birds shall occur outside of the general bird breeding season to the greatest extent feasible. To ensure Project activities (i.e., earthwork, clearing, and grubbing) are avoided or minimized during the bird nesting season, a qualified biologist shall conduct a nesting bird survey within 3 days prior to any construction activities beginning to ensure that birds are not engaged in active nesting within and around the project site. If construction is inactive for more than three days, an additional survey shall be conducted. The results of the pre-construction survey shall be documented by the qualified biologist and shall be provided to County. The Project Applicant shall adhere to the following:</p> <ol style="list-style-type: none"> <li>1. Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy</li> </ol>	<p>Prior to commencing ground- or vegetation disturbing activities</p>	<p>Project Proponent</p>



	<p>of implemented avoidance and minimization measures.</p> <p><b>2.</b> Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.</p> <p>If the qualified biologist determines that no active migratory bird or raptor nests occur, the activities shall be allowed to proceed without any further requirements. If nesting birds are discovered during preconstruction surveys, the biologist shall identify an appropriate buffer based on their best professional judgement and experience within which no construction activities or other disturbances are allowed to occur until after the birds have fledged from the nest or the nest is confirmed to no longer be active. Construction personnel shall be instructed regarding the ecological sensitivity of the fenced area. The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird by accounting for topography, ambient conditions, species, nest location, and activity type. All nests shall be monitored as determined by the qualified biologist until nestlings have fledged and dispersed or it is confirmed that the nest has been</p>		
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	<p>unsuccessful or abandoned. The Designated Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. The qualified biologist shall halt all construction activities within proximity to an active nest if it is determined that the activities are harassing the nest and may result in nest abandonment or take. The biological monitor may modify the buffer or propose other recommendations in order to minimize disturbance to nesting birds. Work can resume within these avoidance areas when no other active nests are found. The results of the survey shall be documented and filed with the Environmental Permitting Department prior to construction.</p>		
<p><b>Noise</b></p>	<p><b>MM BIO-XX:</b> Prior to approval of the Final Design, a Noise plan shall be submitted to County of Riverside for review and approval. The Noise Plan shall identify noise generating land uses that may affect the MSHCP Conservation Area and shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards. The Noise Plan shall include monitoring during construction and post-project to demonstrate noise levels in the Conservation Area do not exceed residential standards. If noise standards are exceeded, the Project</p>	<p>Prior to commencing ground- or vegetation disturbing activities</p>	<p>Project Proponent</p>

	Applicant is responsible for immediate implementation of remedial actions to reduce noise levels to acceptable levels.		
<b>Lighting</b>	<b>MM BIO-XX:</b> To reduce nighttime artificial lighting-related impacts to wildlife using conservation areas, the Project shall take lightning measurements before, during, and post construction operations to determine impacts of nighttime artificial lightning on adjacent conservation areas and the wildlife it supports. To protect wildlife using conserved areas, project construction and operations shall result in no net increase to pre-construction ambient night-time levels to all conservation areas. If light or glare impacts to conservation areas exceed this threshold, the Project shall make changes to their operations and/or adopt landscape shielding, dimming, lighting curfews or other appropriate measures that result in the Project causing minimal to no glare to all conserved.	Prior to commencing ground- or vegetation disturbing activities	Project Proponent



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### 2.2.1 S-1 California Department of Fish and Wildlife (CDFW) Inland Deserts Region

**Letter Code:** S-1

**Commenter:** Kim Freeburn, Environmental Program Manager

**Date:** February 9, 2024

#### Response to Comment S-1-1

This comment indicates that the CDFW has received the Draft IS/MND and has provided comments and recommendations regarding project activities that may affect California fish and wildlife. In addition, comments have been provided regarding aspects of the proposed project that CDFW may be required to carry out or approve through the exercise of its own regulatory authority under the California Fish and Game Code.

The County acknowledges this comment. Given that the comment does not raise any specific environmental issues or specific questions about the analysis or information in the Draft IS/MND, no further response is necessary.

#### Response to Comment S-1-2

This comment details the CDFW's role as a Trustee Agency for fish and wildlife resources and as a Responsible Agency under CEQA. This comment also states that CDFW issued Natural Community Conservation Plan (NCCP) approval and take authorization in 2004 for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and is providing comments as they relate to the proposed project's consistency with the MSHCP and CEQA.

The County acknowledges this comment. Given that the comment does not raise any specific environmental issues or specific questions about the analysis or information in the Draft IS/MND, no further response is necessary.

#### Response to Comment S-1-3

This comment provides a summary of the proposed project and its location, and states that the project site is located within Subunit 1 (Motte/Rimrock) of the Mead Valley Area Plan that forms the Proposed Noncontiguous Habitat Block 4 of Criteria Cell 2529 of the MSHCP.

The County acknowledges this comment. Given that the comment does not raise any specific environmental issues or specific questions about the analysis or information in the Draft IS/MND, no further response is necessary.

#### Response to Comment S-1-4

This comment states that the CDFW has provided comments and recommendations to assist the County in adequately identifying, avoiding, and/or mitigating the proposed project's potential impacts on biological resources. The comment recommends that the measures and clarifying text provided in the subsequent comments be included in a science-based monitoring program containing adaptive management strategies as part of the proposed project's Mitigation, Monitoring and Reporting Program (MMRP).



The County acknowledges this comment and has provided responses to the specific comments and recommendations provided by the CDFW. Given that the comment does not raise any specific issues regarding the Draft IS/MND, or the analysis contained therein, no further response is necessary.

#### **Response to Comment S-1-5**

This comment requests clarifying text to the Draft IS/MND to clarify whether the project site includes suitable burrowing owl burrows. The comment also provides recommended clarifying text to the burrowing owl mitigation measure (Mitigation Measure [MM] BIO-1).

Recommended clarifying text suggested by this comment has been incorporated into Section 4.4.1.a of the Draft IS/MND. As clarified in Chapter 3.0, Errata, of this Final IS/MND, the one burrow detected on the project site during the focused burrowing owl survey contained no burrowing owl or their sign. Additionally, this burrow was deemed to be unsuitable habitat for burrowing owl due to its small diameter and the presence of overgrown vegetation during the time of the focused burrowing owl surveys. The text of MM BIO-1 has been amended to provide details regarding the components of a Burrowing Owl Protection and Relocation Plan if the pre-construction survey for burrowing owl results is positive and burrowing owl are found within the project site. The revisions to MM BIO-1 in response to this comment clarify specifics for the Burrowing Owl Plan and do not constitute significant new information, change the conclusions of the environmental analysis, or warrant recirculation of the Draft IS/MND. No further response is necessary.

#### **Response to Comment S-1-6**

This comment claims that the proposed project may have a significant impact on nesting and/or foraging habitat for passerine and raptor species and recommends that clarifying text be added to the nesting bird mitigation measure (MM BIO-2).

Section 4.4, Biological Resources, of the Draft IS/MND analyzes the proposed project's potential impact on nesting birds and provides that tree removal could result in a potentially significant impact if nesting birds are present. Acknowledging that nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA), the Draft IS/MND prescribes MM BIO-2, which requires that nesting bird surveys be completed prior to commencement of construction activities. Recommended clarifying text to MM BIO-2 suggested by this CDFW comment (including requiring additional nesting bird surveys if construction is temporarily halted on the project site, a nesting bird survey prior to the start of work regardless of the time of the year that construction occurs, and details regarding the pre-construction nesting bird surveys) has been incorporated into Section 4.4.1.d of the Draft IS/MND. The revisions to MM BIO-2 in response to this comment clarify specifics for the nesting bird surveys and do not constitute significant new information, change the conclusions of the environmental analysis, or warrant recirculation of the Draft IS/MND. No further response is necessary.

#### **Response to Comment S-1-7**

This comment claims that the proposed project may result in a substantial amount of anthropogenic noise through road use, equipment, and other project-related activities that could adversely affect wildlife species on the project site and in surrounding areas. The comment recommends inclusion of



a mitigation measure that requires preparation of a Noise Plan to ensure that consistency with the MSHCP is included in the Draft IS/MND.

The proposed project prepared a *Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency and Biology Report*, incorporated as Appendix B of the Draft IS/MND, which determined consistency with the MSHCP. In addition, Section 4.13, Noise, of the Draft IS/MND analyzed project construction noise and determined that “while construction noise will vary, it is expected that composite noise levels during construction at the nearest off-site sensitive uses west of the project [approximately 580 feet away] would be 69 dBA  $L_{eq}$ . These predicted noise levels would only occur when all construction equipment is operating simultaneously and would therefore be conservative in nature.” Accordingly, estimated construction noise in the Motte/Rimrock Reserve to the southwest, which is approximately 1,300 feet away, would be less given the distance from the project site and less than the County’s residential thresholds.

Clarifying text to Section 4.4.1.a of the Draft IS/MND reiterate the findings of the *Western Riverside County MSHCP Consistency and Biology Report* that indirect impacts, including noise, are not significant due to the existing disturbances currently ongoing in the project’s vicinity and distance from MSHCP Conservation Areas. The Draft IS/MND was updated to clarify, amplify, and supplement the analysis to clarify that the project would have less than significant impacts on wildlife from construction and operational noise. Recommended clarifying text suggested by this comment, including the addition of a condition of approval as Regulatory Compliance Measure (RCM) BIO-1 requiring preparation of a Noise Plan, has been incorporated into Section 4.4.1.a of the Draft IS/MND. Additional revisions to Section 4.4.1.a of the Draft IS/MND include a noise plan measure as a precaution to ensure compliance with the MSHCP and do not constitute significant new information, change the conclusions of the environmental analysis, or warrant recirculation of the Draft IS/MND. No further response is necessary.

#### **Response to Comment S-1-8**

This comment claims that lighting that does not conform to wildlife-friendly lighting guidelines may result in light pollution that could adversely affect fish and wildlife. This comment also recommends that the County clarify the Draft IS/MND analysis related to light pollution and include a mitigation measure to limit artificial lighting-related impacts to wildlife in conservation areas.

The Draft IS/MND identifies that the proposed project would be developed in accordance with the MSHCP requirements and that it must comply with the County’s requirements that lighting be restricted to the project site through shielding and directing light downward. Clarifying text in Section 4.4.1.a of the Draft IS/MND reiterates the findings of the *Western Riverside County MSHCP Consistency and Biology Report* that indirect impacts, including lighting, are not significant due to the existing disturbances currently ongoing in the project’s vicinity and distance from MSHCP Conservation Areas. The Draft IS/MND was updated to clarify, amplify, and supplement the analysis to clarify that the project would have less than significant impacts on wildlife from the addition of new sources of artificial light. Recommended clarifying text suggested by this comment, including the addition of a condition of approval as RCM BIO-2 to ensure that the proposed project stays consistent with the MSHCP requirement regarding lighting, has been incorporated into Section 4.4.1.a of the Draft IS/MND. Additional revisions to Section 4.4.1.a of the Draft IS/MND includes an



artificial lighting analysis compliance measure as a precaution to ensure compliance with the MSHCP and do not constitute significant new information, change the conclusions of the environmental analysis, or warrant recirculation of the Draft IS/MND. No further response is necessary.

#### **Response to Comment S-1-9**

This comment recommends that a weed management plan be developed prior to project implementation and that it be maintained for the duration of the project.

The proposed project would be developed in compliance with the County of Riverside Guide to California Friendly Landscaping (General Plan Land Use Policy 18.1), which includes provisions for weed abatement and management. Recommended clarifying text suggested by this comment have been incorporated into Chapter 2.0, Project Description, of the Draft IS/MND and no further response is necessary.

#### **Response to Comment S-1-10**

This comment states that mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments.

The County acknowledges this comment. If the project is approved, the County will adopt the Draft IS/MND and MMRP. Through approval by the Board of Supervisors, the mitigation measures will be enforceable as project requirements. Furthermore, the County will ensure this through adoption of conditions of approval for the project. Given that the comment does not raise any specific environmental issues regarding the Draft IS/MND, or the analysis contained therein, no further response is necessary.

#### **Response to Comment S-1-11**

This comment notes that special-status species and natural communities reporting is required under CEQA.

Although the comment does not raise any specific environmental issues regarding the Draft IS/MND, or the analysis contained therein, the special-status species and natural communities reporting to the California Natural Diversity Database (CNDDDB) suggested by this comment have been incorporated into MM BIO-1 and MM BIO-2. No further response is necessary.

#### **Response to Comment S-1-12**

This comment claims that the project, as currently proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination (NOD) by the County and are required in order for the project approval to be operative, vested, and final.

As discussed above, the Draft IS/MND has been revised to incorporate the recommendations provided by the CDFW. The additional regulatory compliance measures (i.e., RCM BIO-1 and RCM BIO-2) do not address new or previously unidentified impacts, but instead provide better consistency with the MSHCP. Language in MM BIO-1 and MM BIO-2 has been clarified, and potential





impacts to burrowing owl and nesting birds would be less than significant with implementation of mitigation measures as detailed in the Draft IS/MND. Although the Draft IS/MND identified less than significant impacts associated with noise, lighting, and native habitat with implementation of the proposed project, RCM BIO-1 and RCM BIO-2 have been incorporated into the Draft IS/MND as a precaution to ensure compliance with the MSHCP. Potential impacts to biological resources through noise, lighting, and weed management would remain less than significant as detailed in the Draft IS/MND. In addition, the County would pay all applicable CDFW filing fees with the submittal of the NOD.

### **Response to Comment S-1-13**

This comment provides concluding remarks and indicates that CDFW staff are available for further consultation regarding biological resources and strategies to minimize potential impacts. This comment also requests that the County address the CDFW's comments and concerns prior to adoption of the Draft IS/MND.

The County acknowledges this comment and has provided responses to the specific comments and recommendations provided by the CDFW, as discussed above. Given that the comment does not raise any specific environmental issues or specific questions about the analysis or information in the Draft IS/MND, no further response is necessary.



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## 3.0 ERRATA

This section of the Final IS/MND provides text changes to the Draft IS/MND that have been made to clarify, amplify, or make minor edits to the Draft IS/MND text for the proposed RUHS Mead Valley Wellness Village Project (proposed project). Such changes are a result of County staff-initiated updates as well as further review of and public comments related to the Draft IS/MND. The changes described in this section are minor changes that do not constitute significant new information, change the conclusions of the environmental analysis, or require recirculation of the document (*State CEQA Guidelines* Section 15073.5). The information presented in the Draft IS/MND and this document support this determination by the County.

Changes to the Draft IS/MND are indicated in this section under the appropriate Draft IS/MND section. Deletions are shown with ~~strike through~~ and additions are shown with underline. All figures are provided at the end of this chapter.

### 3.1 CHAPTER 2.0, PROJECT DESCRIPTION, SECTION 2.2.1.1 LANDSCAPING

As a result of regular discing, the vegetation on the project site consists of nonnative grassland. Two native California fan palm (*Washingtonia filifera*) trees were present within the project site. Additionally, several nonnative trees were observed within the project site (e.g., Peruvian pepper tree [*Schinus molle*], olive [*Olea europaea*], and Chinese elm [*Ulmus parvifolia*]). Dominant plant species include Russian thistle (*Salsola tragus*), common Mediterranean grass (*Schismus barbatus*), rigput brome (*Bromus diandrus*), and London rocket (*Sisymbrium irio*). The existing trees are not designated as historic or landmark trees and would be removed with implementation of the project.

The proposed project would develop the site with four gardens, including a succulent garden, a butterfly/hummingbird garden, a meadow garden, and a shade/fern garden. An approximately 8-foot-tall concrete masonry unit (CMU) wall would be constructed along the western property line, and would include barrier trees and a 10-foot planter in order to add visual appeal. Overall, the proposed project would include approximately 11,958 square feet of off-site landscaped area and 180,599 square feet of on-site landscaping (approximately 21 percent of the project site). In addition, 62,023 square feet of the project site (at the location of the future 20,000-square-foot administrative/office building) would be irrigated and hydroseeded; however, this landscaped area would be removed with development of the future building and associated parking. All landscaping would be drought tolerant, and a weed management plan would be developed and implemented to ensure that nonnative weeds are prevented from becoming established during the duration of the project. Figure 2-4 depicts the conceptual landscape plan.

### 3.2 CHAPTER 2.0, PROJECT DESCRIPTION, SECTION 2.2.1.4, ROAD IMPROVEMENTS AND UTILITIES

The proposed project would include the half-width widening of the southern portion of Placentia Avenue, the northern portion of Water Street, and the western portion of Harvill Avenue along the project frontage, as shown on Figure 2-7. In addition, the proposed project would pave the existing southern portion of Water Street, which is currently unpaved, and perform necessary roadway maintenance on Harvill Avenue, including repaving and restriping the roadway. All roadway



improvements would occur within the project site or existing rights-of-way, which were previously disturbed during construction of the existing roadways, and would be in accordance with the Mead Valley Area Plan roadway designations. As such, the implementation of these improvements would not result in any new disturbance that may cause a significant environmental impact. The proposed project would also restripe the northbound through/left-turn lane to northbound left-turn/through/right-turn lane at the intersection of the I-215 Northbound Ramps/Placentia Avenue and would optimize signal timing at this intersection as depicted on Figure 2-8 and discussed further in Section 4.17, Transportation. A new traffic signal would also be installed at the southeast intersection of Water Street and Harvill Avenue as part of a separate, adjacent project (i.e., Ares Project), as depicted on Figure 2-9. However, if the Ares Project fails to construct the traffic signal, then the traffic signal would be installed as part of the proposed project concurrent with the improvements to Water Street and Harvill Avenue.

The project would interconnect to existing utility connections located within the surrounding street rights-of-way, including Placentia Avenue and Water Street. Existing Eastern Municipal Water District (EMWD) sewer and domestic water infrastructure in the surrounding area does not have the capacity to serve the proposed project. As such, the proposed project would include off-site improvements to existing EMWD sewer and domestic water infrastructure. The existing 8-inch-diameter sewer lines in Placentia Avenue, Water Street, and along West Frontage Road between Placentia Avenue and Water Street would be replaced with 10-inch-diameter sewer lines and would connect to the existing 10-inch-diameter sewer line in West Frontage Road. In addition, the existing 8-inch-diameter domestic water line in Placentia Avenue would be replaced with a 12-inch-diameter domestic water line along the project site's frontage. The upgrades would occur predominantly within existing rights-of-way, with one segment of the sewer line within an EMWD beneficial easement on private property. These areas have been previously disturbed during construction of the existing pipelines and would not result in any new disturbance that may cause a significant environmental impact. Figure 2-6 ~~2-5~~ depicts the on- and off-site utility improvements.

The project site would also receive run-on flows from a separate proposed project (i.e., Orden Project) located west of the project site. Both the run-on stormwater flows from the Orden Project and flows from the project site would be collected on the project site and discharged to a new 60-inch-diameter storm drain that is proposed as part of the Ares Project along the project site's frontage within the northern half of Water Street and the western half of Harvill Avenue to satisfy conditions of approval for the Ares Project. Figure 2-5 depicts the proposed on-site stormwater facilities, and Figure 2-10 provides an illustration of this storm drain improvement, which is being processed for approval by the Riverside County Flood Control District (IP 22057, PPT-220002, Perris Valley MDP Line H-10, Harvill Avenue from Water Street to Placentia Avenue). The Ares Project has indicated that it will construct this storm drain improvement in Spring 2024. However, if the Ares Project fails to construct this storm drain improvement, then the storm drain improvements would be completed as part of the proposed project concurrent with Water Street and Harvill Avenue improvements, and thus would not result in any new disturbance that may cause a significant environmental impact.



### 3.3 SECTION 4.4, BIOLOGICAL RESOURCES

Revisions to Section 4.4, Biological Resources, of the Draft IS/MND incorporate the recommended clarifying text and recommended measures provided by CDFW. The additional regulatory compliance measures (**RCM BIO-1 and RCM BIO-2**) and the revisions to existing mitigation measures (**MM BIO-1 and MM BIO-2**) do not address new or previously unidentified impacts, but instead provide better consistency with the Western Riverside MSHCP. Although the Draft IS/MND identified less than significant impacts associated with noise, lighting, and native habitat with implementation of the proposed project, the additional regulatory compliance measures are included as a precaution to ensure compliance with the MSHCP while revisions to the existing measures include clarifications and changes to species specific survey methods.

#### 4.4.1.a. **Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

***Less Than Significant with Mitigation Incorporated.*** As described in the MSHCP Consistency and Biology Report, the project site is currently undeveloped and highly disturbed due to discing. Based on historical aerial imagery, the project site was regularly mowed and/or disced for fire suppression and/or weed control from at least the late 1950s through the present.

As a result of regular discing, the vegetation on the project site consists of nonnative grassland. Two native California fan palm trees were present within the project site. Additionally, several nonnative trees were observed within the project site (e.g., Peruvian pepper tree, olive, and Chinese elm). Dominant plant species include Russian thistle (*Salsola tragus*), common Mediterranean grass (*Schismus barbatus*), ripgut brome (*Bromus diandrus*), and London rocket (*Sisymbrium irio*).

As described above, the project site does not contain any native habitat. Despite this, it provides suitable habitat for burrowing owl (*Athene cunicularia*) in the form of sparse, ruderal vegetation. Burrowing owl is found in open, dry grasslands, agricultural and rangelands, and desert habitats often associated with burrowing animals. It can also inhabit grass, forb, and shrub stages of pinyon and ponderosa pine habitats. It nests in abandoned burrows of ground squirrels or other animals, in pipes, under piles of rock or debris, and in other similar features. In addition, the project site is within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) survey area for burrowing owl. Focused burrowing owl surveys were conducted during the appropriate breeding season for this species (March 1–August 31). Four surveys were conducted from July 12 to August 4, 2023. The surveys were conducted by walking approximately 30-meter-wide transects throughout areas of suitable habitat to look for burrowing owls, potential burrows (burrows greater than 11 centimeters in diameter and 150 centimeters deep), and signs of burrowing owls. Burrows encountered during the survey were examined for owl sign (e.g., feathers, pellets, whitewash, and prey remnants). However, the one burrow detected during the survey contained no burrowing owl or their sign. Additionally, this burrow was deemed unsuitable habitat for burrowing owl due to its small diameter and the presence of overgrown vegetation during the time of the focused burrowing owl surveys. ~~Therefore, no suitable burrowing owl burrows were observed during the focused surveys.~~ Even though the focused burrowing owl surveys indicated that ~~the~~ burrowing owl is



currently absent from the site and habitat on the site is poor and isolated, there is a possibility that burrowing owl could visit the site from better habitat in the vicinity, or that conditions on the site could improve and burrowing owl could subsequently occupy the site. Therefore, impacts to burrowing owls could be significant without mitigation incorporated. As such, a measure requiring a preconstruction survey within 30 days prior to the beginning of project-related ground disturbance would ensure avoidance of any potential impact to burrowing owls. If burrowing owl is found during the preconstruction survey, the project proponent would need to inform the California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) immediately prior to initiating ground disturbance.

As specified in **Mitigation Measure (MM) BIO-1**, impacts will be avoided through pre-construction surveys and preparation of a Burrowing Owl Protection and Relocation Plan ~~avoidance or relocation~~ if active burrows are located. With implementation of **MM BIO-1**, impacts to burrowing owl would be reduced to a less than significant level, and no additional mitigation is required.

The project site is bounded by Placentia Avenue to the north and Harvill Avenue to the east. Vacant undeveloped lands are located to the east of Harvill Avenue, and to the west and south of the project site. These undeveloped lands appear to be regularly disced/mowed since at least the late 1950s to the present day. These areas are part of the MSHCP Criteria Cell 2529 and do not contain coastal sage scrub that would meet the conservation requirement for this cell. However, this area could provide habitat to wildlife species that could be impacted by anthropogenic noise generated during construction and operation.

As discussed in Section 4.13, Noise, while construction noise will vary, it is expected that composite noise levels during construction at the nearest off-site sensitive uses west of the project would reach 69 dBA  $L_{eq}$ . These predicted noise levels are conservative and would only occur if all construction equipment operates simultaneously, which is unlikely to occur. Although the noise generated by project construction activities would be higher than the ambient noise levels and may result in a temporary increase in the ambient noise levels, construction noise would stop once project construction is completed. Additionally, the project would be required to comply with the construction hours allowed under the County's Code of Ordinances and best construction practices. Best construction practices include: (a) limiting construction activities to between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between the hours of 6:00 a.m. and 7:00 p.m. during the months of October through May, pursuant to Sections 9.52.020(H) and 9.52.020(I) of the County's Code of Ordinances; (b) equipping all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards; (c) locating equipment staging in areas that will create the greatest distance between construction-related noise sources and the noise-sensitive receptors nearest the project site during all project construction; and (d) placing all stationary construction equipment so that the emitted noise is directed away from the sensitive receptors nearest the project site. The closest boundary of the Motte-Rimrock Reserve is located more than 1,300 feet away from the project site. As provided in Table 3.13.D, Potential Construction Noise Impacts at the Nearest Receptor, construction noise at Motte-Rimrock Reserve is expected to be 62 dBA  $L_{eq}$ , which is less than the FTA construction daytime noise level standard of 80 dBA  $L_{eq}$  and the County's Municipal Code residential use daytime and nighttime noise standard of 65 dBA  $L_{eq}$ .



**Table 3.13.D: Potential Construction Noise Impacts at the Nearest Receptor**

Receptor (Location)	Composite Noise Level (dBA L <sub>eq</sub> ) at 50 feet	Distance (feet)	Composite Noise Level (dBA L <sub>eq</sub> )
Residences (West)	91	580	69
Industrial (Southeast)		1,030	64
Residences (Southwest)		1,090	64
Industrial (Northeast)		1,090	64
Motte-Rimrock Reserve		1,300	62

Source: Compiled by LSA (2023).  
 dBA = A-weighted decibels  
 L<sub>eq</sub> = equivalent continuous sound level

As further discussed in Section 4.13, Noise, operation of the project is not expected to exceed the County's Municipal Code residential use daytime and nighttime noise standards at the closest noise sensitive receptor, which is a vacant residence west of the project site. This is consistent with Section 6.1.4 of the MSHCP, which recommends that wildlife within the MSHCP Conservation Area not be exposed to noise exceeding residential noise standards. To ensure that construction and operations of the project remain consistent with the MSHCP guidelines pertaining to urban/wildlands interface, the County will include a condition of approval, as detailed in RCM BIO-1, that requires preparation of a Noise Plan prior to approval of final design of the project.

As noted in Section 11.8 of the Western Riverside County MSHCP Consistency and Biology Report prepared for the proposed project, indirect impacts to surrounding areas as a result of the project may include an increase in dust, noise, lighting, traffic, and stormwater runoff. Because the project is proposed for a landscape that is already highly disturbed or developed, substantial indirect impacts to sensitive biological resources are not anticipated.

The project would also introduce new sources of artificial lighting to the project site and surrounding area. As discussed in Section 4.11, Land Use and Planning, of the Draft IS/MND, the proposed project would comply with the standards in Riverside County Ordinance No. 655, which are intended to limit light leakage and spillage that may interfere with operations of the Mount Palomar Observatory. Interior lighting would be designed to prevent direct illumination beyond the building envelope, and all on-site exterior lighting would be shielded and aimed toward specific areas to prevent direct illumination beyond the project site. Low-level exterior lights would also be located along pathways and near buildings to serve security and wayfinding purposes, as well as to accent signage, architectural features, and landscaping features. The proposed lighting would have specialized optics and glare control to ensure compliance with regulations and guidelines, preventing adverse lighting impacts on neighboring properties. This is consistent with Section 6.1.4 of the MSHCP, which recommends that shielding be incorporated in project designs to ensure that ambient lighting in the MSHCP Conservation Area is not increased. Additionally, the County will include a condition of approval RCM BIO-2, which ensures that the project stays consistent with MSHCP requirements.



**MM BIO-1**

**Burrowing Owl.** Since suitable habitat is present, a pre-construction survey for burrowing owl will be required within 30 days prior to any ground-disturbing activities to avoid take of burrowing owls and occupied burrowing owl nests (MSHCP Species Specific Objective 6). If survey results are negative for burrowing owls during the 30 day preconstruction survey, project activities can proceed.

If survey results are positive and burrowing owl is found within the project site, the project proponent ~~shall will need to~~ inform the California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) immediately. An experienced biologist ~~shall will need to~~ verify if any burrowing owls within the project site are breeding or wintering, and ~~a non-disturbance buffer no less than 500 feet will be implemented and centered on the burrow(s) utilized. Burrowing owls should be allowed to leave the project site on their own accord if possible. Additional avoidance and minimization measures are not anticipated to be required by the wildlife resource agencies if non-disturbance buffers are maintained and burrowing owl are allowed to leave on their own accord. If burrowing owls cannot be avoided, a Determination of Biologically Equivalent or Superior Preservation (DBESP) will need to be prepared and submitted to the CDFW and USFWS for approval prior to ground-disturbing activities. Additionally, a Burrowing Owl Protection and Relocation Plan shall will need to~~ be prepared detailing passive (e.g., use of one-way doors and collapse of burrows) and/or active (e.g., capturing owls, relocating to a new site, and collapse of burrows) relocation methods. The Burrowing Owl Protection and Relocation Plan ~~shall will need to~~ be submitted to the CDFW and USFWS for approval prior to initiating ground disturbance within the project site. The Burrowing Owl Protection and Relocation Plan shall describe proposed avoidance, monitoring, relocation, minimization, and/or mitigation actions. The Burrowing Owl Protection and Relocation Plan shall include the number and location of occupied burrowing owl sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed.

If impacts to occupied burrowing owl habitat or burrows cannot be avoided, the Burrowing Owl Protection and Relocation Plan shall also describe minimization and compensatory mitigation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated because exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. The Burrowing Owl Protection and Relocation Plan shall identify compensatory mitigation for the temporary or permanent loss of occupied burrow(s) and habitat consistent with the "Mitigation Impacts" section of the 2012 Staff Report and shall implement CDFW-approved mitigation prior to initiation of project activities. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated





owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval. Take of active burrowing owl nests shall be avoided during the nesting season (March 1–August 31). If burrowing owls are observed within the project site at any time during project activities, the wildlife agencies CDFW and USFWS shall be notified immediately, and a Burrowing Owl Protection and Relocation Plan shall be prepared as described above. Additional avoidance and minimization measures could be required by the wildlife resource agencies during the notification/document review process (e.g., exclusionary buffers, monitoring, or implementation of appropriate mitigation strategy). Lastly, any special-status species and natural communities detected during project surveys must be reported to the California Natural Diversity Database (CNDDDB).

**RCM BIO-1** **Noise Plan.** Prior to the issuance of a grading permit, a Noise Plan shall be submitted to the Director of Riverside County Facilities Management, or designee, for review and approval. The Noise Plan shall identify noise-generating land uses (if any) that may affect the MSHCP Conservation Area and appropriate noise control measures to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. For purposes of this measure, the MSHCP Conservation Area consists of Proposed Noncontiguous Habitat Block 4 beginning to the west of Tobacco Road and continues north, northwest, southwest, and south of MSHCP Criteria Area #2529. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards. The Noise Plan shall include monitoring during construction and post-project to demonstrate that noise levels in the Conservation Area do not exceed residential standards. If noise standards are exceeded, the Project Applicant shall be responsible for immediate implementation of remedial actions to reduce noise levels to acceptable levels.

**RCM BIO-2** **Artificial Lighting.** Prior to the issuance of a certificate of occupancy, a lighting plan shall be submitted to the Director of Riverside County Facilities Management, or designee, for review and approval. To reduce nighttime artificial lighting-related impacts to wildlife using conservation areas, the project shall take lighting measurements before, during, and after construction operations to determine impacts of nighttime artificial lightning on adjacent conservation areas and the wildlife it supports. For purposes of this measure, the MSHCP Conservation Area consists of Proposed Noncontiguous Habitat Block 4 beginning to the west of Tobacco Road and continuing north, northwest, southwest, and south of MSHCP Criteria Area #2529. To protect wildlife using conserved areas, project construction and operations shall result in no net increase to pre-construction ambient night-time levels to all conservation areas. If light or glare impacts to conservation areas exceed this threshold, the project shall make changes to their operations and/or adopt landscape shielding, dimming, lighting curfews, or other appropriate



measures that result in the project causing minimal to no glare to all conservation areas.

**4.4.1.d. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

***Less Than Significant with Mitigation Incorporated.*** As described in the MSHCP Consistency and Biology Report, the project site and surrounding area do not contain any open bodies of water that could support aquatic species. Due to the highly disturbed nature of the site and the surrounding area, it is unlikely that the project site functions as a wildlife linkage or migratory wildlife corridor. However, the few existing native and nonnative trees (California fan palm, Peruvian pepper tree, olive, and Chinese elm) on the project site may provide habitat suitable for nesting migratory birds. All of the existing on-site ornamental trees would be removed during construction. Therefore, project implementation has the potential to impact active bird nests if vegetation and trees are removed during the nesting season. This tree removal could result in a potentially significant impact if nesting birds are present in the trees at the time of removal. Nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code [USC], Section 703 et seq., see also Title 50, Code of Federal Regulations [CFR], Part 10) and Section 3503 of the California Fish and Game Code. Therefore, implementation of the proposed project would be subject to the provisions of the MBTA, which prohibits disturbing or destroying active nests. Project implementation must be accomplished in a manner that avoids impacts to active nests ~~during the breeding season~~. Therefore, ~~if project construction occurs between February 1 and August 31,~~ impacts to nesting birds may be significant if construction occurs when birds are nesting on the site. As such, a qualified biologist shall conduct a nesting bird survey prior to ground- and/or vegetation-disturbing activities to confirm the absence of nesting birds, regardless of the time of year that construction commences. As specified in **MM BIO-2**, avoidance of impacts would occur through a variety of means, including establishing suitable buffers around any active nests. With implementation of **MM BIO-2**, along with **RCM BIO-1** and **RCM BIO-2**, impacts to nesting birds would be reduced to less than significant, and no additional mitigation is required.

**MM BIO-2 Nesting Bird Surveys.** Project activities requiring ground disturbance, construction activities, removal and/or trimming of vegetation suitable for nesting birds shall occur outside of the general bird breeding season to the greatest extent feasible. ~~In the event that vegetation removal takes place~~ To ensure project activities (i.e., earthwork, clearing, and grubbing) are avoided or minimized during the bird-nesting season (i.e., February 1–August 31), a qualified biologist shall conduct a nesting bird survey within 3 days prior to any construction activities beginning to ensure that birds are not engaged in active nesting within and around the project site. If construction is inactive for more than seven (7) consecutive days, an additional survey shall be conducted. The results of the pre-construction survey shall be documented by the qualified biologist and shall be provided to the County. The Project Applicant shall adhere to the following:



1. Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/ establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.
2. Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of project activities. Surveys shall encompass all suitable areas, including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the project site; density and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected are complete and accurate.

If the qualified biologist determines that no active migratory bird or raptor nests occur, the activities shall be allowed to proceed without any further requirements. If nesting birds are discovered during preconstruction surveys, the biologist shall identify an appropriate buffer based on their best professional judgement and experience (i.e., up to 500 feet depending on the circumstances and specific bird species) within which no construction activities or other disturbances are allowed to occur until after the birds have fledged from the nest. Construction personnel shall be instructed regarding the ecological sensitivity of the fenced area. The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird by accounting for topography, ambient conditions, species, nest location, and activity type. All nests shall be monitored as determined by the qualified biologist until nestlings have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The Designated Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage) to determine the efficacy of the buffer. The qualified biologist shall halt all construction activities within proximity to an active nest if it is determined that the activities are harassing the nest and may result in nest abandonment or take. The biological monitor may modify the buffer or propose other recommendations in order to minimize disturbance to nesting birds. Work can resume within these avoidance areas when no other active nests are found. The results of the survey shall be documented and filed with the Environmental Permitting Department prior to construction. Additionally, any special-status species and natural communities detected during project surveys must be reported to the California Natural Diversity Database (CNDDDB).



### 3.4 SECTION 4.10, HYDROLOGY AND WATER QUALITY

**4.10.1.c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: (i) Result in substantial erosion or siltation on or off site; (ii) Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site; (iii) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or (iv) Impede or redirect flood flows?**

Under existing conditions, stormwater from the project site sheet flows to an existing catch basin at the corner of Placentia Avenue and Harvill Avenue (the northeast corner of the project site) where it enters storm drains that flow into the San Jacinto River, which discharges into Canyon Lake. Canyon Lake ultimately discharges into Lake Elsinore.<sup>1</sup> With implementation of the proposed project, the project site would be divided into five drainage areas (i.e., DA 1 through DA 5) to manage stormwater runoff. The proposed project would also implement LID BMPs, including six bioretention basins on site, one modular wetland, and one underground detention basin. The five drainage areas are discussed below.

- **DA 1** would manage stormwater runoff from the southwestern corner of the project site that includes the proposed Extended Residential Care building. Stormwater runoff from impervious areas (e.g., concrete, asphalt, and roofs) within DA 1 would be directed to the modular wetland located north of the Extended Residential Care building. Overflows from the modular wetland (stormwater runoff volume that exceeds the storage volume of the modular wetland) would be directed off site via a storm drain pipe and discharged into an existing storm drain pipe in Placentia Avenue.
- **DA 2** would manage stormwater runoff from the western middle portion of the project site, between DA 1 and DA 3, which includes the Supportive Transitional Housing building. Stormwater runoff from impervious areas (e.g., concrete, asphalt, and roofs) within DA 2 would be directed to proposed inlets with storm filters and discharged into two of the six bioretention basins. Flows from the bioretention basins (stormwater runoff volume that exceeds the storage volume of the bioretention basins) would be directed off site via a storm drain pipe and discharged into an existing storm drain pipe in Placentia Avenue.
- **DA 3** would manage stormwater runoff from the northwestern corner of the project site that includes the Urgent Care Services building. Stormwater runoff from impervious areas (e.g., concrete, asphalt, and roofs) within DA 3 would be directed to proposed inlets with storm filters and discharged into three of the six bioretention basins. Flows from the bioretention basins (stormwater runoff volume that exceeds the storage volume of the bioretention basins) would be directed off site via a storm drain pipe and discharged into an existing storm drain pipe in Placentia Avenue.

<sup>1</sup> Personal communication with Kyle Koivuniemi, P.E. at Kimley-Horn on October 17, 2023.



- **DA 4** would manage stormwater runoff from the southeastern portion of the project site that includes the Children and Youth Services building. Stormwater runoff from impervious areas (e.g., concrete, asphalt, and roofs) within DA 4 would be directed to proposed inlets with storm filters and discharged into two of the six bioretention basins. Flows from the bioretention basins (stormwater runoff volume that exceeds the storage volume of the bioretention basins) would be directed off site via a storm drain pipe and discharged into an existing storm drain pipe in Placentia Avenue.
- **DA 5** would manage stormwater runoff from the northeastern portion of the project site. Stormwater runoff from impervious areas (e.g., concrete, asphalt, and roofs) within DA 5 would be directed to proposed inlets with storm filters and discharged into one of the six bioretention basins or the proposed underground detention basin. Flows from the bioretention basin and the underground detention basin (stormwater runoff volume that exceeds the storage volume of the basins) would be directed off site via a storm drain pipe and discharged into an existing storm drain pipe in Placentia Avenue.

The project site would also receive run-on flows from a separate proposed project (i.e., Orden Project) located west of the project site. Both the run-on stormwater flows from the Orden Project and flows from the project site would be collected on the project site and discharged to a new 60-inch-diameter storm drain that is proposed as part of the Ares Project in the Spring of 2024. Figure 2-10 provides an illustration of this storm drain improvement, which is being processed for approval by the Riverside County Flood Control District (IP 22057, PPT-220002, Perris Valley MDP Line H-10, Harvill Avenue from Water Street to Placentia Avenue). The 60-inch-diameter storm drain would be appropriately sized such that anticipated operational impacts from increased stormwater flows on the project site would not exceed existing conditions. These improvements would be located in the northern half of Water Street and western half of Harvill Avenue. However, if the Ares Project does not complete the storm drain work, the proposed project would complete the work concurrently with proposed improvements in Water Street and Harvill Avenue. These areas have been previously disturbed and would not result in any new disturbance that may cause a significant environmental impact.

The six bioretention basins, modular wetland, and underground detention basin within discharge areas DA 1 through DA 5 would be designed to store and infiltrate the entire DCV for the project site, including run-on flows from the Orden Project to the west, in accordance with the County's technical guidance for WQMPs. The DCV is the volume of stormwater runoff that requires capture and treatment by stormwater BMPs.

- 4.10.1.c.(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**

***Less Than Significant Impact.***

**Stormwater Drainage System Capacity.** Stormwater at the project site would be directed to six on-site bioretention basins, a modular wetland, and an underground detention basin. The modular wetland, bioretention basins, and underground detention basin have been appropriately sized to



store and infiltrate the entire DCV for the project site, including run-on flows from the Orden Project to the west. Both the run-on stormwater flows from the Orden Project and flows from the project site would be collected on the project site and discharged to a new 60-inch-diameter storm drain that is proposed as part of the Ares Project in Spring 2024, but would be constructed as part of the proposed project if the Ares Project fails to complete the storm drain improvements. The 60-inch-diameter storm drain would be appropriately sized such that anticipated operational impacts from increased stormwater flows on the project site would not exceed existing conditions. In addition to addressing the rate and volume of stormwater runoff, the on-site bioretention basins, modular wetland, and underground detention basin would target and reduce pollutants of concern in stormwater runoff.

Therefore, the proposed project would not contribute to an exceedance of existing or planned stormwater drainage systems, and impacts would be **less than significant**. No mitigation is required.

**Polluted Runoff.** Implementation of BMPs to reduce pollutants of concern in stormwater runoff in compliance with the CGP, MS4 Permit, and applicable County ordinances, as detailed in **RCM HYD-1** through **RCM HYD-4**, would ensure that the proposed project would result in less than significant impacts related to discharge of polluted runoff during project construction and operations. As detailed in **RCM HYD-1** through **RCM HYD-4**, BMPs for erosion and sediment control, site management/housekeeping/waste management, management of non-stormwater discharges, run-on and runoff controls, and BMP inspection/maintenance/repair activities would be required during construction, and BMPs for Source Control, Pollution Prevention, Site Design, LID implementation, and Structural Treatment Control would be required during operation. Therefore, the proposed project would not contribute additional sources of polluted runoff, and impacts would be **less than significant**. No mitigation is required.

### 3.5 SECTION 4.19, UTILITIES AND SERVICE SYSTEMS

**4.19.1.a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

#### ***Less Than Significant Impact.***

**Water.** Water service for the proposed project would be provided by the EMWD. EMWD provides potable water and recycled water services to an area of approximately 555 square miles in western Riverside County. The service area includes seven incorporated cities in addition to unincorporated areas of Riverside County, including the project site. The project site is located in a rapidly developing area of Riverside County with existing EMWD-owned water lines in the surrounding roads, including Placentia Avenue and Water Street. Development of the proposed project would require two water line connections, one to each of the respective existing water lines located in Placentia Avenue and Water Street. As indicated by EMWD, the existing water lines in Placentia Avenue, Water Street, and the surrounding area are sufficiently sized to serve the proposed project's expected water demand. However, the existing 8-inch-diameter water line in Placentia Avenue would be replaced with a 12-inch-diameter water line along the project site's frontage in



order to serve the project site and future development in the area. Proposed improvements and interconnections to water lines in Placentia Avenue and Water Street would occur within existing rights-of-way and would be installed simultaneously with grading activities and required roadway frontage improvements for the project site. As a result, proposed improvements and interconnection to the existing utilities surrounding the site would occur in areas that have been previously disturbed during construction of the existing pipelines and would not result in substantial disturbance of native habitat or soils, or existing roadways or utilities. There would be no significant environmental effects specifically related to the installation of utility interconnections that are not encompassed within the project's construction and operational footprint, and therefore already identified, disclosed, and subject to all applicable mitigation measures, as well as local, State, and federal regulations, as part of this IS/MND.

Because the proposed project could be served by existing water supplies and no additional supply would be required, as discussed in further detail in Response 3.19(b), below, and the proposed upgrades to the water line in Placentia Avenue would occur within previously disturbed rights-of-way, the proposed project would not result in any significant environmental impacts associated with the construction of new or expanded water infrastructure. existing water infrastructure in the surrounding area is adequately sized to serve the proposed project, the proposed project would not require upgraded or expanded infrastructure, the construction of which would result in significant environmental effects. Therefore, the proposed project would result in less than significant impacts associated with water facilities, and no mitigation would be required.

**Stormwater Drainage.** Under existing conditions, stormwater from the project site sheet flows to an existing catch basin at the corner of Placentia Avenue and Harvill Avenue (i.e., the northeast corner of the project site), where it then enters storm drains that flow into the San Jacinto River and discharges into Canyon Lake. Canyon Lake ultimately discharges into Lake Elsinore.<sup>2</sup>

The project site is currently undeveloped. Development of the proposed project would result in an increase in impervious surfaces on the project site from approximately 0 acre to approximately 14.4 acres (approximately 74 percent of the project site), which could decrease on-site infiltration and increase the amount of stormwater entering the surrounding stormwater drainage system. With implementation of the proposed project, the project site would be divided into five drainage areas (i.e., DA 1 through DA 5) to manage stormwater runoff. The proposed project would also implement LID BMPs, including six bioretention basins, one modular wetland, and one underground detention basin. Flows from the bioretention basins, modular wetland, and underground detention basin would be directed off site via a storm drain pipe and discharged into an existing storm drain pipe in Placentia Avenue.

The project site would also receive run-on flows from a separate proposed project (i.e., Orden Project) located west of the project site. Both the run-on stormwater flows from the Orden Project and flows from the project site would be collected on the project site and discharged to a new 60-inch-diameter storm drain that is proposed as part of the Ares Project in the Spring of 2024. Figure 2-10 provides an illustration of this storm drain improvement, which is being processed for approval by the Riverside County Flood Control District (IP 22057, PPT-220002, Perris Valley MDP

<sup>2</sup> Personal communication with Kyle Koivuniemi, P.E. at Kimley-Horn on October 17, 2023.



Line H-10, Harvill Avenue from Water Street to Placentia Avenue). The 60-inch-diameter storm drain would be appropriately sized such that anticipated operational impacts from increased stormwater flows on the project site would not exceed existing conditions. These improvements would be located in the northern half of Water Street and western half of Harvill Ave. However, if the Ares Project does not complete the storm drain work, the proposed project would complete the work concurrently with proposed improvements in Water Street and Harvill Avenue. As discussed above, these areas have been previously disturbed and would not result in any new disturbance that may cause a significant environmental impact.

The proposed drainage facilities would be designed in compliance with the MS4 Permit as detailed in **RCM HYD-3**. As discussed further in Section 4.10, Hydrology and Water Quality, the proposed drainage facilities and BMPs needed to accommodate stormwater runoff would be appropriately sized such that drainage facility capacity would not be exceeded during a design storm. In addition, construction activities associated with the proposed drainage facilities and BMPs have been analyzed as part of the proposed project. As discussed throughout this IS/MND, construction of the proposed project, which includes the proposed drainage facilities and BMPs, would not result in any significant environmental impacts with incorporation of mitigation. Therefore, the proposed project would not result in an exceedance of planned or existing stormwater drainage systems, and impacts would be **less than significant**. No mitigation would be required.

### **3.6 CHAPTER 6.0, MITIGATION MONITORING AND REPORTING PROGRAM, SECTION 6.2 MITIGATION MONITORING PROCEDURES**

The mitigation monitoring and reporting program has been prepared in compliance with Public Resources Code (PRC) Section 21081.6. It describes the requirements and procedures to be followed by the County to ensure that all mitigation measures adopted as part of the proposed Mead Valley Wellness Village Project will be carried out as described in the Final IS/MND.

Table 6.A lists each of the mitigation measures (MM), regulatory compliance measures (RCM), and standard conditions (SC) specified in the Draft IS/MND and identifies the party or parties responsible for implementation and monitoring of each measure.





**Table 6.A: Mitigation and Monitoring Reporting Program**

Draft IS/MND Mitigation Measure, Regulatory Compliance Measures, or Standard Conditions	Responsible Party/ Approving Agency	Timing for Mitigation Measure	Tracking
<b>4.1: Aesthetics</b>			
The proposed project would not result in any significant adverse impacts related to aesthetics. No mitigation is required.			
<b>4.2: Agricultural and Forestry Resources</b>			
The proposed project would not result in any significant adverse impacts related to agriculture and forestry resources. No mitigation is required.			
<b>4.3: Air Quality</b>			
The proposed project would not result in any significant adverse impacts related to air quality. No mitigation is required.			
<b>4.4: Biological Resources</b>			
<p><b>MM BIO-1</b> <u>Burrowing Owl</u>. Since suitable habitat is present, a pre-construction survey for burrowing owl will be required within 30 days prior to any ground-disturbing activities to avoid take of burrowing owls and occupied burrowing owl nests (MSHCP Species Specific Objective 6). If survey results are negative for burrowing owls during the 30 day preconstruction survey, project activities can proceed.</p> <p>If survey results are positive and burrowing owl is found within the project site, the project proponent <del>shall will need to</del> inform the California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) immediately. An experienced biologist <del>shall will need to</del> verify if any burrowing owls within the project site are breeding or wintering, and a <del>non-disturbance buffer no less than 500 feet will be implemented and centered on the burrow(s) utilized. Burrowing owls should be allowed to leave the project site on their own accord if possible. Additional avoidance and minimization measures are not anticipated to be required by the wildlife resource agencies if non-disturbance buffers are maintained and burrowing owl are allowed to leave on their own accord. If burrowing owls cannot be avoided, a Determination of Biologically Equivalent or Superior Preservation (DBESP) will need to be prepared and submitted to the CDFW and USFWS for approval prior to ground disturbing activities. Additionally, a Burrowing Owl Protection and Relocation Plan shall will need to be prepared detailing passive (e.g., use of one-way doors and collapse of burrows) and/or active (e.g., capturing owls, relocating to a new site, and collapse of burrows) relocation methods. The Burrowing Owl Protection and Relocation Plan shall will need to be submitted to the CDFW and USFWS for approval prior to initiating ground disturbance within the project site. The Burrowing Owl Protection and Relocation Plan shall describe proposed avoidance, monitoring, relocation, minimization, and/or mitigation actions. The Burrowing Owl Protection and Relocation Plan shall include the number and location of occupied burrowing owl sites, acres of burrowing owl habitat that will be impacted,</del></p>	<p>Qualified Biologist / Director of Riverside County Facilities Management, or designee</p>	<p>Within 30 days prior to any ground- disturbing activities.</p>	<p><input type="checkbox"/></p>



**Table 6.A: Mitigation and Monitoring Reporting Program**

Draft IS/MND Mitigation Measure, Regulatory Compliance Measures, or Standard Conditions	Responsible Party/ Approving Agency	Timing for Mitigation Measure	Tracking
<p><u>details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed.</u></p> <p><u>If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Protection and Relocation Plan shall also describe minimization and compensatory mitigation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated because exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. The Burrowing Owl Protection and Relocation Plan shall identify compensatory mitigation for the temporary or permanent loss of occupied burrow(s) and habitat consistent with the “Mitigation Impacts” section of the 2012 Staff Report and shall implement CDFW-approved mitigation prior to initiation of project activities. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Protection and Relocation Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval. Take of active burrowing owl nests shall be avoided during the nesting season (March 1– August 31). If burrowing owls are observed within the project site at any time during project activities, the wildlife agencies CDFW and USFWS shall be notified immediately, and a Burrowing Owl Plan will be prepared as described above. Additional avoidance and minimization measures could be required by the wildlife resource agencies during the notification/document review process (e.g., exclusionary buffers, monitoring, or implementation of appropriate mitigation strategy). Lastly, any special-status species and natural communities detected during project surveys must be reported to the California Natural Diversity Database (CNDDDB).</u></p>			
<p><b>MM BIO-2</b> <u>Nesting Bird Surveys. Project activities requiring ground disturbance, construction activities, removal and/or trimming of vegetation suitable for nesting birds shall occur outside of the general bird breeding season to the greatest extent feasible. <del>In the event that vegetation removal takes place</del> To ensure project activities (i.e., earthwork, clearing, and grubbing) are avoided or minimized during the bird-nesting season (i.e., February 1– August 31), a qualified biologist shall conduct a nesting bird survey within 3 days prior to any construction activities beginning to ensure that birds are not engaged in active nesting within and around the project site. <del>If construction is inactive for more than seven</del></u></p>	<p>Qualified Biologist / Director of Riverside County Facilities Management, or designee</p>	<p>Within 3 days prior to the initiation of any construction activities.</p>	<p><input type="checkbox"/></p>



**Table 6.A: Mitigation and Monitoring Reporting Program**

Draft IS/MND Mitigation Measure, Regulatory Compliance Measures, or Standard Conditions	Responsible Party/ Approving Agency	Timing for Mitigation Measure	Tracking
<p><u>days, an additional survey shall be conducted. The results of the pre-construction survey shall be documented by the qualified biologist and shall be provided to the County. The Project Applicant shall adhere to the following:</u></p> <ol style="list-style-type: none"> <li><u>1. Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.</u></li> <li><u>2. Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected are complete and accurate.</u></li> </ol> <p><u>If the qualified biologist determines that no active migratory bird or raptor nests occur, the activities shall be allowed to proceed without any further requirements. If nesting birds are discovered during preconstruction surveys, the biologist shall identify an appropriate buffer based on their best professional judgement and experience (i.e., up to 500 feet depending on the circumstances and specific bird species) within which no construction activities or other disturbances are allowed to occur until after the birds have fledged from the nest. Construction personnel shall be instructed regarding the ecological sensitivity of the fenced area. The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird by accounting for topography, ambient conditions, species, nest location, and activity type. All nests shall be monitored as determined by the qualified biologist until nestlings have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The Designated Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage) to determine the efficacy of the buffer. The qualified biologist shall halt all construction activities within proximity to an active nest if it is determined that the activities are harassing the nest and may result in nest abandonment or take. The</u></p>			



**Table 6.A: Mitigation and Monitoring Reporting Program**

Draft IS/MND Mitigation Measure, Regulatory Compliance Measures, or Standard Conditions	Responsible Party/ Approving Agency	Timing for Mitigation Measure	Tracking
<p><u>biological monitor may modify the buffer or propose other recommendations in order to minimize disturbance to nesting birds. Work can resume within these avoidance areas when no other active nests are found. The results of the survey shall be documented and filed with the Environmental Permitting Department prior to construction. Additionally, any special-status species and natural communities detected during project surveys must be reported to the California Natural Diversity Database (CNDDDB).</u></p>			
<p><b>RCM BIO-1</b> <u>Noise Plan. Prior to approval of the Final Design, a Noise Plan shall be submitted to County of Riverside for review and approval. The Noise Plan shall identify noise-generating land uses (if any) that may affect the MSHCP Conservation Area and appropriate noise control measures to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. For purposes of this measure, the MSHCP Conservation Area consists of Proposed Noncontiguous Habitat Block 4 beginning to the west of Tobacco Road and continues north, northwest, southwest, and south of MSHCP Criteria Area #2529. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards. The Noise Plan shall include monitoring during construction and post-project to demonstrate that noise levels in the Conservation Area do not exceed residential standards. If noise standards are exceeded, the Project Applicant is responsible for immediate implementation of remedial actions to reduce noise levels to acceptable levels.</u></p>	<p>Qualified Biologist / Director of Riverside County Facilities Management, or designee</p>	<p>Prior to approval of the Final Design.</p>	<p><input type="checkbox"/></p>
<p><b>RCM BIO-2</b> <u>Artificial Lighting. Prior to occupancy, a lighting plan shall be submitted to County of Riverside for review and approval. To reduce nighttime artificial lighting-related impacts to wildlife using conservation areas, the project shall take lighting measurements before, during, and after construction operations to determine impacts of nighttime artificial lightning on adjacent conservation areas and the wildlife it supports. For purposes of this measure, the MSHCP Conservation Area consists of Proposed Noncontiguous Habitat Block 4 beginning to the west of Tobacco Road and continuing north, northwest, southwest, and south of MSHCP Criteria Area #2529. To protect wildlife using conserved areas, project construction and operations shall result in no net increase to pre-construction ambient night-time levels to all conservation areas. If light or glare impacts to conservation areas exceed this threshold, the project shall make changes to their operations and/or adopt landscape shielding, dimming, lighting curfews, or other appropriate measures that result in the project causing minimal to no glare to all conservation areas.</u></p>	<p>Qualified Biologist / Director of Riverside County Facilities Management, or designee</p>	<p>Prior to occupancy.</p>	<p><input type="checkbox"/></p>



**Table 6.A: Mitigation and Monitoring Reporting Program**

Draft IS/MND Mitigation Measure, Regulatory Compliance Measures, or Standard Conditions	Responsible Party/ Approving Agency	Timing for Mitigation Measure	Tracking
<b>4.5: Cultural Resources</b>			
<b>MM CUL-1</b> In the event previously undocumented archaeological resources are identified during earthmoving activities, further work in the area (within a 100-foot buffer) should be halted until a qualified archaeologist has assessed the nature of the find(s) and has determined the appropriate treatment.	Qualified Archaeologist/ Director of Riverside County Facilities Management, or designee	During earthmoving activities	<input type="checkbox"/>
<b>RCM CUL-1 Human Remains.</b> In the event that human remains are encountered on the project site, work within 100 feet of the discovery shall be redirected and the County of Riverside (County) Coroner notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the property owner, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the County shall consult with the MLD as identified by the NAHC and use commercially reasonable efforts to reach agreement upon a plan for treatment and protection or disposition of the remains. Prior to the issuance of grading permits, the County shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.	Construction Contractor and County Coroner / Director of Riverside County Facilities Management, or designee	During construction activities.	<input type="checkbox"/>
<b>4.6: Energy</b>			
The proposed project would not result in any significant adverse impacts related to energy. No mitigation is required.			
<b>4.7: Geology and Soils</b>			
<b>SC GEO-1</b> The Contractor shall provide evidence to the County of Riverside Plan Review Inspection for review and approval that on-site structures, features, and facilities have been designed and will be constructed in conformance with applicable provisions of the California Building Code (CBC) in effect at the time of construction and the recommendations cited in Section 6 of the project-specific Geotechnical Investigation (Appendix D 1 of this document). Geotechnical recommendations include, but are not limited to, the following:	Construction Contractor / County of Riverside Deputy Building Official, or designee.	Prior to the approval of grading and/or building permits.	<input type="checkbox"/>



**Table 6.A: Mitigation and Monitoring Reporting Program**

Draft IS/MND Mitigation Measure, Regulatory Compliance Measures, or Standard Conditions	Responsible Party/ Approving Agency	Timing for Mitigation Measure	Tracking
<ul style="list-style-type: none"> <li>Excavations will be required to remove undocumented fill and a portion of natural soils within the proposed building pads.</li> <li>In areas to receive pavements and hardscape, it is recommended that the upper 1 foot be removed and replaced as properly compacted fill to provide uniform support. In addition, prior to placement of fill the subgrade should be scarified, moisture conditioned, and compacted.</li> </ul> <p>This condition shall be implemented to the satisfaction of the County of Riverside Deputy Building Official or designee.</p>			
<p><b>MM PAL-1</b> Prior to ground-disturbing activities, a qualified professional paleontologist who meets the standards set by the Society of Vertebrate Paleontology (SVP) shall be retained to develop and implement a Paleontological Resources Impact Mitigation Program (PRIMP) for this project. The PRIMP shall be reviewed and approved by the County of Riverside (County). The PRIMP shall adhere to the performance standards and practices from the SVP Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources. These procedures shall include the methods that will be used to protect unique paleontological resources in the event of an unanticipated discovery within the project site, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of ground disturbance.</p>	<p>Qualified Paleontologist / Director of Riverside County Facilities Management, or designee</p>	<p>Prior to ground- disturbing activities.</p>	<p><input type="checkbox"/></p>
<p><b>MM PAL-2</b> Ground-disturbing activities in deposits with high paleontological sensitivity (i.e., Very Old Alluvial Fan Deposits) shall be monitored by a qualified paleontological monitor following the PRIMP. No monitoring is required for excavation in deposits with no paleontological sensitivity (i.e., Artificial Fill). If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction in a 50-foot radius of the find in order to assess its significance. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and the paleontologist or paleontological monitor contacted to assess the find for scientific significance. If determined to be scientifically significant, the fossil shall be collected from the field. The qualified paleontological monitor shall follow the SVP's 2010 Standard procedures for the assessment and mitigation of adverse impacts to paleontological resources if the resource requires salvage.</p>	<p>Qualified Paleontologist / Director of Riverside County Facilities Management, or designee</p>	<p>During ground- disturbing activities.</p>	<p><input type="checkbox"/></p>



**Table 6.A: Mitigation and Monitoring Reporting Program**

Draft IS/MND Mitigation Measure, Regulatory Compliance Measures, or Standard Conditions	Responsible Party/ Approving Agency	Timing for Mitigation Measure	Tracking
<b>MM PAL-3</b> Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, catalogued, and curated into the permanent collections of a museum repository. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program.	Qualified Paleontologist/ Director of Riverside County Facilities Management, or designee	Conclusion of the monitoring program.	<input type="checkbox"/>
<b>4.8: Greenhouse Gas Emissions</b>			
The proposed project would not result in any significant adverse impacts related to greenhouse gas emissions. No mitigation is required.			
<b>4.9: Hazards and Hazardous Materials</b>			
<b>MM HAZ-1</b> The Contractor shall provide evidence to the County of Riverside for review and approval that the proposed project would implement the recommendations cited in the Phase I Environmental Site Assessment (ESA) prepared for the project site (Appendix F-1 of this document) as necessary. Recommendations include the following: <ul style="list-style-type: none"> <li>• Implement a soil management plan to ensure that if the gasoline UST and/or petroleum impacted soils are encountered during construction of the proposed project, they are handled in accordance with State and local regulations.</li> <li>• If the former residential septic system is discovered during construction of the proposed project, it should be abandoned in accordance with State and local regulations.</li> </ul> This measure shall be implemented to the satisfaction of the County of Riverside Deputy Building Official or designee.	Construction Contractor/ County of Riverside Deputy Building Official, or designee.	Prior to the approval of grading and/or building permits.	<input type="checkbox"/>
<b>4.10: Hydrology and Water Quality</b>			
<b>RCM HYD-1</b> Prior to the commencement of any land-disturbing activities, the Construction Contractor shall obtain coverage under the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order No. 2022-0057-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit). This shall include submission of Permit Registration Documents (PRDs), including a Notice of Intent for coverage under the permit to the SWRCB via the Stormwater Multiple Application and Report Tracking System (SMARTs). The Project Applicant shall provide the Waste Discharge Identification Number (WDID) to the Planning Manager of the Riverside County Planning Department or designee, to demonstrate proof of coverage under the Construction General Permit. Project construction shall not be initiated until a WDID is received from the SWRCB and is provided to the County of Riverside (County), or designee.	Construction Contractor/ Director of Riverside County Facilities Management, or designee	Prior to the commencement of any land-disturbing activities.	<input type="checkbox"/>



**Table 6.A: Mitigation and Monitoring Reporting Program**

Draft IS/MND Mitigation Measure, Regulatory Compliance Measures, or Standard Conditions	Responsible Party/ Approving Agency	Timing for Mitigation Measure	Tracking
<p>A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared by a Qualified SWPPP Developer in accordance with the requirements of the Construction General Permit. These include: BMPs for erosion and sediment control, site management/housekeeping/waste management, management of non-stormwater discharges, run-on and runoff controls, and BMP inspection/maintenance/repair activities. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association’s Stormwater Best Management Handbook: Construction.</p> <p>The SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations, and as appropriate (depending on the Risk Level), sampling of the site effluent and receiving waters. A Qualified SWPPP Practitioner shall be responsible for implementing the BMPs at the site and performing all required monitoring and inspection/maintenance/repair activities.</p> <p>Upon completion of construction and stabilization of the site, a Notice of Termination shall be submitted via SMARTs.</p>			
<p><b>RCM HYD-2</b> During construction activities, the Construction Contractor shall implement BMPs to prevent or reduce the discharge of pollutants directly or indirectly into waters of the United States consistent with the requirements of Riverside County Ordinance No. 754.</p>	<p>Construction Contractor/ Director of Riverside County Facilities Management, or designee</p>	<p>During construction activities.</p>	<p><input type="checkbox"/></p>
<p><b>RCM HYD-3</b> Prior to issuance of a grading permit, the Applicant shall submit a Final Water Quality Management Plan (WQMP) to the County for review and approval. The project shall implement project design features identified in the Final WQMP. The Final WQMP shall demonstrate that any proposed on-site development plan includes Best Management Practices (BMPs) for Source Control, Pollution Prevention, Site Design, Low Impact Development (LID) implementation, and Structural Treatment Control. BMPs shall be designed and implemented to address 303(d) listed pollutants and retain the project site’s minimum design capture volume and hydromodification volume to ensure that post-development stormwater runoff volume or time of concentration does not exceed pre-development stormwater runoff by more than 10 percent of the 2-year peak flow in accordance with the Santa Ana Regional Water Quality Control Board Order No. R8-2010-0033, NPDES Permit No. CAS618033, as amended by Order No. R8-2013-0024 (Municipal Separate Storm Sewer System [MS4] Permit. The proposed LID BMPs specified in the Final WQMP shall be incorporated into the grading and development plans submitted to</p>	<p>Applicant / Director of Riverside County Facilities Management, or designee</p>	<p>Prior to issuance of a grading permit.</p>	<p><input type="checkbox"/></p>





**Table 6.A: Mitigation and Monitoring Reporting Program**

Draft IS/MND Mitigation Measure, Regulatory Compliance Measures, or Standard Conditions	Responsible Party/ Approving Agency	Timing for Mitigation Measure	Tracking
the County for review and approval. Periodic maintenance of any required BMPs and landscaped areas during project occupancy and operation shall be in accordance with the schedule outlined in the Final WQMP.			
<b>RCM HYD-4</b> Prior to the commencement of any operational business activities, the Applicant shall register with the County’s Business Storm Water Compliance Program for stormwater compliance, pursuant to Riverside County Ordinance No. 857.	Applicant / Director of Riverside County Facilities Management, or designee	Prior to issuance of a grading permit.	<input type="checkbox"/>
<b>4.11: Land Use and Planning</b>			
The proposed project would not result in any significant adverse impacts related to land use and planning. No mitigation is required.			
<b>4.12 Mineral Resources</b>			
The proposed project would not result in any significant adverse impacts related to mineral resources. No mitigation is required.			
<b>4.13: Noise</b>			
The proposed project would not result in any significant adverse impacts related to noise. No mitigation is required.			
<b>4.14: Population and Housing</b>			
The proposed project would not result in any significant adverse impacts related to population and housing. No mitigation is required.			
<b>4.15: Public Services</b>			
The proposed project would not result in any significant adverse impacts related to public services. No mitigation is required.			
<b>4.16: Recreation</b>			
The proposed project would not result in any significant adverse impacts related to recreation. No mitigation is required.			
<b>4.17: Transportation</b>			
<b>SC TRA-1</b> During construction activities that would temporarily restrict vehicular traffic (e.g., lane closures or partial lane closures) would be required to implement adequate and appropriate measures consistent with County of Riverside (County) requirements to facilitate the passage of persons and vehicles through/around any required road closures. Standard traffic control devices consistent with County requirements include, but are not limited to, warning signs, warning lights, and flaggers. These measures would be utilized as applicable to minimize obstructions and ensure the safe passage of emergency vehicles as necessary for the purposes of coordinating efforts during local, State, and/or federal emergency events, including response to hazardous materials incidents.	Construction Contractor / Director of Riverside County Facilities Management, or designee	During construction activities that would temporarily restrict vehicular traffic.	<input type="checkbox"/>
<b>4.18: Tribal Cultural Resources</b>			
<b>MM TCR-1</b> Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all grading and trenching activities that may impact native soils on the project site. The Project Archaeologist shall have the authority to temporarily halt and redirect earthmoving activities within a minimum of 100 feet of the affected area in the event that suspected archaeological resources are unearthed during project construction. The project archeologist and the Consulting Tribes shall attend a pre-	Project Archaeologist / Consulting Tribe(s)	Prior to the issuance of grading permits.	<input type="checkbox"/>



**Table 6.A: Mitigation and Monitoring Reporting Program**

Draft IS/MND Mitigation Measure, Regulatory Compliance Measures, or Standard Conditions	Responsible Party/ Approving Agency	Timing for Mitigation Measure	Tracking
<p>grading meeting with the County, the construction manager, and any contractors, and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The training will include: (a) a brief review of the cultural sensitivity of the project and the surrounding area; (b) what resources could potentially be identified during earthmoving activities; (c) the requirements of the monitoring program; (d) the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the project following the initial training must take the Cultural Sensitivity Training prior to beginning work, and the Project Archaeologist and Consulting Tribe shall make themselves available to provide the training on an as-needed basis.</p>			
<p><b>MM TCR-2</b> Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Indians (Pechanga) for tribal monitoring. The County of Riverside (County) is also required to provide a minimum of 30 days advance notice to Pechanga of all grading and trenching activities that may impact native soils. The Pechanga Tribal Representatives shall have the authority to temporarily halt and redirect earthmoving activities within a minimum of 100 feet of the affected area in the event that suspected archaeological resources are unearthed during project construction. Upon discovery of in situ archaeological resources, the parties shall promptly meet and confer, limit the closure area to the smallest reasonable area (including the possibility of reducing the stop-work radius to 50 feet after initial evaluation), and engage in good faith collaboration to execute the protocols outlined in the Cultural Resource Monitoring Plan (CRMP) for handling such unearthed resources.</p>	<p>Developer / Pechanga Tribal Representatives</p>	<p>Prior to the issuance of a grading permit.</p>	<p><input type="checkbox"/></p>
<p><b>MM TCR-3</b> Prior to the issuance of the grading permit, a CRMP is to be developed and provided to the Consulting Tribe for review. The Project Archaeologist, in consultation with the Consulting Tribe, the Contractor, and the County, shall develop a CRMP to address the details, timing, and responsibility of all activities on the project site that may impact archaeological and tribal cultural resources. A Consulting Tribe is defined as a Tribe that initiated the Assembly Bill (AB) 52 tribal consultation process for the project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the County as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include:</p> <p>a) Project description and location; b) Project grading and development scheduling;</p>	<p>Project Archaeologist / Consulting Tribe(s)</p>	<p>Prior to the issuance of the grading permit.</p>	<p><input type="checkbox"/></p>



**Table 6.A: Mitigation and Monitoring Reporting Program**

Draft IS/MND Mitigation Measure, Regulatory Compliance Measures, or Standard Conditions	Responsible Party/ Approving Agency	Timing for Mitigation Measure	Tracking
<ul style="list-style-type: none"> <li>c) Roles and responsibilities of individuals on the Project;</li> <li>d) The pre-grading meeting and Cultural Resources Worker Sensitivity Training details;</li> <li>e) The protocols and stipulations that the contractor, County, Consulting Tribe (s) And Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resource’s evaluation;</li> <li>f) The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items;</li> <li>g) Contact information of relevant individuals for the Project.</li> </ul>			
<p><b>MM TCR-4</b> The County shall verify that the following note is included on the Grading Plan:</p> <p>“If any suspected archaeological resources are discovered during ground–disturbing activities and the Project Archaeologist or Pechanga Tribal Representative are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Pechanga Tribal Representative to the site to assess the significance of the find.”</p>	Applicant / Director of Riverside County Facilities Management, or designee	Prior to the issuance of the grading permit.	<input type="checkbox"/>
<p><b>MM TCR-5</b> If during ground-disturbance activities, unanticipated unique archaeological resources are inadvertently discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. This mitigation shall apply to inadvertent discoveries of resources, including those with multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Consulting Tribe.</p> <ul style="list-style-type: none"> <li>a. All ground disturbance activities within 100 feet of the discovered resources shall be halted until a meeting is convened between the Developer, the Project Archaeologist, the Pechanga Tribal Representative, and the County of Riverside Facilities Management to discuss the significance of the find.</li> <li>b. At the meeting, the significance of the discover(ies) shall be discussed and after consultation with the Pechanga Tribal Representative and the Project Archaeologist, a decision shall be made, with the concurrence of the County of Riverside, as to the appropriate process (documentation, recovery, avoidance, etc.) for the resources, including whether the stop-work radius from the discovered resource can be reduced to 50 feet.</li> </ul>	Construction Contractor and Project Archaeologist / Consulting Tribe(s)	During all ground-disturbing activities.	<input type="checkbox"/>



**Table 6.A: Mitigation and Monitoring Reporting Program**

Draft IS/MND Mitigation Measure, Regulatory Compliance Measures, or Standard Conditions	Responsible Party/ Approving Agency	Timing for Mitigation Measure	Tracking
<p>c. Further ground disturbance, including but not limited to, grading and trenching, shall not resume within the determined stop-work radius area of the discovery until the protocols for handling the resources has been established by all parties pursuant to the CRMP. Work shall be allowed to continue outside of the stop-work radius area and shall be monitored by Pechanga Tribal Monitors, if needed.</p> <p>d. Treatment and avoidance protocols for the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with Pechanga. These protocols may include avoidance of the resources through project design, in-place preservation of resources located in native soils and/or re-burial on the Project site with procedures so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition/Mitigation Measures.</p> <p>e. If the find is determined to be unique and significant and avoidance of the area cannot be feasibly achieved, a Phase III data recovery plan shall be prepared by the Project Archeologist, in consultation with the Consulting Tribe, and shall be submitted to the County for their review and approval prior to implementation of the said plan.</p> <p>f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the Developer, Project Archeologist and the Consulting Tribe cannot agree on the significance of or the treatment for the archaeological or cultural resources, these issues shall be presented to the County of Riverside for decision. The County of Riverside shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the Project Archeologist and shall consider the cultural and religious principles and practices of the Consulting Tribe. Notwithstanding any other rights available under the law, the decision of the County of Riverside shall be appealable to the County Board of Supervisors. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment finding.</p>			
<p><b>MM TCR 6</b> In the event that Native American tribal cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p>	<p>Construction Contractor, Qualified Archaeologist, and Pechanga Tribal Representatives /</p>	<p>During grading activities.</p>	<p><input type="checkbox"/></p>



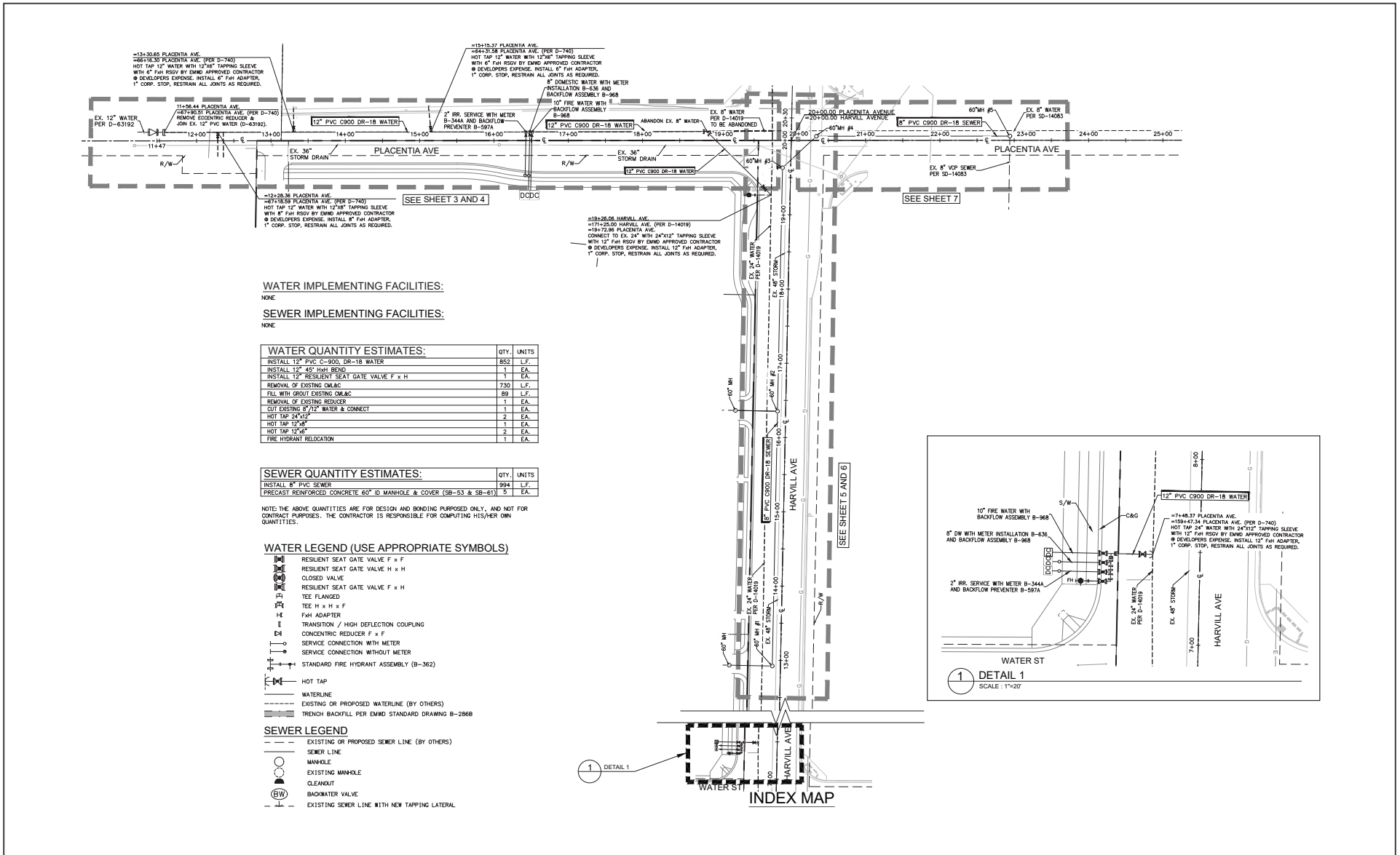
**Table 6.A: Mitigation and Monitoring Reporting Program**

Draft IS/MND Mitigation Measure, Regulatory Compliance Measures, or Standard Conditions	Responsible Party/ Approving Agency	Timing for Mitigation Measure	Tracking
<p>a. One or more of the following treatments, in order of preference, shall be employed with Pechanga. Evidence that these procedures have been followed shall be provided to the County of Riverside:</p> <ol style="list-style-type: none"> <li>1. <b>Preservation in place of the tribal cultural resources, if feasible.</b> 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.</li> <li>2. <b>Reburial of the resources on the project property.</b> The measures for reburial shall include, at least, measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods, and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to Public Records Request.</li> <li>3. <b>If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines.</b> The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment finding.</li> </ol>	<p>Director of Riverside County Facilities Management, or designee</p>		



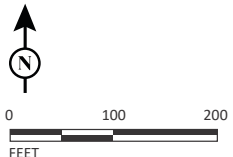
**Table 6.A: Mitigation and Monitoring Reporting Program**

Draft IS/MND Mitigation Measure, Regulatory Compliance Measures, or Standard Conditions	Responsible Party/ Approving Agency	Timing for Mitigation Measure	Tracking
<b>MM TCR-7</b> If human remains are discovered, no further disturbance shall occur within a minimum of 100 feet of the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California NAHC shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the Most Likely Descendant (MLD). The MLD shall then make recommendations and engage in consultations concerning the treatment of the remains (Calif. Pub. Res. Code § 5097.98). (GP Objective 23.3, CEQA).	Construction Contractor and County Coroner / Director of Riverside County Facilities Management, or designee	During construction.	<input type="checkbox"/>
<b>MM TCR-8</b> It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254(r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254(r).	County Coroner / Director of Riverside County Facilities Management, or designee	During and after reburial activities.	<input type="checkbox"/>
<b>MM TCR-9</b> Upon completion of ground-disturbing activities that impact native soils, the Project Archeologist shall submit two (2) copies of the Phase IV Cultural Resources Monitoring Report that complies with County of Riverside requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. Portions of the Phase IV Report may be confidential. The County shall review the reports to determine adequate treatment compliance. Provided the reports are adequate, the County shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside, and one (1) copy shall be submitted to the Pechanga Cultural Resources Department.	Project Archeologist / Director of Riverside County Facilities Management, or designee	Upon completion of ground-disturbing activities that impact native soils.	<input type="checkbox"/>
<b>4.19: Utilities and Service Systems</b>			
The proposed project would not result in any significant adverse impacts related to utilities and service systems. No mitigation is required.			
<b>4.19: Wildfire</b>			
The proposed project would not result in any significant adverse impacts related to wildfire. No mitigation is required.			



LSA

FIGURE 2-6



SOURCE: Kimley Horn

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Mead Valley Wellness Village  
Utility Improvements



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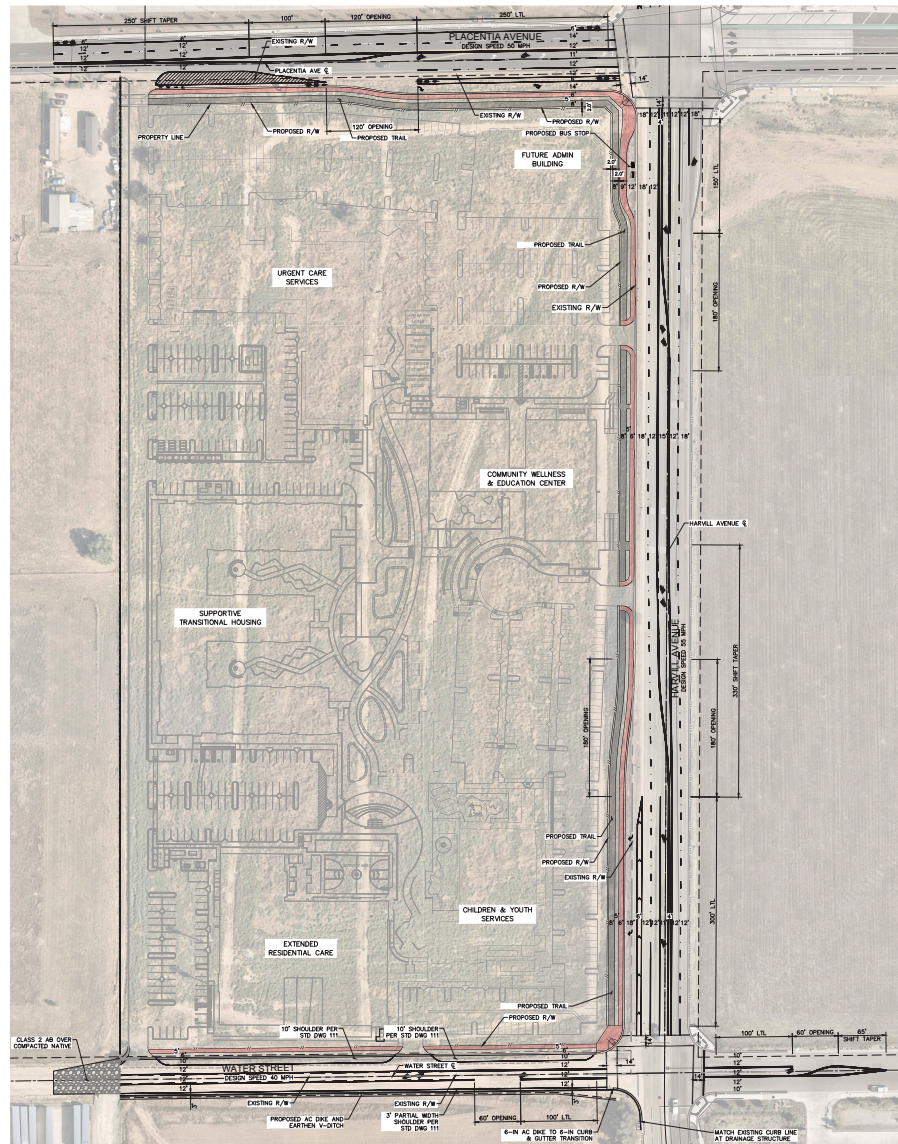


**LEGEND**

-  ROAD CENTERLINE
-  PROPOSED PROPERTY LINE
-  PROPOSED SIDEWALK
-  EXISTING PROPERTY LINE
-  PROPOSED CURB
-  PROPOSED LANES
-  PROPOSED PAINTED MEDIANS
-  PROPOSED TRAIL
-  INSTALL 1FT CLASS 2AB OVER COMPACTED NATIVE (3322 SF)

**ROADWAY CLASSIFICATIONS**

1. PLACENTIA AVENUE - SECONDARY HIGHWAY
2. HARVILL AVENUE - MAJOR HIGHWAY
3. WATER STREET - INDUSTRIAL COLLECTOR



**LSA**

FIGURE 2-7



SOURCE: Boulder Associates

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Mead Valley Wellness Village  
Roadway Improvements



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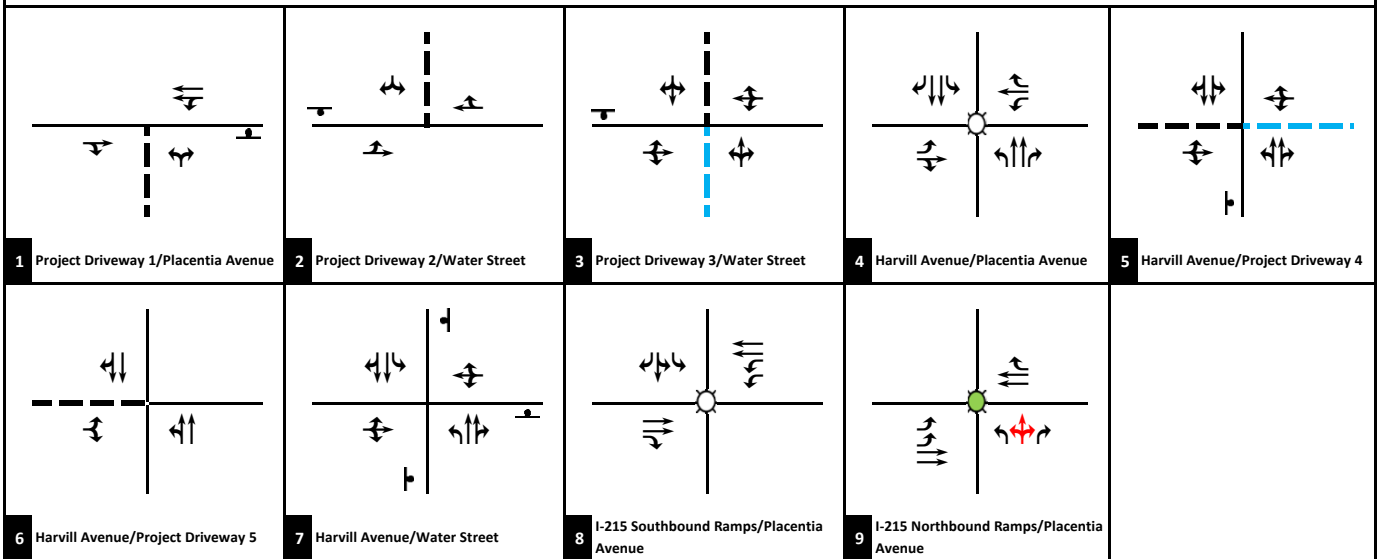
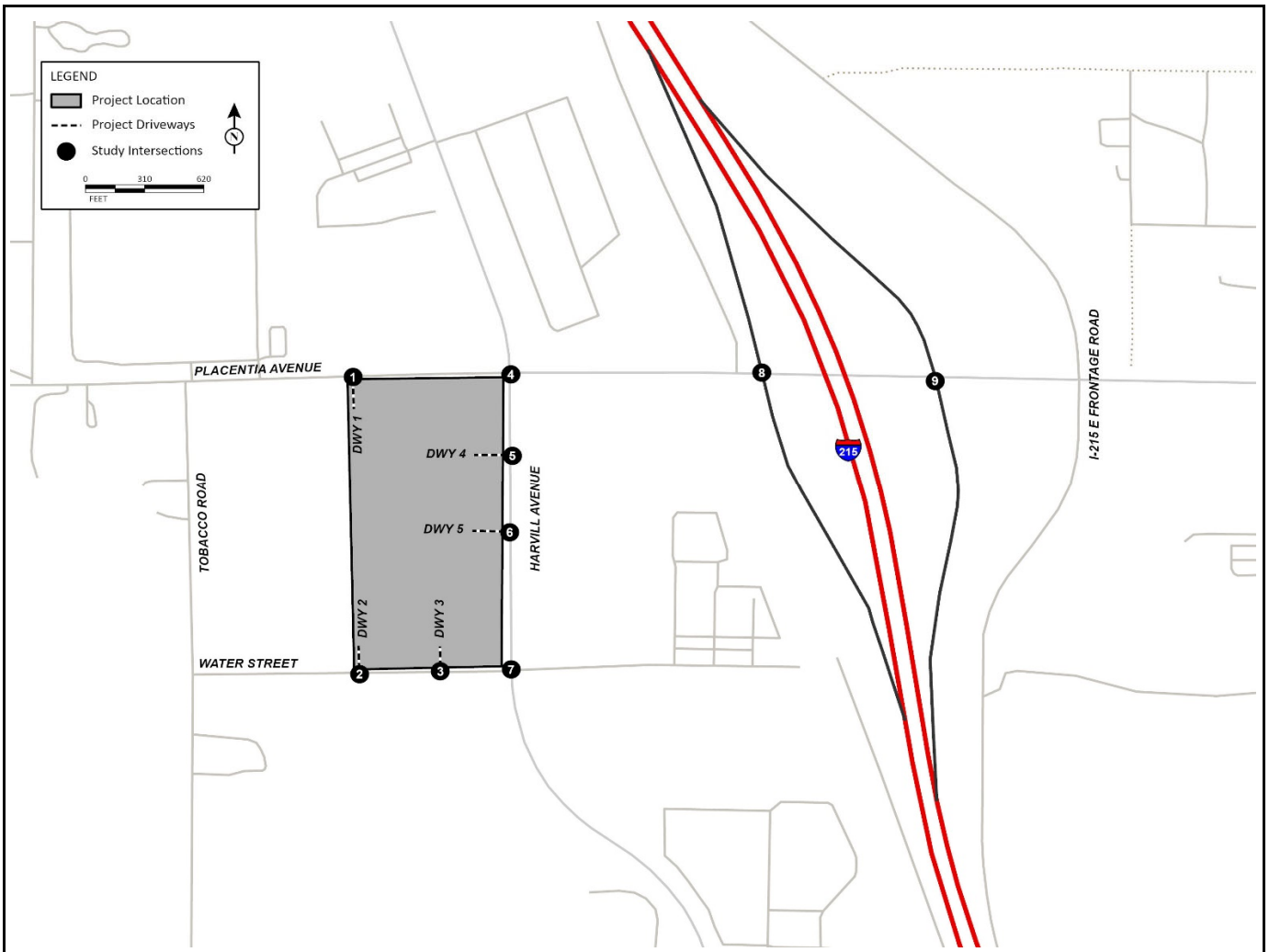


FIGURE 2-8



Recommended Improvements in all Scenarios

Legend

Optimized Signal Timing in Cumulative Scenario

Signal

D De-Facto Right Turn -- Project Driveways

Stop Sign

F Free Right Turn -- Future Driveways

Mead Valley Wellness Village Project

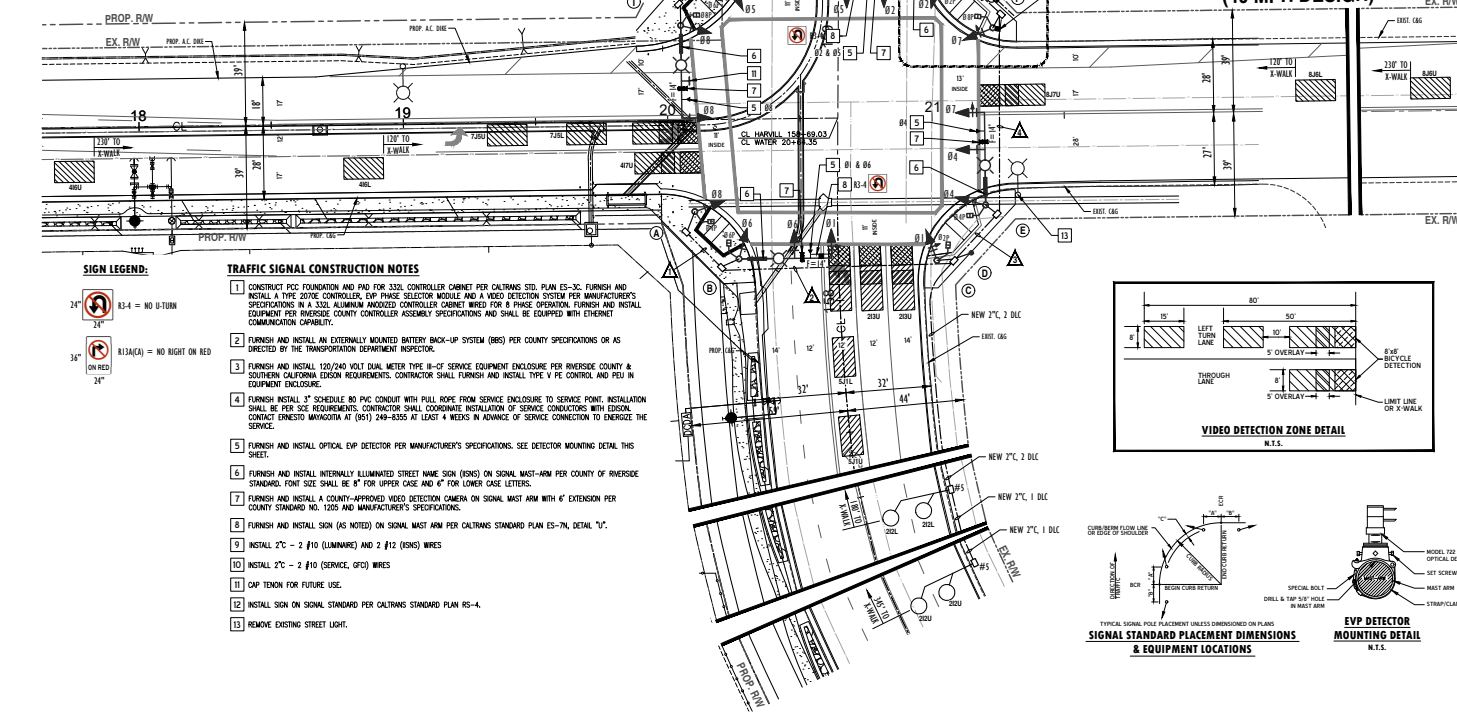
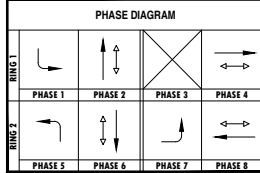
Plus Project with Improvements Study Intersection Geometrics and Traffic Control



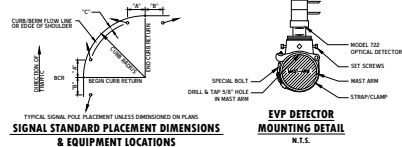
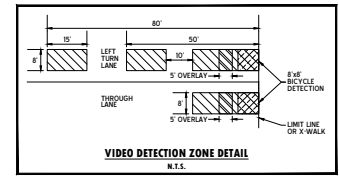
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POLE SCHEDULE															
NO.	TYPE	HEIGHT	SIG. W.A.	MIN. W.A.	L.E.D.	VEHICLE	MAST ARM	PEDESTRIAN A	PHASE	QUAD.	A	B	C	I.I.S.N.S. ●	REMARKS
1A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	E	13'	-	-	-	-
2A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	N	10'	-	-	-	Water
3A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	W	10'	-	-	-	Water
4A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	S	10'	-	-	-	Water
5A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	E	13'	-	-	-	Water
6A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	N	10'	-	-	-	Water
7A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	W	10'	-	-	-	Water
8A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	S	10'	-	-	-	Water
9A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	E	13'	-	-	-	Water
10A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	N	10'	-	-	-	Water
11A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	W	10'	-	-	-	Water
12A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	S	10'	-	-	-	Water
13A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	E	13'	-	-	-	Water
14A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	N	10'	-	-	-	Water
15A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	W	10'	-	-	-	Water
16A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	S	10'	-	-	-	Water
17A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	E	13'	-	-	-	Water
18A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	N	10'	-	-	-	Water
19A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	W	10'	-	-	-	Water
20A	1A	10'	-	-	-	10-1.1	2.000	SP-1.1	4	S	10'	-	-	-	Water

EXACT POLE LOCATIONS TO BE DETERMINED BY ENGINEER IN THE FIELD.  
 POTHOLES POLE FOUNDATION LOCATIONS PRIOR TO ORDERING POLES.  
 ALL EQUIPMENT SHALL BE NEW.  
 ▲ PEDESTRIAN SIGNAL FACES SHALL BE METAL TYPE "2" COUNT DOWN INDICATORS WITH L.E.D. MODULES.  
 ■ PEDESTRIAN PUSH BUTTONS SHALL BE TYPE "B" ADA BUTTONS.  
 ● L.S.A.S. SHALL BE EDGE LIT L.E.D. STREET NAME SIGNS. SEE CONSTRUCTION NOTE 7.  
 ● NEW LED STREET LIGHTS.  
 71W = GE ENVOLE MODEL # ENL100R3140AGRAL  
 82W = GE ENVOLE MODEL # ENL100V3140AGRAL

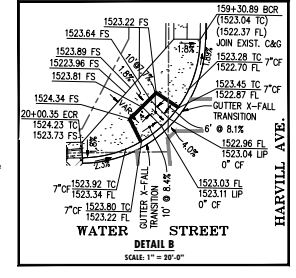
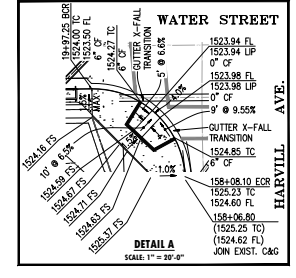


- TRAFFIC SIGNAL CONSTRUCTION NOTES**
- CONSTRUCT PCC FOUNDATION AND PAD FOR 3200 CONTROLLER CABINET PER CALTRANS STD. PLAN ES-70. FURNISH AND INSTALL A TYPE 200E CONTROLLER, EVP PHASE SELECTOR MODULE AND A VIDEO DETECTION SYSTEM PER MANUFACTURER'S SPECIFICATIONS IN A 300 ALUMINUM ANODIZED CONTROLLER CABINET W/ 6 PHASE OPERATING. FURNISH AND INSTALL EQUIPMENT PER RIVERSIDE COUNTY CONTROLLER ASSEMBLY SPECIFICATIONS AND SHALL BE EQUIPPED WITH ETHERNET.
  - FURNISH AND INSTALL AN EXTERNALLY MOUNTED BATTERY BACK-UP SYSTEM (BBS) PER COUNTY SPECIFICATIONS OR AS DIRECTED BY THE TRANSPORTATION DEPARTMENT INSPECTOR.
  - FURNISH AND INSTALL 120/240 VOLT DUAL METER TYPE 8-CF SERVICE EQUIPMENT ENCLOSURE PER RIVERSIDE COUNTY & SOUTHERN CALIFORNIA Edison REQUIREMENTS. CONTRACTOR SHALL FURNISH AND INSTALL TYPE V PE CONTROL AND PEU IN EQUIPMENT ENCLOSURE.
  - FURNISH AND INSTALL 1" SCHEDULE 40 PVC CONDUIT WITH PULL ROPES FROM SERVICE ENCLOSURE TO SERVICE POINT. INSTALLATION SHALL BE PER SCE REQUIREMENTS. CONTRACTOR SHALL COORDINATE INSTALLATION OF SERVICE CONDUCTORS WITH EDISON. CONTACT ERNESTO MARAGONA AT (951) 249-8325 AT LEAST 4 WEEKS IN ADVANCE OF SERVICE CONNECTION TO ENERGIZE THE SERVICE.
  - FURNISH AND INSTALL OPTICAL EVP DETECTOR PER MANUFACTURER'S SPECIFICATIONS. SEE DETECTOR MOUNTING DETAIL. THIS SHEET.
  - FURNISH AND INSTALL INTERNALLY ILLUMINATED STREET NAME SIGN (SINS) ON SIGNAL MAST-ARM PER COUNTY OF RIVERSIDE STANDARD. FONT SIZE SHALL BE 8" FOR UPPER CASE AND 6" FOR LOWER CASE LETTERS.
  - FURNISH AND INSTALL A COUNTY-APPROVED VIDEO DETECTION CAMERA ON SIGNAL MAST ARM WITH 6" EXTENSION PER COUNTY STANDARD NO. 1029 AND MANUFACTURER'S SPECIFICATIONS.
  - FURNISH AND INSTALL SIGN (AS NOTED) ON SIGNAL MAST ARM PER CALTRANS STANDARD PLAN ES-70, DETAIL "C".
  - INSTALL 2" - 2 #10 (LUMINAIRE) AND 2 #12 (SINS) WIRES
  - INSTALL 2" - 2 #10 (SERVICE, GFD) WIRES
  - CAP TENDON FOR FUTURE USE.
  - INSTALL SIGN ON SIGNAL STANDARD PER CALTRANS STANDARD PLAN RS-4.
  - REMOVE EXISTING STREET LIGHT.

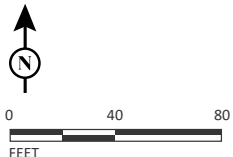


CONDUCTOR SCHEDULE												
AWG SIZE OR CABLE TYPE	POLE OR CIRCUIT	A	B	C	D	E	F	G	H	I	J	K
12 CONDUCTOR	POLE-A											
	B											
	C											
	D											
	E											
CONDUCTOR	TOTAL											
	#12 I.I.S.N.S.	2	2	2	2	2	2	2	2	2	2	2
#10 LUMINAIRES		2	2	2	2	2	2	2	2	2	2	
#8 GROUND		1	1	1	1	1	1	1	1	1	1	1
TYPE "B" D/C 2 #16	#4	-	-	-	-	-	-	-	-	-	-	-
	#8	-	-	-	-	-	-	-	-	-	-	-
TOTAL		2	2	2	2	2	2	2	2	2	2	2
VIDEO (C&A)	#3 #16 CAMERA POWER CABLE	1	1	2	2	4	4	1	1	1	1	1
	EVP CABLE	1	1	2	2	4	4	1	1	1	1	1
CONDUIT SIZE	3"	4"	3"	4"	4"	4"	4"	4"	4"	4"	4"	3"
	5"	9"	21"	17"	20"	16"	10"	10"	10"	10"	10"	10"
% FILLS		5	9	21	17	20	16	10	10	10	10	10

ALL CABLES, CONDUCTORS, AND CONDUIT SHALL BE NEW.



LSA



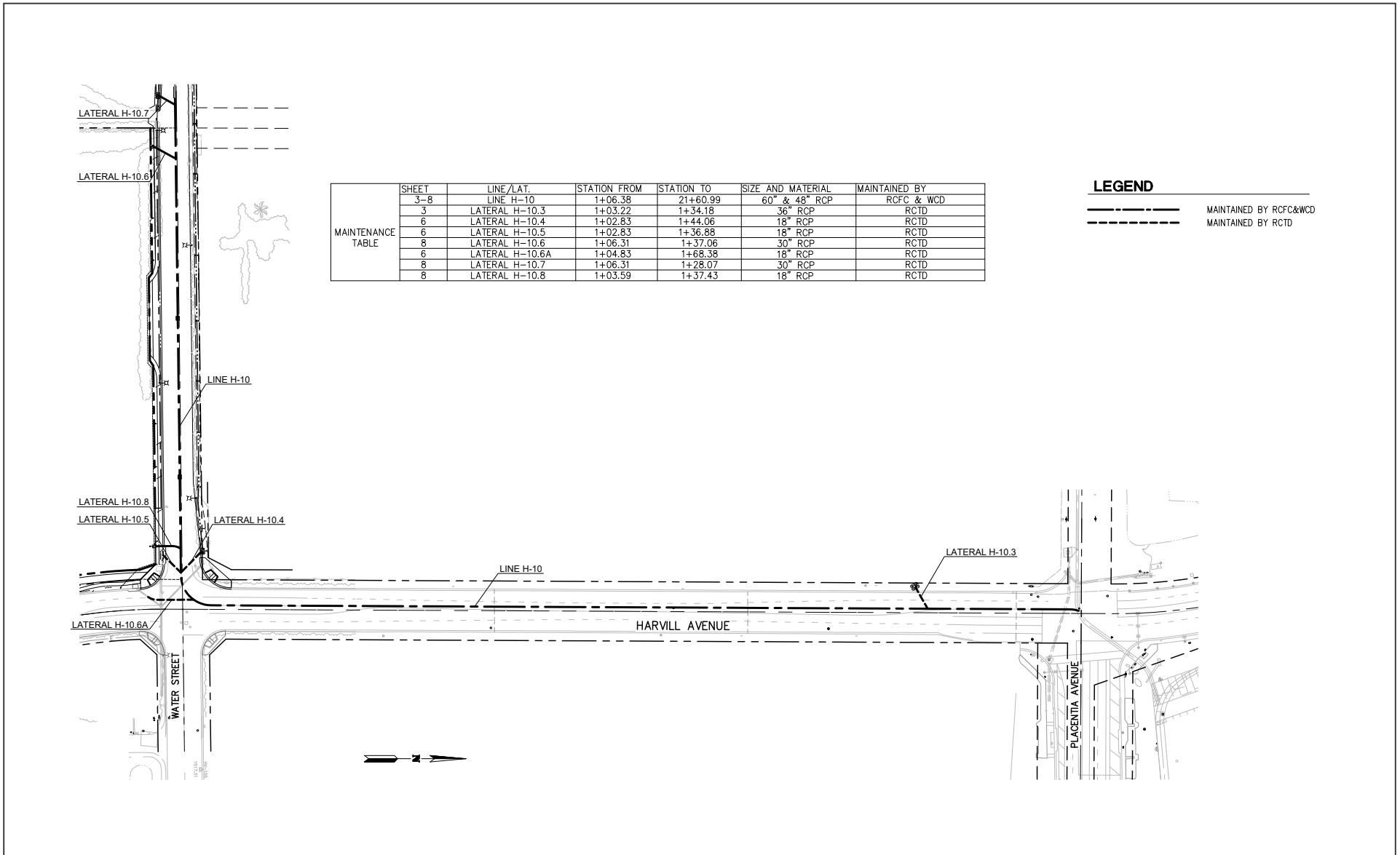
SOURCE: Urban Crossroads

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FIGURE 2-9

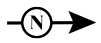


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LSA

FIGURE 2-10



NO SCALE

SOURCE: Huitt Zollers

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## APPENDIX A

# DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



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