

Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration

Application for Plot Plan Approval

Jordon Outreach Ministries

Prepared for:

Lead Agency:

Riverside County Planning Department
Palm Desert Office
77588 El Duna Ct, Suite H
Palm Desert, CA 92211
Phone: (760) 863-8277



TRANSPORTATION AND
LAND MANAGEMENT AGENCY

Prepared by:

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Palm Desert, CA 92211



June 2023



Introduction/Overview

Environmental Initial Study/Mitigated Negative Declaration Overview

Project Title: Church Training Center Plot Plan

Case No: Plot Plan No. 200025

Lead Agency Riverside Co. Planning Department
Palm Desert Office
77588 El Duna Ct, Suite H
Palm Desert, CA 92211
Phone: (760) 863-8277

Contact Person David Turner
(760) 360-4200

Sponsor's Name Jordon Outreach Ministries
And Address: P.O. Box 818
Thermal, CA 92274

Project Location: SWC Van Buren Street & 54th Avenue
APN: 780-330-004

Project Description: Plot Plan Approval for 10-acre Church Training Center

General Plan

Designations: CR (Commercial Retail)

Zoning

Classifications: CPS (Scenic Highway Commercial)

Onsite and Surrounding

Land Uses/Setting: The Project site is graded flat land surrounded by farmlands and roads with no improvements and no business activity taking place.

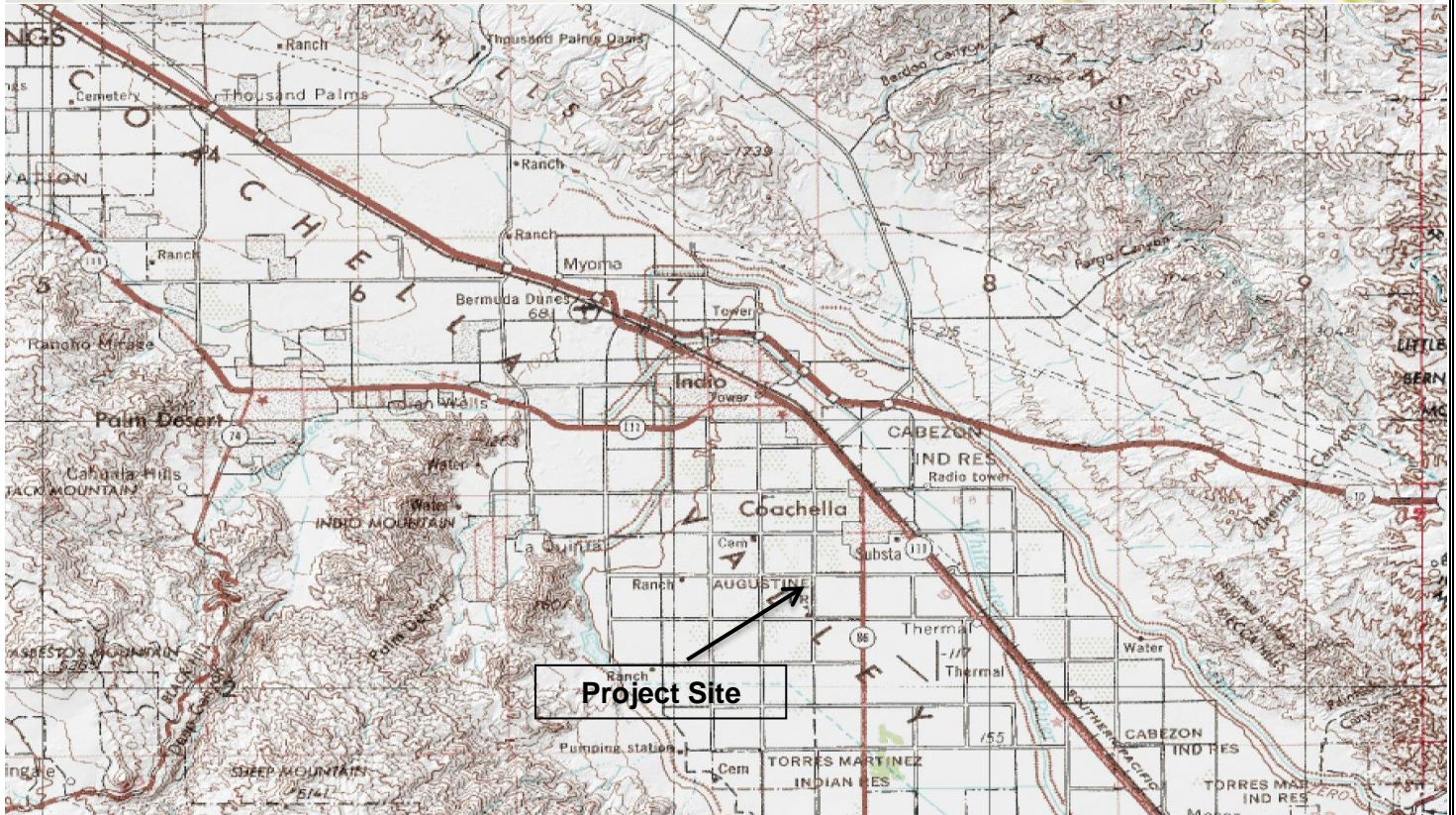
North: 54th Avenue with farmland beyond.

South: South of the Target Property is farmland.

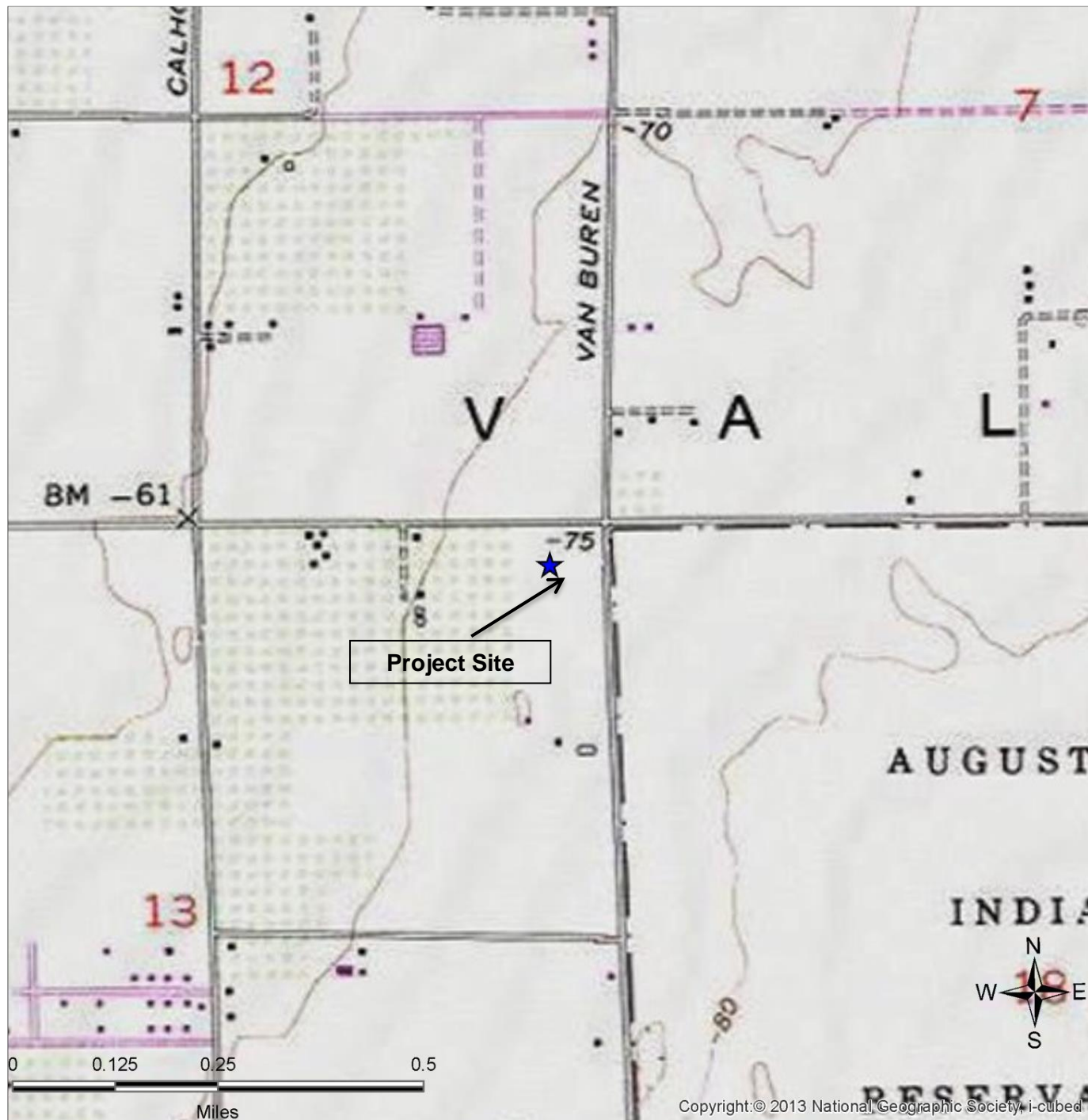
East: East of the Target Property is Van Buren Street with Tribal Reservation & casino beyond.

West: West of the Target Property is a date ranch.

Other Maps and Exhibits
Regional Map/Regional Topo



Topo Sheet



Site Aerial



Site Photographs



View South at NEC Target



View south along east P/L Target



View west along north P/L Target



View east from Target



View south along west P/L Target



View east on Target



View north on Target



View east along south P/L Target



View on Target



View at SWC Target



View on Target



View at SWC Target

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQA / EA) Number:
Project Case Type (s) and Number(s): Plot Plan No. 200025
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person:
Telephone Number:
Applicant's Name: Jordon Outreach Ministries
Applicant's Address: P.O. Box 818
Thermal, CA 92274

I. PROJECT INFORMATION

Project Description:

Plot Plan Approval for 10-acre Church Training Center designed for 10 employees and up to 30 weekend trainees and including a 17,600 sq. ft. distribution center, 3,200 sq. ft. maintenance shop, 3,200 sq. ft. media center, 2,125 sq. ft. offices, 2,125 sq. ft. classrooms, 4,300 sq. ft. dormitories, 3,120 sq. ft. kitchen/dining room and 1,800 square foot parsonage.

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

B. Total Project Area:

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 10	Lots: 1	Sq. Ft. of Bldg. Area: 38,800	Est. No. of Employees: 10
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other: 0			

C. Assessor's Parcel No(s): 780-330-004

Street References: SWC Van Buren Street & 54th Avenue

D. Section, Township & Range Description or reference/attach a Legal Description:

The Target Property includes one (1) assessor's parcel totaling approximately 10 Acres adjacent to the NEC of Van Buren Street and 54th Avenue in the unincorporated community of Thermal, Riverside County California. The Target does not have a property address. Furthermore, the Target can be identified as 10.00 Acres in Portion of Parcel 1 PM 045/054 PM 9152, unincorporated community of Thermal.

E. Brief description of the existing environmental setting of the Project site and its surroundings:

The Target Property is located in the central area of the unincorporated community of Thermal in south-central Riverside County. The Target Property includes one (1) assessor's parcel totaling 10 Acres adjacent to the SWC of Van Buren Street and 54th Avenue. The Target Property is vacant undeveloped land with no improvements and no business activity taking place. There has been no use aside from farming which took place up to approximately 2011. Riverside County Building Department records indicate that no permits have ever been issued for the Target Property. The Target Property is fenced. Surrounding properties include farmland and roads. The Augustine Casino is across the street on the east side of Van Buren Street. The Jacqueline Cochran Airport is approximately one (1) mile to the southeast.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use:

The Project site is located within the Eastern Coachella Valley Plan (ECVP) of the County of Riverside's General Plan. The General Plan and ECVP designate the site for Commercial Retail (CRI) land use. Commercial Retail (CRI) The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community, and regional level, as well as for professional office and tourist-oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with surrounding land uses,

Specific Plans	NOT IN A SPECIFIC PLAN
Land Use Designations	Commercial Retail (CR)
General Plan Policy Overlays	Community Development Overlay (CDO)
Area Plan (RCIP)	Eastern Coachella Valley
General Plan Policy Areas	NOT IN A GENERAL PLAN POLICY AREA
Airport Influence Areas	JACQUELINE COCHRAN
Airport Compatibility Zones	JACQUELINE COCHRAN, ZONE E

2. Circulation: Scenic Corridors

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY

The proposed Project was reviewed for conformance with Riverside County Ordinance No. 461, "Road Improved Standards and Specifications" by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project meets all applicable circulation policies of the General Plan. In addition, transportation by clean energy vehicles is encouraged by mandatory compliance with CALGreen, which requires that some of the on-site parking spaces be equipped with electric vehicle (EV) charging stations and that bicycle parking be provided on the site.

3. Multipurpose Open Space:

No natural open space land is required to be preserved within the boundaries of this Project. The Project would be consistent with or otherwise would not conflict with the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP). The proposed Project meets all other applicable Multipurpose Open Space Element Policies. No riparian or other sensitive vegetation is located on the site and the site is not a wildlife corridor and is not located in a floodway or floodway fringe area. The site also does not contain agricultural resources, mineral resources, or any known significant cultural or paleontological resources. The site is located in a designated scenic corridor. The Project would not be a water-intensive use and the Project's landscaping plan complies with County Ordinance No. 859.3, "Water Efficient Landscape Requirements".

4. Safety:

The proposed Project allows for sufficient provision of emergency response services to the existing and future users of the Project through the Project's design. The proposed Project meets all other applicable Safety Element policies. The Project site is not located in a seismic fault rupture area, area subject to landslides or seiches. The Project site has a high potential for liquefaction. The site is also not located in a flood hazard area or wildfire hazard area. The Riverside County Airport Land Use Commission (ALUC) will review the Project for air hazard safety and Project consistency with the Jacqueline Cochran Airport Land Use Compatibility Plan subject to conditions of approval which the County will impose as conditions of approval on Plot Plan No. 200025.

5. Noise:

The proposed Project meets all applicable Noise Element policies and would not exceed Riverside County noise standards as concluded by the analysis contained herein. The Project's construction and operational activities are required to comply with the Riverside County Noise Ordinance found in County Code Section 9.52.020.

6. Housing:

No housing is proposed by this Project. The Project would not displace any existing housing. There are no significant adverse impacts to housing as a direct result of this Project.

7. Air Quality:

The proposed Project will be conditioned by Riverside County to control any fugitive dust during construction activities in accordance with the SCAQMD Rule 403. As concluded by the analysis contained herein, the proposed Project would not exceed the SCAQMD's regional emission significance threshold for any criteria pollutant during its operation; would not exceed the SCAQMD's significance thresholds for cancer and non-cancer health risks beyond thresholds of significance established by the SCAQMD; and would not create objectionable odors that affect sensitive receptors. The proposed Project is consistent with or otherwise would not conflict with all applicable Air Quality Element policies.

8. Healthy Communities:

The proposed Project would not result in any significant localized air quality impacts affecting nearby sensitive receptors (i.e., residential uses). The Project accommodates sidewalk connections which would encourage walking and other physical activity. The Project is designed to include a landscape buffer along the perimeter of the site and also includes a large, landscaped open area in the south one-half of the site. The Project site is not subject to severe natural hazards. The Project also would provide local jobs, which would assist the County in reducing the substantial out-of-county job commutes. The proposed Project is consistent with or otherwise would not conflict with all applicable policies of the Healthy Communities Element.

9. Environmental Justice (After Element is Adopted): Thermal-Oasis Environmental Justice Community

- B. General Plan Area Plan(s):** Vista Santa Rosa
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Commercial Retail
- E. Overlay(s), if any:** Community Development

F. Policy Area(s), if any: None

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Eastern Coachella Valley

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):**

North-54th Avenue and CR/MDR

South-MDR

East-Van Buren Street and CR

West-MDR

4. **Overlay(s), if any:** CDO

5. **Policy Area(s), if any:** None

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

I. Existing Zoning: CPS (Scenic Highway Commercial) LOWER COACHELLA VALLEY DIST

J. Proposed Zoning, if any: None

K. Adjacent and Surrounding Zoning:

North-54th Avenue and C-P-S

South-R-1

East-Van Buren Street and A-1-20 (Augustine Reservation)

West-R-1

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed Project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed Project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed Project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed Project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed Project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the Project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the Project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The Project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the Project on the environment, but the Project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

For: John Earle Hildebrand III
*TLMA Deputy Director - Interim
Planning Director*

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the Project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials ; California Department of Transportation (Caltrans) Scenic Highways and Designated and Eligible Routes (Caltrans, 2020); Caltrans California Scenic Highway Mapping System (Caltrans, n.d.); Riverside County General Plan Figure C-8 “Scenic Highways” (Riverside County, 2015a); Southern California Association of Governments (SCAG), U.S. Census Urbanized Areas - SCAG Region (SCAG, 2017); Riverside County Ordinance No. 348: Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside (Riverside County, 2019b)

Findings of Fact:

a) Less Than Significant Impact. The Project site is zoned CPS (Scenic Highway Commercial). According to the Riverside County General Plan Figure C-8, “Scenic Highways,” the Project site is located approximately 1.6 miles south of a Scenic Highway Corridor as designated on a “County Eligible Scenic Highway,” (I-10) and approximately 2.0 miles east of a Scenic Highway Corridor as designated “Non Designated” (Hwy 86). From the subject property, scenic views of the San Jacinto Mountains to the west, San Bernardino Mountains to the north and east, and views of the Santa Rosa Mountains to the south and west. The site is located on the valley floor and views of the

lower elevations of the mountains are still mostly visible in all directions. Also, full views of the middle and upper elevations of the mountains are visible in all directions.

The Project site is a currently vacant flat parcel and is bounded by agriculture and date palms on the south and west. The Project proposes to develop a single-story Church Training Center that will be placed back on the site with building elevations showing a roofline of 16.1 feet and maximum features of 18.1 feet. The Project building would not be taller than the structures in the Project vicinity. All views of the San Jacinto, San Bernardino Mountains and Santa Rosa Mountains will remain.

A PM10 Dust Mitigation Plan required during Project grading would also improve aesthetics during Project grading. The design of this proposed storage development will be compatible with the existing environmental and surrounding setting. Project implementation is not expected to result in adverse effects on the local scenic setting. With the construction of the proposed Project, views of surrounding mountains will remain, and impacts to scenic highway corridors will be less than significant.

b) Less Than Significant Impact. The Project site does not contain or is located near any scenic resources, such as trees, rock outcroppings, historic buildings or other features that could be damaged by Project implementation. Accordingly, the proposed development will not involve any form of structural demolition. As shown on Site Aerial Map and Photographs, under existing conditions, the Project site is vacant and undeveloped with the entire site graded flat.

The Project site is zoned CPS (Scenic Highway Commercial). According to the Riverside County General Plan Figure C-8, "Scenic Highways," the Project site is located approximately 1.6 miles south of a Scenic Highway Corridor as designated on a "County Eligible Scenic Highway," (I-10) and approximately 2.0 miles east of a Scenic Highway Corridor as designated "Non Designated" (Hwy 86). The Project buildings' potential obstructions to mountain views would be negligible. Buildings are placed toward the northeast portion of the Project site, adjacent to a date grove and south of 54th Avenue in the north-center. No Project building would be taller than the structures in the Project vicinity. Accordingly, the Project would not obstruct any mountain views in the corridor. All views of the San Jacinto, San Bernardino Mountains and Santa Rosa Mountains will remain. Impacts would be less than significant.

The Project would be constructed over a period of approximately 12 to 15 months. Heavy equipment would be used, which would be visible to the immediate surrounding areas during the temporary construction period. Construction activities are a common occurrence in the developing Coachella Valley region of southern California and are not considered to result in the creation of an aesthetically offensive site open to public view. Furthermore, except for the short-term use of cranes during building construction and lifts during the architectural coating phase, the construction equipment is expected to be low in height and not substantially visible to the surrounding area. All construction activities would be temporary in nature and all construction equipment would be removed from the Project site following completion of construction activities. For these reasons, temporary aesthetic effects during the Project's construction period would be less than significant. The Project would incorporate a number of design features to soften the visual prominence of the building from public viewing areas, including enhanced architectural treatments, walls, and landscaping. Therefore, due to the lack of public viewing locations on the Project site and the prominence of buildings in the surrounding area, as well as the design elements incorporated as part of the Project, the Project would not substantially damage scenic resources or obstruct any prominent scenic vista or view open to the public or result in the creation of an aesthetically offensive site open to public view. Impacts would be less than significant.

c) Less Than Significant Impact. According to mapping information provided from the SCAG, which is based on U.S. Census data for urbanized areas, the Project site is located within a "non-urbanized area" (SCAG, 2017). The Project site is zoned CPS (Scenic Highway Commercial). The intent of the CPS Zone is to protect and maintain resources (mountain views) in corridors along scenic highways.

All views of the San Jacinto, San Bernardino Mountains and Santa Rosa Mountains will remain. Therefore, with compliance with the zoning development standards and regulations, the Project's potential to result in a conflict with applicable zoning and other regulations governing scenic quality would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source(s): Riverside County Ordinance No. 655 (Regulating Light Pollution) (Riverside County, 1988); Riverside County General Plan Draft EIR No. 521 Section 4.4 "Aesthetics and Visual Resources" (Riverside County, 2015b)

Findings of Fact:

According to the Riverside County General Plan Draft EIR No. 521, the Project site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area (Riverside County, 2015b, Figure 4.4.1). All developments within Zone B of the Mt. Palomar Nighttime Lighting Policy Area, including the Project, are required to adhere to the requirements of Riverside County Ordinance No. 655, which controls artificial lighting sources to protect the observatory. The Project's Conditions of Approval imposed by Riverside County require compliance with all such mandatory requirements and the County of Riverside would be obligated to review subsequent building permits to ensure compliance. Therefore, because the Project would be required to comply with Ordinance No. 655, the Project's potential to interfere with the nighttime use of the Mt. Palomar observatory would be less than significant.

Applicable Regulatory Requirement:

- The Project is required to comply with Riverside County Ordinance No. 655, which is intended to restrict the permitted use of certain light fixtures emitting light into the night sky which could have a detrimental effect on astronomical observation and research. Ordinance No. 655 sets forth requirements for lamp sources and shielding of light emissions for outdoor fixtures to reduce "skyglow" or light pollution that affects day or nighttime views from Mt. Palomar Observatory (located approximately 43 miles southwest of the Project site in northern San Diego County).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Materials; Riverside County Ordinance No. 655 (Riverside County, 1988); Riverside County Ordinance No. 915 (Riverside County, 2012)

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

a) Less than Significant Impact. The site is located in an rural environment that includes existing sources of light and glare associated with nearby land uses. Nearby sources of light include exterior lighting on commercial and residential buildings, street lighting on the adjacent 54th Avenue, passing vehicle headlights, and outdoor lighting on surface parking lots and buildings. Currently, there are no existing sources of light on the immediate Project site.

Short-Term (Construction-Related) Impacts

During the construction phase, there would be no need to add security lighting for construction areas or construction staging areas, because nighttime construction is not anticipated. Therefore, impacts related to new sources of light and glare during construction would be less than significant.

Long-Term (Operations-Related) Impacts

At Project buildout, the site can be expected to generate increased levels of light and glare from interior and exterior building lighting, safety and security lighting, landscape lighting, and vehicles accessing the site during the day and nighttime, however, it would not require use of high intensity lighting. Glare can also be expected from building windows during the day and nighttime. However, lighting and glare levels are not expected to exceed typical levels within the surrounding urban environment with little or no light escaping upward from the site. The Proposed Project will be designed in accordance with the County’s Public Works Engineering Standards, Street Light Nonresidential Area, and will properly shield light fixtures to minimize spillage onto adjacent properties. The Zoning Ordinance design standards will be incorporated as conditions of approval to assure that the proposed Project’s light and glare impacts will be less than significant.

b) Less than Significant Impact. Refer to response 3.a) above. There are no sensitive receptors in the vicinity of the Project site, however, the Project will be required to comply with Riverside County Ordinance No. 915 (Outdoor Lighting), which generally would preclude significant lighting impacts to surrounding properties, including existing single-family homes. Mandatory compliance with the County’s lighting requirements would ensure that the Project would not expose residents or residential properties to unacceptable light levels, and a less-than-significant impact would occur.

Applicable Regulatory Requirement

- The Project is required to comply with Riverside County Ordinance No. 915, which is intended to provide minimum requirements for outdoor lighting in order to reduce light trespass. Ordinance No. 915 provides regulations on adequate lighting shielding, glare, and light trespass in order to ensure all development in Riverside County installs lighting in a way that does not jeopardize the health, safety, or general welfare of Riverside County residents and degrade their quality of life.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AGRICULTURE & FOREST RESOURCES Would the Project:

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

Source(s): Project Application Materials; Riverside County General Plan Figure OS-2 "Agricultural Resources" (Riverside County, 2015a); Riverside County GIS Database (RCIT, 2020); California Department of Conservation California Important Farmland Finder (CDC, 2016); Ordinance No. 625: An Ordinance of the County of Riverside Amending Ordinance No. 625 Providing A Nuisance Defense for Certain Agricultural Activities, Operations, And Facilities And Providing Public Notification Thereof (Riverside County, 1994); California Department of Conservation Land Evaluation & Site Assessment Model (LESA) (CDC, 1997); University of California, Davis California Resource Lab (UC Davis California Soil Resource Lab, 2020); University of California Division of Agriculture and Natural Resources, A Revised Storie Index for Use with Digital Soils Information (UCANR, 2008)

Findings of Fact:

a) Less than Significant Impact. According to the Farmland Mapping & Monitoring Program (FMMP) California Important Farmland Finder and as reported by Riverside County GIS database and the Riverside County General Plan, the Project site contains lands defined by the FMMP as "Farmland of Local Importance" and "Urban Built- Up Land" (CDC, 2016; RCIT, 2020; Riverside County, 2015a, Figure OS-2). There are also portions of the Project site that contain Prime Farmland, Farmland of Statewide Importance, or Unique Farmland ("Farmland"). Also, there are areas surrounding the Project site that contain designated Farmland.

Farmland of Local Importance is assigned to land that is either currently producing agricultural crops, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. According to the California Department of Conservation (CDC) classifications, lands designated as "Farmland of Local Importance" likely carry the designation because the soils in this area are capable of agricultural production. The Project site has not been used for agricultural crop production for approximately 10 years. There is active farming occurring in the general area including adjacent to the Project site.

Though the Project site does contain land designated as Prime Farmland/Farmland of Local Importance, the Project site has been designated "Commercial Retail" by the Riverside County General Plan with a "Community Development" Overlay. The Project site has been zoned C-P-S (Scenic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Highway Commercial). Additionally, all immediately adjacent property has been designated and zoned for urban density development. Therefore, impacts will be less than significant.

b) Less than Significant Impact. The Project does not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. Under existing conditions, the Project site is vacant and undeveloped and is split zoned C-P-S (Scenic Highway Commercial) and is not zoned for agricultural use. The Project site is surrounded on the south and west by “Farmland of Local Importance” which is also designated and zoned for urban development. As shown on Riverside County GIS, the Project site is not a part of an agricultural preserve and there are no lands identified as agricultural preserves on any lands surrounding the Project site (RCIT, 2020). Therefore, because the Project would not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve impacts will be less than significant as a result of development of the proposed Project.

c) Less than Significant Impact. The Project site is bound on the north by 54th Avenue and on the east by Van Buren Street. The existing land uses of surrounding properties were previously described in Section II-K. The Riverside County General Plan and MVAP designate surrounding properties to the south and west as R-1. The nearest property containing agriculturally zoned land is located east across approximately Van Buren Street. However, this zoning is on the Augustine Reservation and has no effect upon Tribal use of the site. Therefore, because the Project site is not located within 300 feet of agriculturally zoned property, the proposed Project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”). Therefore, impacts will be less than significant.

d) Less than Significant Impact. “Farmland” is defined in Section II.a of Appendix G to the State CEQA Guidelines to mean Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As described under Threshold 4(a), above, the Project site has been designated “Commercial Retail” by the Riverside County General Plan with a “Community Development” Overlay. The Project site has been zoned C-P-S (Scenic Highway Commercial). Additionally, all immediately adjacent property has been designated and zoned for urban density development. And above under Threshold 4(c), lands adjacent to the Project site are not designated Farmland by the FMMP. As such, because there are no components of the proposed Project that would result in changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, therefore, impacts will be less than significant as a result of development of the proposed Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Project Application Materials; Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas” (Riverside County, 2015a); Riverside County GIS (RCIT, 2020); Google Earth Pro (Google Earth Pro, 2020)

Findings of Fact:

a) No Impact. The Project site is not zoned as forest land and there are no lands within the Project site’s vicinity that are zoned for forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Code § 4526), or Timberland Production (as defined by Government Code § 51104(g)). Due to the lack of forest land in the Project area, the Project would not conflict with zoning of forest land or result in the loss of forest land or the conversion of forest land to non-forest use. No impact would occur.

b) No Impact. As previously discussed in Threshold 5.a), the Project site is not zoned for forest land and does not contain any forest land. Additionally, because there are no forest lands in the Project vicinity, the Project would not have the potential to involve other changes to the existing environment which, due to their location or nature, could indirectly result in the conversion of forest land to non-forest use. (Riverside County, 2015a, Figure OS-3a; RCIT, 2020; Google Earth Pro, 2020) No impact to forest land would occur as a result of development of the proposed Project.

c) No Impact. Implementation of the Project would not develop or disturb any lands that contain forest land and, as such, there would be no potential for the Project to cause the loss of forest land or the conversion of forest land to non-forest use. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the Project:

6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook, Trip Generation & Vehicle Miles Traveled Screening Analysis for the proposed Church Training Center Plot Plan, Ganddini Group, Inc.

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The Project is located within the community of Thermal and is within the Salton Sea Air Basin (SSAB). The middle part of Riverside County (between San Gorgonio Pass and Joshua Tree National Monument) belongs in the Salton Sea Air Basin (SSAB), along with Imperial County. Air quality conditions in this portion of the County, although in the SSAB, are also administered by the SCAQMD. The SCAQMD is responsible for the development of the regional Air Quality Management Plan and efforts to regulate pollutant emissions from a variety of sources.

The SSAB portion of Riverside County is separated from the South Coast Air Basin region by the San Jacinto Mountains and from the Mojave Desert Air Basin to the east by the Little San Bernardino Mountains. During the summer, the SSAB is generally influenced by a Pacific Subtropical High Cell that sits off the coast, inhibiting cloud formation and encouraging daytime solar heating. The SSAB is rarely influenced by cold air masses moving south from Canada and Alaska, as these systems are weak and diffuse by the time they reach the desert. Most desert moisture arrives from infrequent warm, moist and unstable air masses from the south. The SSAB averages between three and seven inches of precipitation per year.

The Coachella Valley is a geographically and meteorologically unique area wholly contained within the Salton Sea Air Basin. The region is currently impacted by significant air pollution levels caused by the transport of pollutants from coastal air basins to the west, primarily ozone, and locally generated PM10. The mountains surrounding the region isolate the Valley from coastal influences and create a hot and dry low-lying desert. As the desert heats up, it draws cooler coastal air through the narrow San Gorgonio Pass, generating strong and sustained winds that cross the fluvial (water caused) and aeolian (wind) erosion zones in the Valley. These strong winds suspend and transport large quantities of sand and dust, reducing visibility, damaging property, and constituting a significant health threat.

The community of Thermal in the Coachella Valley, in relation to other areas in Southern California, has good air quality. In the past few decades, however, noticeable deterioration of air quality has occurred due to increased development and population growth, traffic, construction activity, and various site disturbances. It is apparent that although air pollution is emitted from various sources in the Coachella Valley, substantial degradation of air quality may be attributed primarily to sources outside of the Valley.

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. Monitoring stations are located in Indio, Palm Springs, and Mecca. To maintain compliance with the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), SCAQMD has adopted a series of Air Quality Management Plans (AQMPs). AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

In December of 2022, SCAQMD released the most current Final Air Quality Management Plan (2022 AQMP), which is a regional blueprint for achieving the federal air quality standards. The 2022 AQMP is the most recently adopted air quality plan, which includes both stationary and mobile source strategies to ensure that the approaching attainment deadlines are met, and public health is protected to the maximum extent feasible. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. Land use designation adopted by local jurisdictions are important considerations in the AQMP development. The 2022 AQMP provides local guidance for the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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State Implementation Plans (SIP), which establishes the framework for the air quality basins to achieve attainment of the state and the National Ambient Air Quality Standards (NAAQS).

a) No Impact. Under CEQA, a significant air quality impact could occur if the Project is not consistent with the applicable Air Quality Management Plan (AQMP) or would obstruct the implementation of the policies or hinder reaching the goals of that plan. The Project site is located within the SSAB and will be subject to SCAQMD’s 2022 AQMP and the 2003 CV PM10 SIP. The 2022 AQMP is a comprehensive plan that establishes control strategies and guidance on regional emission reductions for air pollutants. The AQMP is based, in part, on the land use plans of the jurisdictions in the region. The Project site is designated for “Industrial District” in the General Plan, which allows for residential and commercial development. The Proposed Project is consistent with the land use designation and will result in the development of church training center buildings and is therefore compatible with the 2022 AQMP assumptions.

The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments, and cooperates actively with all State and federal government agencies. SCAG adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) to comply with the metropolitan planning organization (MPO) requirements under the Sustainable Communities and Climate Protection Act. The Growth Management chapter of the RTP/SCS forms the basis of land use and transportation controls of the AQMP. Projects that are consistent with the projections of population forecasts are considered consistent with the AQMP. The Proposed Project would be implemented in accordance with all applicable rules and regulations contained in those plans in an effort to meet the applicable air quality standards, because the mixed land use was included in the SCAG analysis.

The proposed Project is consistent with the land use designation established for it in the County’s General Plan and will marginally increase the amount of commercial development in the County. The proposed Church Training Center uses are permitted in the Scenic Highway Commercial zone, so it is expected that the proposed Project will result in emissions consistent with those anticipated in the 2022 AQMP.

Improvements in technology and reductions in emissions associated with improved building standards in the 2022 Building Code will further improve Project-related air quality by imposing stringent standards for the reduction of energy use. The proposed Project will be subject to rules and guidelines set forth in the AQMP. The proposed Project is consistent with the intent of the AQMP and will not conflict with or obstruct implementation of the applicable air quality plan. In conclusion, although the Proposed Project would contribute to impacts to air quality, as discussed below, it would not conflict with or obstruct the implementation of an applicable air quality plan because its Commercial characteristics were included in the development of regional plans. No impact is anticipated.

b) Less Than Significant Impact. A project is considered to have significant impacts if there is a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard. As previously stated, the SSAB is currently a non-attainment area for PM10 and ozone. Therefore, if the Project’s construction and/or operational emissions exceed SCAQMD thresholds for PM10 and ozone precursors, which include carbon monoxide (CO), nitrous oxides (NOx), and volatile/reactive organic compounds (VOC or ROG), then impacts would be cumulatively considerable and significant.

The phases of the construction activities which have been analyzed below for each phase are: (1) site preparation, (2) grading, (3) building construction, (4) paving, and (5) application of architectural

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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coatings. Building construction, paving, and painting phases may overlap during construction. Details pertaining to the Project's construction timing and the type of equipment modeled for each construction phase are available in the CalEEMod output in Appendix A.

Construction-Related Regional Impacts

The construction-related criteria pollutant emissions for each phase are shown below in Table 1. Table 1 shows that none of the Project's emissions will exceed regional thresholds. A less than significant regional air quality impact would occur from construction of the proposed Project.

Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea portion of the South Coast Air Basin. The proposed Project has been analyzed for the potential local air quality impacts created from: construction-related fugitive dust and diesel emissions; from toxic air contaminants; and from construction-related odor impacts.

Local Air Quality Impacts from Construction

The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain the following parameters:

- (1) The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- (2) The maximum number of acres disturbed on the peak day.
- (3) Any emission control devices added onto off-road equipment.
- (4) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The CalEEMod output in Appendix A shows the equipment used for this analysis.

The best available control measures, as specified in SCAQMD Rule 403, are required for any project in the Basin. The maximum number of acres disturbed in a day would be less than 10 acres during grading. The nearest sensitive receptors are the existing residential dwellings located approximately 1,375 feet from the Project. Project-related construction emissions would not exceed SCAQMD's significance thresholds for construction activities. As such, no significant air quality impacts would occur from the construction phase of the proposed Project.

Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed Project. According to the Office of Environmental Health Hazard Assessment (OEHHA) 6 and the SCAQMD *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis* (August 2003),⁷ health effects from TACs are described in terms of individual cancer risk based on a lifetime (i.e., 30-year) resident exposure duration. Given the temporary and mid-term construction schedule (approximately 12 months), the Project would not result

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in a long-term (i.e., lifetime or 30-year) exposure as a result of Project construction. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds.

The Project would comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than 5 minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, impacts from TACs during construction would be less than significant.

Construction-Related Odor Impacts

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed Project. Diesel exhaust and VOCs would be emitted during construction of the Project, which are objectionable to some; however, emissions would disperse rapidly from the Project site and therefore should not reach an objectionable level at the nearest sensitive receptors.

Table 1 Construction-Related Regional Pollutant Emissions

Pollutant Emissions (Pounds per Day)	ROG	NOx	CO	SO2	PM10	PM2.5
Total for overlapping phases ³	3.25	10.40	12.40	0.02	.45	0.41
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

(1) On-site emissions from equipment operated on-site that is not operated on public roads. On-site site preparation and grading PM-10 and PM-2.5

emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.

(2) Off-site emissions from equipment operated on public roads.

(3) Construction, painting and paving phases may overlap

Table 2 Maximum Number of Acres Disturbed Per Day

Activity	Equipment	Number	Acres/8-Hour Day	Total Acres
Site Preparation	Crawler Tractor	3	0.5	10.00
Total for Phase		-	-	10.00
Grading	Rubber Tire Dozer	1	0.5	10.00
	Graders	1	0.5	
	Crawler Tractor	3	0.5	
Total for Phase				10.00

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Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, 2011b.
 (1) Tractor/loader/backhoe is a suitable surrogate for a crawler tractor per SCAQMD staff.

Table 3 Local Construction Emissions at the Nearest Receptors

Pollutant Emissions (Pounds per Day) Activity	NOx	CO	PM10	PM2.5
Site Preparation	43.40	36.70	1.99	1.83
Grading	22.00	20.20	1.96	0.98
Building Construction	11.20	13.10	0.05	0.46
Paving	7.81	10.00	0.39	0.36
Architectural Coating	0.91	1.15	0.03	0.03
SCQMD Thresholds	225	1,931	22	7
Exceeds Thresholds?	No	No	No	No

- (1) On-site emissions from equipment operated on-site that is not operated on public roads. On-site site preparation and grading PM-10 and PM-2.5 emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.
- (2) Off-site emissions from equipment operated on public roads.
- (3) Construction, painting and paving phases may overlap.

LONG-TERM OPERATIONAL EMISSIONS

The on-going operation of the proposed Project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the Project-generated vehicle trips and through operational emissions from the on-going use of the proposed Project. The following section provides an analysis of potential long-term air quality impacts due to regional air quality and local air quality impacts with the ongoing operations of the proposed Project.

Operations-Related Regional Air Quality Impacts

The potential operations-related air emissions have been analyzed below for the criteria pollutants and cumulative impacts.

Operations-Related Criteria Pollutants Analysis

The operations-related criteria air quality impacts created by the proposed Project have been analyzed through the use of the CalEEMod model. The operating emissions were based on the year 2025, which is the anticipated opening year for the proposed Project. The operations daily emissions printouts from the CalEEMod model are provided in Appendix A. The CalEEMod analyzes operational emissions from area sources, energy usage, and mobile sources, which are discussed below.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. The vehicle trips associated with the proposed Project have been analyzed by inputting the Project-generated vehicular trips from the Jordon Church Training Facility into the CalEEMod Model. The Traffic Impact Analysis found that the proposed Project will generate approximately 44 daily vehicle

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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trips for the Jordon Church Training Facility. The program then applies the emission factors for each trip which is provided by the EMFAC2014 model to determine the vehicular traffic pollutant emissions.

Area Sources

Per the CAPCOA Appendix A Calculation Details for CalEEMod, area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment. No changes were made to the default area source parameters. Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014, will be limited to an average of 50 grams per liter or less.

Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. No changes were made to the default energy usage parameters.

Project Impacts

The worst-case summer or winter criteria pollutant emissions created from the proposed Project’s long-term operations have been calculated and are shown below in Table 6. Table 6 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed Project.

Operations-Related Local Air Quality Impacts

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea Air Basin. The proposed Project has been analyzed for the potential local CO emission impacts from the Project-generated vehicular trips and from the potential local air quality impacts from onsite operations. The following analysis analyzes the vehicular CO emissions, local impacts from on-site operations per SCAQMD LST methodology, and odor impacts.

Local CO Emission Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with Project CO levels to the State and Federal CO standards which were presented above in Section 2.

To determine if the proposed Project could cause emission levels in excess of the CO standards discussed above in Section 2, a sensitivity analysis is typically conducted to determine the potential for CO “hot spots” at a number of intersections in the general Project vicinity. Because of reduced speeds and vehicle queuing, “hot spots” potentially can occur at high traffic volume intersections with a Level of Service E or worse. The Traffic Impact Analysis showed that the proposed Project would generate a maximum of approximately 44 daily vehicle trips. Main access would be off of 54th Avenue (a regional arterial). Project PM peak hour volume is negligible. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore, as both the intersection and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ADT volumes fall far short of 100,000 vehicles per day, no CO “hot spot” modeling was performed, and no significant long-term air quality impact is anticipated to local air quality due to the on-going use of the proposed Project.

Local Air Quality Impacts from On-Site Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, onsite usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea portion of the South Coast Air Basin. The nearest sensitive receptors to the Project site include the existing residential dwelling subdivision located beginning approximately 1,375 feet northeast and a few residences approximately 1,830 feet north of the Project site.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site, such as industrial warehouse/transfer facilities. The proposed Project is for commercial use; and does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted.

Operations-Related Odor Impacts

Potential sources that may emit odors during the on-going operations of the proposed Project would include odor emissions from diesel vehicle emissions and trash storage areas. The Project consists of a church use and will not attract a significant amount of heavy-duty truck traffic. Due to the distance of the nearest receptors from the Project site and through compliance with SCAQMD’s Rule 402 no significant impact related to odors would occur during the on-going operations of the proposed Project. objectionable level at the nearest sensitive receptors.

Table 4 Regional Operational Pollutant Emissions

Pollutant Emissions (Pounds per Day) Activity	ROG	NOx	CO	SO2	PM10	PM2.5
Area Sources	6.56	0.02	2.26	<0.005	<0.005	<0.005
Energy Usage	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Mobile Sources	0.11	0.05	0.47	<0.005	0.01	<0.005
Total Emissions	3.89	2.98	15.54	0.03	0.76	0.33
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

(1) Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
(2) Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
(3) Mobile sources consist of emissions from vehicles and road dust.

CUMULATIVE AIR QUALITY IMPACTS

There are a number of cumulative projects in the project area that have not yet been built or are currently under construction. Since the timing or sequencing of the cumulative projects is unknown, any quantitative analysis to ascertain daily construction emissions that assumes multiple, concurrent construction projects would be speculative. Further, cumulative projects include local development as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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well as general growth within the project area. However, as with most developments, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered would cover an even larger area. The SCAQMD recommends using two different methodologies: (1) that project-specific air quality impacts be used to determine the potential cumulative impacts to regional air quality; and (2) that a project's consistency with the current AQMP be used to determine its potential cumulative impacts.

Project Specific Impacts

The Project area is out of attainment for ozone and in 2018 was out of attainment for PM10. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the Salton Sea portion of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. A significant impact may occur if a project would add a cumulatively considerable contribution of a federal or state non-attainment pollutant.

Project operations would generate emissions of NOx, ROG, CO, PM10, and PM2.5, which would not exceed the SCAQMD regional or local thresholds and would not be expected to result in ground level concentrations that exceed the NAAQS or CAAQS. Since the Project would not introduce any substantial stationary sources of emissions, CO is the benchmark pollutant for assessing local area air quality impacts from post-construction motor vehicle operations. As indicated earlier, no violations of the state and federal CO standards are projected to occur for the Project, based on the magnitude of traffic the Project is anticipated to create. Therefore, operation of the Project would not result in a cumulatively considerable net increase for nonattainment of criteria pollutants or ozone precursors. As a result, the Project would result in a less than significant cumulative impact for operational emissions.

Air Quality Compliance

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed Project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed Project includes the SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the proposed Project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed Project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that the proposed Project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP". Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- (2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Both of these criteria are evaluated in the following sections.

Criteria 1 – Increase in the Frequency or Severity of Violations

Based on the air quality modeling analysis contained in this Air Analysis, short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. This Air Analysis also found that long-term operations impacts will not result in significant impacts based on the SCAQMD local and regional thresholds of significance.

Therefore, the proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

Criteria 2 – Exceed Assumptions in the AQMP?

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

The Project site is currently designated as “Commercial Retail” on the County’s Land use map in the General Plan. The Project proposes to develop the site with a “Church Training Center.” Therefore, the proposed Project would not result in an inconsistency with the current land use designation in the County’s General Plan. Therefore, the proposed Project is not anticipated to exceed the AQMP assumptions for the Project site and is found to be consistent with the AQMP for the second criterion. Based on the above, the proposed Project will not result in a cumulative considerable net increase of any criteria pollutant. Therefore, a less than significant impact will occur.

c) Less Than Significant Impact. The nearest sensitive receptors to the Project site include the existing residential dwelling subdivision located beginning approximately 1,375 feet northeast and a few residences approximately 1,830 feet north of the Project site. To determine if the Proposed Project has the potential to generate significant adverse localized air quality impacts, the mass rate Localized Significance Threshold (LST) Look-Up Table was used. Based on the Project’s size and proximity to existing housing, overall, the impacts will be less than significant.

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

As shown in Tables 3,4,5 and 6, construction and operation of the proposed Project will result in criteria emissions that are below the SCAQMD significance thresholds, and neither would violate any air quality standard or contribute substantially to an existing or projected air quality violation.

With today’s technology, it is not scientifically possible to calculate the degree to which exposure to various levels of criteria pollutant emissions will impact an individual’s health. There are several factors that make predicting a Project-specific numerical impact difficult:

- Not all individuals will be affected equally due to medical history. Some may have medical pre-dispositions and diet and exercise levels tend to vary across a population.
- Due to the dispersing nature of pollutants, it is difficult to locate and identify which group of Individuals will be impacted, either directly or indirectly.
- There are currently no approved methodologies or studies to base assumptions on, such as baseline health levels or emission level-to-health risk ratios.

Due to the limitations described above, the extent to which the Project poses a health risk is uncertain but unavoidable. It is anticipated that impacts associated with all criteria pollutants will be less than significant overall, and that health effects will also be less than significant.

d) Less Than Significant Impact. The occurrence and severity of odor impacts depend on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of the receptors. While offensive odors rarely cause any physical harm, they still can be very unpleasant, leading to distress among the public and often generating citizen complaints to local governments and regulatory agencies.

The SCAQMD identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, transfer stations, and fiberglass molding. The Proposed Project will be developed with commercial office land uses and is not expected to generate objectionable odors during any phase of construction or at Project buildout. Short term odors associated with paving and construction activities could be generated; however, any such odors would be quickly dispersed below detectable levels as distance from the construction site increases. At completion, the Project will generate typical odors, including truck odors, but will not generate objectionable odors. Therefore, impacts from objectionable odors are expected to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the Project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California

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

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, Biological Resources Assessment Memorandum and Coachella Valley Multiple Species Habitat Conservation Plan Analysis for the Jordan Outreach Ministries Project Thermal, Riverside County, California, Rincon Consultants, June 2022.

Findings of Fact:

a) Less Than Significant Impact with Mitigation Incorporated. A Biological Resources Assessment Memorandum and Coachella Valley Multiple Species Habitat Conservation Plan Analysis for the Jordan Outreach Ministries Project Thermal, Riverside County, California, was prepared by Rincon Consultants, June 2022. Based on the field reconnaissance survey, database and literature searches, and overall assessment, the proposed Project site development is not likely to impact sensitive biological resources if the mitigation measure recommended above is incorporated. No sensitive wildlife or plant species were found during the site survey and is not likely to occur. The burrowing owl and prairie falcon mentioned above have a low potential to forage onsite. Foraging from these species could occasionally occur onsite, within the 300-foot buffer, or on adjacent properties. Rincon recommends incorporating the BIO-1 MM (mitigation measure) and ensuring compliance with Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC) requirements, which would detect these species should they move onsite. Overall, due to the lack of native vegetation, historical uses, and resulting disturbed habitat, the Project would not have a substantial adverse effect on sensitive natural communities.

The Project Site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) planning boundary/fee area and outside of a designated conservation area, biological

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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corridor or linkage area. The Project applicant shall pay a local development mitigation fee established by the County of Riverside TLMA (BIO-2 MM).

Cumulative Impacts: The direct and/or indirect impacts of the Project would not result in significant cumulative impacts (CEQA Section 15310) to environmental resources within the region of the Project Site. Cumulative impacts refer to incremental effects of an individual project when assessed with the effects of past, current, and proposed projects. The CVMSHCP was developed to address the comprehensive regional planning effort and anticipated growth in the County of Riverside and the Eastern Coachella Valley Plan (ECVP). The proposed Project has been designed and mitigated to remain in compliance with all CVMSHCP conservation goals and guidelines and therefore will not result in an adverse cumulative impact.

b) Less Than Significant Impact. The proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any plant or wildlife species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS). No native undisturbed suitable habitat or sensitive plant/wildlife species observations were documented within the Project Site. The Project Site is characterized as 10.00-acres of fully disturbed cleared flat land that has remained vacant since farming ceased approximately 12 years ago. The Project applicant shall pay CVMSHCP Local Development Mitigation fees as established and implemented by the County of Riverside TLMA (BIO-MM2). Impacts to sensitive species will be less than significant and no additional mitigation is required or proposed.

c) No Impact. No wetlands or jurisdictional resources regulated by the US Army Corp of Engineers (USACE), CDFW, or Regional Water Quality Control Board (RWQCB) were documented within the Project Site. No wetlands are located within the Project site and therefore the proposed Project would have no impact on wetlands.

d) Less Than Significant Impact with Mitigation Incorporated. The Project Site is not located within or adjacent to a CVMSHCP designated conservation area, biological corridor or linkage area. The Project Site is characterized as 10.00-acres of fully disturbed cleared flat land that has remained vacant since farming ceased approximately 12 years ago and does not represent a wildlife movement corridor or route between extensive open space habitats. The lands adjacent to the Project Site are primarily characterized as roads (54th Avenue to the north and Van Buren Street to the east) and residentially zoned farmland to the south and west.

The ornamental trees and shrubs along the southern border within the Project Site are expected to potentially provide nesting habitat for migratory birds protected under the CDFG Code Section 3503. Regulatory requirements for potential direct/indirect impacts to nesting common bird species will require compliance with the CDFG Code Section 3503. Construction outside the nesting season (between September 1st and January 31st) does not require pre-removal nesting bird surveys. If construction is proposed between February 1st and August 31st, a qualified biologist must conduct a nesting bird survey(s) no more than three (3) days prior to initiation of grading or construction activities to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project Site as outlined in BIO-MM1, Regulatory CDFG Code. Implementation of BIO-MM1 will ensure compliance with the CDFG Code and reduce potential impacts to nesting birds to less than significant.

e) No Impact. No riparian, sensitive or undisturbed native habitats were documented within the Project Site as outlined in Table 5, *Project Site Vegetation Community Impacts*. The Project Site is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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characterized as 10.00-acres of fully disturbed cleared flat land that has remained vacant since farming ceased approximately 12 years ago. Therefore, the proposed Project would not cause impacts on any riparian habitat or other sensitive natural community. No impacts would occur.

Table 5 Project Site Vegetation Community Impacts

Vegetative Community	Total Acres	Permanent/Temporary Impact Acres
Fully disturbed cleared flat land that has remained vacant since farming ceased approximately 12 years ago	10.00	10.00

f) No Impact. No wetlands or jurisdictional resources regulated by the USACE, CDFW, or RWQCB were documented within the Project Site. According to the Biological Resources Assessment Memorandum and Coachella Valley Multiple Species Habitat Conservation Plan Analysis prepared for the Project site by Rincon Consultants, “no potentially jurisdictional drainage features are present on the Project site” and “No riparian vegetation, water channels, or ponding water was observed during the reconnaissance survey”. Therefore, the proposed Project would have no impact on wetlands.

g) No Impact. Other than the ECVF MSHCP, which is addressed above, the only local policies or ordinances protecting biological resources within the Project area are Riverside County Ordinance No. 559 (Regulating the Removal of Trees) and the County’s Oak Tree Management Guidelines. The Project site does not contain any trees. Thus, because the Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, no impact would occur as a result of implementation of the Project as proposed on the Project site.

Mitigation:

BIO-1 MM Nesting Bird Surveys

The following mitigation measure, and compliance with MBTA and CFGC requirements, would be required to reduce impacts to nesting birds to a less-than-significant level.

To avoid disturbance of nesting and special-status birds, including raptorial species protected by the MBTA and CFGC, activities related to the Project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 30). If construction must begin within the breeding season, then a pre-construction nesting bird survey shall be conducted no more than three (3) days prior to initiation of ground disturbance and vegetation-removal activities. The nesting bird pre-construction survey shall be conducted within the Project site, plus a 300-foot buffer (500-foot for raptors), on foot, and within inaccessible areas (i.e., private lands) afar using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California desert communities. If nests are found, an avoidance buffer (which is dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities shall occur within this buffer until the avian biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BIO-2 MM CVMSHCP Local Development Mitigation Fee

The Project applicant shall pay CVMSHCP Local Development Mitigation fees as established and implemented by the County of Riverside TLMA.

Monitoring:

BIO-MM A Prior to the issuance of any permit to allow ground disturbance on the site, the Project Proponent shall furnish the County with pre-construction surveys for burrowing owl and MBTA covered birds.

Responsible Parties: Project applicant, Project biologist, Planning Department.

Level of Significance After Mitigation

Implementation of Mitigation Measures BIO-MM1 and BIO-MM2 would reduce all potential significant unavoidable impacts on biological resources below a level of significance.

CULTURAL RESOURCES Would the Project:

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) No Impact. Based on the Riverside County General Plan, the Project site is not located in a Historic Preservation District. The property has been previously disturbed by grading and farming took place up to approximately 10 years ago. Historical Topographic Maps and Aerial Photographs indicated that there has never been any structures on the Project site. Presently, the Project site does not contain any structures or other features that could be deemed as significant historic resources. No impacts related to Historic Resources are anticipated.

b) No Impact. As discussed above in (Threshold 8.a), no historic resources are located on the Project site or have the potential to be impacted by the Project. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): On-Site Inspection, Project Application Materials, (Cultural Resource Survey, Tierra Environmental Services, January 2005 and updated as necessary)

Findings of Fact:

a) Less Than Significant Impact with Mitigation Incorporated. The Project site has been previously disturbed by grading and farming took place up to approximately 10 years ago. Historical Topographic Maps and Aerial Photographs indicated that there has never been any structures on the Project site. A Cultural Resource Survey was prepared by Tierra Environmental Services in January 2005 that included the Project site. The survey did not identify any prehistoric cultural resources or isolates within the Project APE. The Project site has been highly disturbed by agricultural activities that have left virtually none of the ground surface undisturbed. Overall, the current study and previous research suggest the Project area is highly disturbed with little likelihood for intact buried cultural resources. After the Cultural Resource Survey was prepared, the Project site was graded and farmed for another six years.

However, because it remains unclear whether or not cultural resources have ever existed on the Project site and due to the frequency of recorded cultural resources located near the Project site, the potential exists that previously undiscovered archaeological resources may exist within the area that may be exposed during the Project's ground-disturbing construction activities. Implementation of Mitigation Measure CUL MM-1 would reduce impacts to less than significant levels should inadvertent resources be discovered during construction ground disturbance activities. Mitigation Measure CUL MM-1 would create a monitoring program with sufficient detail, including onsite monitors, staff training, and procedures/processes for any inadvertent resources that may be discovered at the Project site. Thus, impacts would be reduced to less than significant levels with mitigation incorporated.

(b) Less Than Significant Impact with Mitigation Incorporated. As discussed above in Threshold 9.a), the potential exists that previously undiscovered archaeological resources may exist within the area that may be exposed during the Project's ground-disturbing construction activities. Implementation of Mitigation Measure CUL MM-1 and CUL MM-2 would reduce impacts to less than significant levels should inadvertent resources be discovered during construction ground disturbance activities. Thus, impacts would be reduced to less than significant levels with mitigation incorporated.

c) Less Than Significant Impact. The Project site does not contain any known human remains. The Project's mass grading and excavation activities would disturb the entire site and there is a remote potential that human remains may be unearthed during the Project's ground-disturbing construction activities. This same potential for the discovery of human remains occurs on nearly every construction site that disturbs an undeveloped ground surface. If human remains are found on the site, the developer/permit holder or any successor in interest is required by law to comply with State Health and Safety Code Section 7050.5. Compliance with State Health and Safety Code Section 7050.5, as required by law, would reduce impacts to human remains to less than significant levels. Nonetheless, Mitigation Measure CUL MM-2 is provided to further ensure compliance with the mandatory regulatory requirements.

Mitigation:

CUL-1 MM: Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this Project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

CUL-2 MM: If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the “Most Likely Descendant”. The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Monitoring:

CUL MM-A: In the event that previously unidentified cultural resources are discovered, the County Archaeologist shall review and approve the Research Design and Data Recovery Program.

CUL MM-B: Monitoring: Monitoring shall be required if human remains are found pursuant to California Public Resources Code Section 5097.98.

ENERGY Would the Project:

10. Energy Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials, Vehicle Miles Traveled Analysis (VMT) prepared by the Ganddini Group (September 2021)

Findings of Fact:

a) Less Than Significant Impact. The proposed Project will utilize energy resources during both construction and operational activities. Construction-related energy demand comes from the operation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of construction equipment and the manufacturing of construction materials. Operational energy demand primarily comes from building/site lighting, HVAC systems, and use of electricity and natural gas for commercial activities.

All development will be constructed in accordance with the Building Code, California Green Building Code, and Energy Code in effect at the time that development occurs, to ensure the most efficient construction/building technologies are used, which will benefit overall building operations, ensure energy efficiency and reduce wasteful and unnecessary consumption of energy resources. These requirements of law assure that future buildings on the site will not waste energy.

Construction: Electricity demand will be temporary, nominal, and will cease upon the completion of construction. Electricity will be supplied through existing power lines near the Project site. Construction activities will require limited energy consumption and are not expected to have an adverse impact on available energy supplies and infrastructure. Natural gas typically is not consumed during construction. Construction impacts associated with the installation of natural gas connections will be confined to trenching in order to place the lines below surface. By coordinating with the gas company to identify locations and depths of all existing gas lines, the Project will not disrupt local gas service. While it is difficult to measure the energy used in the production of construction materials such as asphalt, steel, and concrete, it is reasonable to assume that the production of building materials would employ all reasonable energy conservation practices in the interest of minimizing the cost of doing business. The proposed Project would have a less than significant impact directly, indirectly, or cumulatively related to electricity, natural gas, or transportation energy supply and infrastructure capacity energy resources during construction. No mitigation is required.

Operation: It should be noted that the proposed Project must comply with all Federal, State, and County requirements related to the consumption of electricity, including California Code of Regulations Title 24, Part 6 & 11 energy efficiency standards for commercial buildings. These standards require energy efficiency measures to be incorporated into the proposed buildings to include photovoltaic solar panels on the roofs. It is anticipated the proposed Project will be designed and built to minimize electricity use, and that existing and planned electricity supplies would be sufficient to support the projected electricity demand. The proposed Project will be designed and built to minimize natural gas use, and existing and planned natural gas supplies will be sufficient to support the proposed Project's natural gas demand. The proposed Project would have a less than significant impact directly, indirectly, or cumulatively related to electricity, natural gas, or transportation energy supply and infrastructure capacity energy resources during operation. No mitigation is required.

As established by the County of Riverside, the Proposed Project is considered to be a "small project" that may be presumed to result in a less than significant VMT impact. According to a Vehicle Miles Traveled Analysis (VMT) prepared by the Ganddini Group (September 2021), the proposed Project is forecast to generate approximately 44 daily trips, including 9 trips during the AM peak hour and 8 trips during the PM peak hour. The proposed Project is forecast to generate fewer than 100 trips during the weekday AM and PM peak hours. Therefore, further Level of Service analysis does not appear to be warranted based on the County's TA Guidelines. The proposed church training center is forecast to generate approximately 44 daily trips, which satisfies the small project screening criteria for projects that are forecast to generate fewer than 110 daily trips. Therefore, it is reasonable to presume the proposed Project would result in a less than significant VMT impact based on the State-recommended screening criteria guidance established by the County of Riverside.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Imperial Irrigation District (IID) has indicated that they have existing facilities at the site but have requested that a new transformer site be provided on the site plan in order to optimize service. All work would occur in existing disturbed locations on site and would not impact energy facilities in the area. Therefore, the proposed Project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) No Impact. The applicable renewable energy or energy efficiency plan for the Project site is the Riverside County Climate Action Plan (“CAP”). The proposed Project would comply with the Riverside County Climate Action Plan (“CAP”), through installation of photovoltaic solar panels, which is also a regulatory requirement detailed in the Title 24 Part 6 energy efficiency standards for office, commercial and warehouse buildings. The proposed Project would not conflict with any state or local plan for renewable energy or energy efficiency based on the information provided above. Adherence to the applicable state standards enforced by IID and the Gas Company will ensure the development of the Project is consistent with current energy standards and conservation goals, The proposed Project would have no impact directly, indirectly, or cumulatively related to any state or local plan for renewable energy or energy efficiency. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the Project directly or indirectly:

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

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, Geotechnical Investigation, Proposed Church Training Center, Sladden Engineering.

Findings of Fact:

a) No Impact. There are no known active or potentially active faults on or trending toward the Project site and the Project site is not located within a mapped Alquist-Priolo Earthquake Fault Zone (RCIT, 2020; Riverside County, 2015a, Figure S-2). During the site investigation, no signs of active surface faulting were observed and no signs of active surface fault rupture or secondary seismic effects were observed. Because the Project site is not located on a known fault and no known faults are trending towards the Project site, there is a less than significant impact for the Project to directly or indirectly expose people or structures to substantial adverse effects related to ground rupture of a known earthquake fault.

Mitigation: No mitigation is required.

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

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction,” Geotechnical Investigation, Proposed Church Training Center, Sladden Engineering.

Findings of Fact:

(a) Less Than Significant Impact with Mitigation Incorporated. Riverside County has delineated areas of known and susceptible liquefaction hazard. In general, the valley floor of the alluvial fans on the valley’s eastern margin are susceptible to liquefaction hazard. The County’s General Plan Figure S-3, 4, “Generalized Liquefaction,” shows that the Project site is within an area that has a high potential for liquefaction. In addition, the Riverside County Land Information System website shows that the Project site is in an area with a high potential for liquefaction.

Based on the Geotechnical Investigation by Sladden Engineering, the review of historic groundwater maps of the site vicinity (-10 feet bgs; CVCWD, 1975), and experience in the Project vicinity, risks associated with liquefaction and liquefaction related hazards should be considered in design. Seismic settlement calculations indicate potential seismic settlements of up to 5.53 and 5.46 inches for (Bore Hole) BH-1 & BH-2, respectively. The potential seismically related differential settlements are expected to be less than an inch. Based upon the generally uniform soil and groundwater conditions underlying the site, we expect the maximum differential settlement to occur over a horizontal distance of approximately 200 feet.

As discussed in Threshold 11(b), there are no known or potentially active faults trending toward or through the site and the potential for damage due to direct fault rupture is considered low. The site is located in an area of high regional seismicity and the San Andreas Fault is located 8.9 miles north of the site (Google Earth Pro, 2021; RCIT, 2021). Ground shaking originating from earthquakes along other active faults in the region is expected to induce lower accelerations due to smaller anticipated earthquakes and/or greater distances to other faults. The design and construction of the Project will be in conformance with the latest Building Code provisions for earthquake design is expected to provide adequate attenuation of any ground-shaking hazards, including, liquefaction hazards that are typical to southern California. Impacts to seismic related ground failure would be less than significant with GEO-1 MM incorporated, including recommendations summarized in Table 6 (below).

Mitigation:

GEO-1 MM All earthwork including excavation, backfill and preparation of the primary foundation and/or slab bearing soil shall be performed in accordance with the geotechnical recommendations presented in the Sladden report and portions of the local regulations or requirements as applicable.

Table 6 Summary of Recommendations

Remedial Grading	Over-excavation & re-compaction within the building envelope and extending laterally 5 feet beyond the building
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	limits and to a minimum of 4 feet below the existing grade or 4 feet below the bottom of the footings, whichever is deeper.
Native Import Engineered Fill	Place in thin lifts not exceeding 6 inches in a loose condition, at near optimum moisture content and compact to a minimum of 90 percent relative compaction.
Asphalt Concrete Sections	Compact the top 12 inches to at least 95 percent compaction at near optimum moisture content.

- All Earthwork should be performed under the observation and testing of a qualified soil engineer. This includes the following:
- The Project is required by law to comply with the California Building Standards Code which addresses construction standards including those related to geologic and soil conditions.
- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical investigation prepared for the Project site. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.

Monitoring:

GEO MM-A: The design and construction of the Project will be monitored by the Project Geotechnical consultant and Riverside County TLMA (Building and Safety Division).

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Investigation, Proposed Church Training Center, Sladden Engineering.

Findings of Fact:

a) Less Than Significant Impact. As discussed in Threshold 11(b), there are no known or potentially active faults trending toward or through the site and the potential for damage due to direct fault rupture is considered low. The site is located in an area of high regional seismicity and the San Jacinto fault is located approximately 8.9 miles north of the site (Google Earth Pro, 2021; RCIT, 2021). Ground shaking originating from earthquakes along other active faults in the region is expected to induce lower accelerations due to smaller anticipated earthquakes and/or greater distances to other faults. The design of the proposed construction of the Project will be in conformance with the latest California Building Code provisions for earthquake design as well as recommendations summarized in Table 6 (GEO-1 MM), subject to County review. Impacts to seismic related ground shaking would be less than significant.

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

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Geotechnical Investigation, Proposed Church Training Center, Sladden Engineering.

Findings of Fact:

a) No Impact. The Project site is located on the Coachella Valley floor. It predominantly consists of sand and is surrounded by relatively flat terrain. The nearest hillsides slope of the Santa Rosa mountains are approximately 2.83 miles southwest of the subject property. Due to distance from the nearest hillside, no impacts associated with landslides will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geotechnical Investigation, Proposed Church Training Center, Sladden Engineering.

Findings of Fact:

a) Less Than Significant Impact with Mitigation Incorporated. The General Plan shows that the site is located in an area of active subsidence. According to the Geotechnical Investigation, "recent investigations have documented significant subsidence within the Coachella Valley (USGS, 2007), no fissures or other surficial evidence of subsidence were observed at the subject site. With the exception of isolated tension zones typically manifested on the ground surface as fissures and/or ground cracks, subsidence related to groundwater depletion is generally areal in nature with limited differential settlement over short distances such as across individual buildings." "The Coachella Valley Water District has publicly acknowledged regional subsidence throughout the southern portion of the Coachella Valley and has indicated a commitment to groundwater replenishment programs that are intended to limit future subsidence. At this time, subsidence is considered a regional problem requiring regional mitigation not specific to the Project vicinity." Impacts to ground subsidence would be less than significant.

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

GEO-2 MM. In addition to GEO- MM 1 (above), including specific Project requirements including Stripping, Preparation of the Building Areas, Compaction and Shrinkage and Subsidence, the Project will be required to comply with standard grading conditions. Also, prior to placement of fill, existing undocumented fill, soil, colluviums, and loose fan deposits shall be over excavated to firm, moist, fan materials or un-weathered bedrock. Oversized material shall be placed in conformance with the Uniform Building Code.

Monitoring:

GEOL MM B: The grading and placement of fill during construction of the Project will be monitored by the Riverside County TLMA (Building and Safety Division).

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): On-site Inspection, Project Application Materials, Geotechnical Investigation, Proposed Church Training Center, Sladden Engineering.

Findings of Fact:

a) No Impact. No steep hillsides subject to mudflow and no volcanoes are located on or near the Project site (Riverside County, 2015a, Figure S-5; Riverside County, 2016a, Figures 14 and 15). With respect to seiches, the nearest body of water to the Project site is the Salton Sea, located approximately 11.8 miles southeast of the Project site (Google Earth Pro, 2021). Therefore, there is no potential for the Project to be subject to hazards associated with seiches, mudflows, and/or volcanic hazards. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report, Geotechnical Investigation, Proposed Church Training Center, Sladden Engineering.

Findings of Fact:

a) Less Than Significant Impact. The Project site is extremely level with topography descending gradually from northwest to southeast at an elevation of approximately -72 feet. Grading would occur

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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over the entire Project site and after grading, elevations would vary across the site between -70 to -68 feet Average Mean Sea Level (AMSL). Impacts resulting in topographic changes would be less than significant.

b) Less Than Significant Impact. The Project site is extremely level with topography descending gradually from northwest to southeast at an elevation of approximately -72 feet. Approximately three (3) feet slopes will be created on the Projects southern border for the retention basin. The slopes would be engineered for long-term stability and would be required to be constructed in accordance with the site-specific recommendations of the Project’s geotechnical investigation. The proposed grading plan and the creation of manufactured slopes on the Project site would result in less-than-significant impacts to geology and soils because the slopes would be stable and not lead to any geologic or soil hazard. As a standard condition of Project approval, the Project would be required to comply with the site-specific recommendations contained in the geotechnical investigation for the Project site, including recommendations related to site preparation, soil compaction, and manufactured slope design that would minimize potential hazards associated with manufactured slope failure. As such, the Project would not create a substantial adverse effect associated with changes in topography nor create cut or fill slopes greater than 2:1 or higher than 10 feet. Impacts would be less than significant.

c) No Impact. The Project site does not contain any operational subsurface sewage disposal systems under existing conditions. The Project site does not serve as a leach field for any off-site properties and has no potential to affect or negate operating subsurface sewage disposal systems. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Geotechnical Investigation, Proposed Church Training Center, Sladden Engineering.

Findings of Fact:

a) Less Than Significant Impact. Development of the Project site has the potential to result in the erosion of soil during site preparation, grading, and building construction. However, the applicant will be required to adhere to erosion control measures imposed by the County of Riverside through grading and building permit regulations, including adherence to SCAQMD Rule 403.1, that requires a fugitive dust control plan. All grading activities would require grading permits from the TLMA Building Division and would be required to comply with the standards imposed by the County to limit potential erosion

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts. At buildout, there would be a low potential for soil erosion due to the predominantly level topography and the construction of buildings, impervious parking lots and stabilized landscaped areas. Impacts would be less than significant.

b) Less Than Significant Impact. Expansive soils typically contain large amounts of clay that expand when water is absorbed and shrink when they dry. The dominant native soil type in the vicinity of the Target Property is Valley sediments. Soils consist mainly of Gilman Series fine sandy loam (nearly level) which has low shrink-swell potential. Therefore, less than significant impacts associated with expansive soils will occur.

c) No Impact. Currently, the site is vacant and located in an area served by existing sewage infrastructure. The Project’s wastewater demand would be accommodated by connections to existing wastewater infrastructure. As such, the Project would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, the Project would have no impact related to the ability of soils to support septic tanks or alternative wastewater disposal systems.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

a) Less Than Significant Impact. According to the Riverside County General Plan, the Project site is located in an area with a “High” susceptibility to wind erosion (Riverside County, 2015a, Figure S-8). However, as the Project site is graded flat and compacted, during construction there would be no existing vegetative cover would be removed from the subject property. Soils would be exposed, and the potential for wind-induced erosion and blowsand would increase as compared to existing conditions. The Project would be required to comply with SCAQMD Rule 403 that requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth-moving, grading, and construction equipment travel on unpaved roads. Following development of the Project, soils on the Project site would be covered with impervious surfaces and landscaping and no longer be as exposed to wind as it is under existing conditions; therefore, wind erosion and loss of topsoil under long-term conditions would be substantially reduced as compared to existing conditions. With mandatory compliance to Rule 403 regulatory requirements, the potential for the Project to result in an increase in wind erosion and blowsand, either on- or off-site, would be less than significant.

Applicable Regulatory Requirements

- The Project is required to comply with the provisions of the SCAQMD Rule 403 “Fugitive Dust.” Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:

- In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
- The construction contractor(s) shall ensure that all disturbed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less.
- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical investigation prepared for the Project site by Sladden Engineering dated February 16, 2021, which are included herein as Technical Appendix E and Technical Appendix E3. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the Project:

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project California Emissions Estimator Model (CalEEMod), Application Materials

Environmental Setting

Greenhouse gases (GHG) are a group of gases that trap solar energy in the Earth's atmosphere, preventing it from becoming too cold and uninhabitable. Common greenhouse gases in the Earth's atmosphere include water vapor, carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), ozone, and chlorofluorocarbons to a lesser extent. Carbon dioxide is the main GHG thought to contribute to climate change. Carbon dioxide reflects solar radiation back to Earth, thereby trapping solar energy and heat within the lower atmosphere. Human activities (such as burning carbon-based fossil fuels) create water vapor and CO2 as byproducts, thereby impacting the levels of GHG in the atmosphere. Carbon

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dioxide equivalent (CO₂e) is a metric used to compare emissions of various greenhouse gases. It is the mass of carbon dioxide that would produce the same estimated radiative forcing as a given mass of another greenhouse gas. Carbon dioxide equivalents are computed by multiplying the mass of the gas emitted by its global warming potential. Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. GCC is currently one of the most controversial environmental issues in the United States, and much debate exists within the scientific community about whether or not GCC is occurring naturally or as a result of human activity.

To address the long-term adverse impacts associated with global climate change, California’s Global Warming Solutions Act of 2006 (AB 32) requires California Air Resource Board (CARB) to reduce statewide emissions of greenhouse gases to 1990 levels by 2020. In 2016, Governor Jerry Brown signed Senate Bill 32 (SB32) that requires California to reduce GHG emissions to 40 percent below 1990 levels by 2030. With the passage of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) in California, environmental documents for projects pursuant to CEQA are required to analyze greenhouse gases and assess the potential significance and impacts of GHG emissions. On July 11, 2018, CARB announced in a press release (No. 18-37) that greenhouse gas pollution in California fell below 1990 levels for the first time since emissions peaked in 2004, an achievement roughly equal to taking 12 million cars off the road or saving 6 billion gallons of gasoline a year. Moreover, according to the CARB report on California Greenhouse Gas Emissions for 2000 to 2016, which tracks the trends of GHG emissions, California’s GHG emissions have followed a declining trend between 2007 and 2016. The largest reductions are attributed to the electricity sector, which continues to see decreases as a result of the State’s climate policies.

GHG Thresholds

On December 5, 2008, the SCAQMD formally adopted a greenhouse gas significance threshold of 10,000 MTCO₂e/yr. that only applies to industrial uses’ stationary sources where SCAQMD is the lead agency (SCAQMD Resolution No. 08-35). This threshold was adopted based upon an October 2008 staff report and draft interim guidance document that also recommended a threshold for all projects using a tiered approach.

It was recommended by SCAQMD staff that a project’s greenhouse gas emissions would be considered significant if it could not comply with at least one of the following “tiered” tests:

- Tier 1: Is there an applicable exemption?
- Tier 2: Is the project compliant with a greenhouse gas reduction plan that is, at a minimum, consistent with the goals of AB 32?
- Tier 3: Is the project below an absolute threshold (10,000 MTCO₂e/year for industrial projects; 3,000 MTCO₂e/year for residential and commercial projects)?
- Tier 4: Is the project below a (yet to be set) performance threshold?
- Tier 5: Would the project achieve a screening level with off-site mitigation?

Findings of Fact:

a) Less Than Significant Impact. CalEEMod was used to quantify GHG emissions associated with the Project. As previously mentioned, this software was developed in conjunction with the California Air Pollution Control Officers Association (CAPCOA) to estimate air emissions, including GHGs. CalEEMod utilizes widely accepted methodologies for estimating emissions combined with default data that can be used when site-specific information is not available. Sources of these methodologies and default data

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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include but are not limited to the United States Environmental Protection Agency (USEPA) AP-42 emission factors, California Air Resources Board (CARB) vehicle emission models, studies commissioned by California agencies such as the California Energy Commission (CEC) and CalRecycle.

The Project's total building area and parking lot uses were factored into the model to evaluate whether the estimated criteria pollutants and GHG emissions would exceed the established thresholds and therefore conflict with the plans and efforts of reducing the emissions of greenhouse gases. Construction-related GHG emissions were amortized over a 30-year period and added to the Project's annual operational GHG emissions.

Construction

Construction activities will result in short-term GHG emissions associated with operation of construction equipment, employee commute, material hauling, and other ground disturbing activities. As shown in Table 7, the Project will generate 1,405 metric tons of CO₂e during the 15-month construction period. There is currently no construction related GHG emission thresholds for Projects of this nature. To determine if construction emissions will result in a cumulative considerable impact, buildout GHG emissions were amortized over a 30-year period and added to annual operational emissions to be compared to applicable GHG thresholds (see Table 7, below).

Operation

At buildout, there are five emission source categories that will be contributing either directly or indirectly to operational GHG emissions, including energy/electricity usage, water usage, solid waste disposal, area emissions (pavement and architectural coating off-gassing), and mobile sources. The proposed Project is a commercial development and comparable to the Tier 3SCAQMD's industrial thresholds of 3,000 MTCO₂e/yr. Table 7 provides a summary of the projected short-term construction and annual operational GHG generation associated with buildout of the proposed Project.

The operational GHG emissions can be attributed to the following sources:

Area Sources: Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the developed site.

Energy Sources: GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO₂ and other GHGs directly into the atmosphere; these emissions are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions.

Mobile Sources: GHG emissions will also result from mobile sources associated with the Project, which include the typical daily operation of motor vehicles by employees and visitors. Project mobile source air quality impacts are dependent on both overall daily vehicle trip generation and the effect of the Project on peak hour traffic volumes and traffic operations in the local vicinity.

Solid Wastes: The proposed land uses will result in the generation and disposal of solid waste. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. GHG emissions associated with the disposal of solid waste associated with the proposed Project were calculated by the CalEEMod model using default parameters.

Water Supply, Treatment and Distribution: Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water.

The Proposed Project will generate GHG emissions during both construction and operation. The GHG emissions have been calculated based on the parameters described above. A summary of the results is shown below in Table 7 and the CalEEMod Model run for the proposed Project is provided in Appendix A.

Table 7 Project-Related Greenhouse Gas Emissions

Phase	CO2e (MT/YR)
Construction (2022)	62.5
(2023)	1031
(2024)	307
Construction Total	1400.5
Construction: 30 year amortized	46.83
Operation (2025)	
Annual Operation	213
Total Operation	213
SCAQMD Threshold	3,000
Threshold Exceeded?	No
Riverside County CAP	3,000
Threshold Exceeded?	No

- (1) Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
- (2) Energy usage consist of GHG emissions from electricity and natural gas usage (mitigated values used to show compliance with 2019 Title 24 Standards).
- 3) Mobile sources consist of GHG emissions from vehicles.
- (4) Solid waste includes the CO2 and CH4 emissions created from the solid waste placed in landfills (mitigated values used to show compliance with AB 341).
- (5) Water includes GHG emissions from electricity used for transport of water and processing of wastewater (mitigated values used to show compliance with CalGreen requirements).
- (6) Construction GHG emissions CO2e based on a 30 year amortization rate.
- (7) CO2 sequestration from the planting of ~45 trees (31.86/20 years [trees' lifetime])

As shown in the table above, the Project complies with the Tier 3 threshold because emissions will not exceed the SCAQMD threshold. Per the 2019 California Green Building Standards Coded (Title 24 of California Code of Regulations), the Project will be constructed to be zero-net-energy ready by 2030. As shown in Table 7 resulting from the CalEEMod calculations, future construction is expected to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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generate approximately 1045.33 MTCO₂e per year from construction, area, energy, stationary, waste, and water usage sources. As such, future development GHG emissions would not exceed the threshold of significance set at 3,000 MTCO₂e per year. Having been evaluated against the regionally accepted thresholds, which are part of the State’s regulations aimed at addressing climate change, future development is not expected to interfere with the plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. Project impacts will be less than significant.

b) Less Than Significant Impact: The County of Riverside has prepared and adopted Climate Action Plan (CAP) as a roadmap for achieving community-wide greenhouse gas emissions reductions. The CAP quantifies emissions from the build-out of the proposed plan and includes additional policies and implementation actions to help Coachella further reduce emissions. It also includes strategies to protect public health and make the community more resilient to climate change. Riverside County’s CAP is designed to provide clear policy guidance to the staff and decision-makers on how to reduce greenhouse gas emissions. It identifies a pathway to reduce emissions within a range of voluntary, state-level emissions reduction targets. This path includes strategies for improving connectivity and land use patterns, transportation modes and systems, incorporating energy efficiency standards, increasing the County’s renewable energy supply, and reducing waste and consumption. By providing an emissions inventory, emissions targets, and strategies for reducing greenhouse gas emissions, the County of Riverside has established a framework evaluating and mitigating greenhouse gas emissions. Part of these emissions reductions will need to be achieved through better environmental performance of new development.

At Project buildout, the Project’s total annual GHG emissions would not potentially exceed the Riverside County CAP’s annual GHG emissions threshold of 3,000 MTCO₂e. With implementation of Project design features, mitigation and adherence to applicable regulations, the Project would not cause a significant impact due to a conflict with the County’s CAP and impacts related to GHG emissions would not be cumulatively considerable basis. Project impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the Project:

21. Hazards and Hazardous Materials

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source(s): Project Application Materials. Phase I ESA, Jordon Plot Plan, Coachella Valley Engineers, December 2021 (Appendix B).

Findings of Fact:

a) Less Than Significant Impact. During Project construction, heavy equipment (e.g., dozers, excavators, tractors) would be operated on the subject property during the construction phases of the Project. The heavy equipment would likely be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites and there would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), SCAQMD, and Santa Ana RWQCB. With mandatory compliance with applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase, and impacts would be less than significant pertaining to long-term operations, the Proposed Project includes development of commercial office, meeting, dining and shop/warehouse space which would involve use of limited quantities of chemicals such as cleaning and degreasing solvents, paints, varnishes and similar materials. These chemicals will be transported and stored within the Project site. These will occur in limited quantities and will not require a hazardous material handling/storage permit. None of these chemicals will be used in sufficient quantities.

The Proposed Project would not result in a significant risk of explosion or accidental release of hazardous substances, because the cleaners and household chemicals used are not explosive and will not be stored in large quantities. The use and handling of hazardous materials during construction activities and long-term operation of the proposed Project would occur in accordance with applicable Federal, State, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements. Impacts would be less than significant.

b) Less Than Significant Impact with Mitigation Incorporated A Phase I Environmental Site Assessment (ESA) was prepared for the Project site by Coachella Valley Engineers (Phase I ESA, Jordon Plot Plan, Coachella Valley Engineers, December, 2021 (Appendix B). Based on reviewed historical aerial photographs and topographic maps related to the Project site, CVE determined that the site was vacant undeveloped land with no improvements and no business activity taking place. There has been no use aside from farming which took place up to approximately 2011. Riverside County Building Department records indicate that no permits have ever been issued for the Project site. The Project site is fenced. Surrounding properties include farmland and roads. The Project site is not currently being regulated by any environmental agency and does not appear on any environmental databases.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Phase I ESA prepared for this site determined that “Further Environmental Investigation is not necessary.” However, in reviewing Department of Toxic Substance Control (DTSC) policies and guidelines pertaining to use of farmlands, it was determined that additional investigation in the form of soil sampling was needed to assure that the Project would not expose people or the environment to a significant hazard. Based on experience gained from recent soil samplings undertaken for “prior agricultural activity” in the general vicinity (i.e., previously farmed properties in the Coachella Valley, CVE does not anticipate any potential residues of arsenic, pesticides, or metals in levels considered to be “immediately dangerous to life of health” (IDLH) would be encountered on the Project site. Furthermore, it has been found that the construction process further dissipates the low-level soil concentrations of remnant contaminants found across farmlands in the Coachella Valley. When the Project area is watered, rough graded and left in the sun, watered again, over excavated (as required in the Coachella Valley by geotechnical reports), left in the sun and then finish graded, the levels of any remaining contaminants in the soil has greatly dissipated. As an abundance of caution, after finish grading soil samples can be taken from the center of representative building pads. Implementation of the recommendations from (HAZMAT-1 MM) will assure that any potential impacts related to prior farming on the site would be reduced to less than significant with mitigation incorporated.

c) No Impact. The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. Under long-term operational conditions, the proposed Project would be required to maintain adequate emergency access for emergency vehicles on-site as required by the County. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur.

d) No Impact. The nearest school site facility to the Project site is the Coachella Valley High School located roughly 4,075 feet south of the Project site. As discussed in Threshold 21(a) and (b), as with any business, the transport of hazardous substances or materials to and from the Project site during construction and long-term operational activities would be required to comply with applicable federal, State, and local regulations to preclude substantial public safety hazards. Accordingly, there would be no potential for existing or proposed schools to be exposed to substantial safety hazards associated with the routine transport of hazardous substances or materials to and from the Project site. The proposed Project will result in the development of commercial office, classroom and warehouse space, which is not expected to emit any hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste to jeopardize schools. No impact is expected.

e) No Impact. The Project site is currently vacant. The Project site is not listed on the Hazardous Waste and Substances Sites List produced by the DTSC, which is referred to as “EnviroStor” (DTSC, 2021). As part of the Phase I ESA, CVE reviewed regulatory databases and available agency files and records for the site. To determine whether the Project site is identified as a hazardous materials site pursuant to Government Code Section 65962.5, an American Society for Testing and Materials (ASTM) radius search was performed by Environmental Data Resources (EDR) regulatory database record search, which obtains updated environmental database information from Standard Federal, State, and Tribal Environmental Record Sources. The EDR regulatory database record search determined that there are no hazardous materials or waste sites located on or near the site, and the site is not included on a list compiled pursuant to Government Code Section 65962.5. The proposed Project will not create a significant hazard to the public or environment. No impact is anticipated.

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

HAZMAT-1 MM. A Phase II Environmental Investigation shall be prepared for the Project site prior to issuance of a grading permit. The Phase II Investigation will sample and evaluate the Project site for Pesticides via EPA 8081A, Arsenic via EPA 6010B and Metals Acid Digestion EPA 3050B.

Monitoring:

HAZMAT-1 MM A: Phase II will be monitored by the Riverside County TLMA (Building and Safety Division) and reviewed by Environmental Health.

22. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Less Than Significant Impact. The Project site is located within “Compatibility Zone E” of the Jacqueline Cochran Regional Airport Master Plan (JCRA) Influence area and is therefore subject to the JCRA Land Use Compatibility Plan (ALUCP). Within Compatibility Zone E, there is no limitation of intensity per acre of non-residential development. Although no explicit upper limit on usage intensity is defined for Zone E, land uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. The proposed Project is consistent with this limitation. The Project does not entail any uses prohibited or discouraged in Compatibility Zone E. Therefore, impacts are less than significant.

b/c) Less Than Significant Impact. The Project is subject to review by the Airport Land Use Commission (ALUC) to determine consistency with the JCRA ALUCP. As described in (22.a. above), the proposed Project does not entail any uses prohibited or discouraged in Compatibility Zone E and would not create a hazard. Therefore, impacts are less than significant.

d) No Impact. There are no private airport facilities or heliports within the vicinity of the Project site (Google Earth Pro, 2021). As such, the Project would not result in a safety hazard for people residing or working in the Project area associated with private airports or heliports, and no impact would occur.

Mitigation: No mitigation is required.

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

HYDROLOGY AND WATER QUALITY Would the Project:

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to Project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Less Than Significant Impact. The proposed Project site is located in the Whitewater River watershed which drains into the Salton Sea and is part of the larger Colorado River Watershed. All water providers in the watershed are required to comply with Regional Water Quality Control Board standards for the protection of water quality, including the preparation of site-specific Water Quality Management Plans for surface waters. The proposed Project will generate demand for domestic water and wastewater, which will be governed by CVWD standard requirements. Construction of on-site connections will be subject to all CVWD requirements. The proposed Project will not violate water quality standards or waste discharge requirements.

Pursuant to the County’s National Pollutant Discharge Elimination System (NPDES) permit and in accordance with the Riverside County Code Section 13.12.060(C), the Project would be required to prepare and implement a site-specific Preliminary Water Quality Management Plan (WQMP). The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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WQMP is a site-specific, post-construction water quality management program designed to minimize the release of potential waterborne pollutants, including pollutants of concern for downstream receiving waters, under long-term conditions via Best Management Practices (BMPs). Implementation of the WQMP ensures on-going, long-term protection of the watershed basin. Prior to issuance of grading permits and/or building permits for the Project site, the County of Riverside requires that a site-specific WQMP be prepared for projects. Because compliance with an applicable WQMP is a required condition of approval for all development proposals and long-term maintenance of on-site water quality features would be required by the County to ensure their long-term effectiveness, compliance with the site specific WQMP would ensure that water quality impacts associated with post-development at the Project site and long-term operation of the Project would be less than significant. Therefore, both during construction and the long-term use of the Project site as a church training center would not violate any water quality standards or waste discharge requirements and impacts would be less than significant.

b) Less Than Significant Impact. The Project would not install any water wells; therefore, the Project would not directly extract groundwater from the Coachella Valley Groundwater Basin. Notwithstanding, the Project would install impervious surfaces on the site and increase the impervious surface cover of the site, which could reduce the amount of water percolating down into the groundwater basin that underlies the Project area. However, approximately one-half of the Project site will remain as open space not covered with impervious surfaces. This includes grass, landscaping, and bio retention basin (landscape and soil system) which provides for filtering stormwater as it percolates into the ground, eliminating potential adverse effects related to groundwater recharge. Therefore, with buildout of the Project, the local groundwater levels would not be adversely affected and impacts to groundwater supplies and recharge would be less than significant.

c) Less Than Significant Impact.

Existing Drainage

The proposed Project site is relatively flat and contains no rivers or streams. Existing site drainage is conveyed as surface flow in the south easterly direction, with any overflow going to Van Buren Street and 54th Avenue. Development of the proposed Project will increase impermeable surfaces on-site, and therefore increase on-site storm flows.

Proposed Drainage System

Per the County of Riverside requirements, the Project shall retain all surface runoff in an on-site retention basin. “The basin shall be designed to retain the runoff from the worst case of the 1hr, 3hr, 6hr or 24hr duration, 100-year storm” and “There shall be no standing water in the retention basin after 72 hours of any storm event.” The Project proposes an on-site stormwater retention basin located in the southern portion of the site, adjacent to Van Buren Street. A final hydrologic analysis will be required to demonstrate that the Project meets the County’s standards. These standard requirements will ensure that impacts associated with storm water retention remain less than significant.

Summary

The proposed Project will be required to comply with the County’s storm water retention requirements, including the approval of a Project-specific final hydrology study and water quality management plan prior to the issuance of building permits. Implementation of these and other applicable requirements will assure that the Project will not create or contribute water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project's Plot Plan application materials, which include a Conceptual Grading Plan and that are on file with the County of Riverside Planning Department are hereby incorporated by reference pursuant to CEQA Guidelines § 15150; these plans show the details of the Project's storm water and water quality infrastructure system. (CVE, 2021) Because the Project would not substantially alter the existing drainage pattern of the site or area, impacts would be less than significant.

d) Less Than Significant Impact. Implementation of the Project has the potential to result in soil erosion and/or siltation on -or offsite. The analysis below summarizes the likelihood of the Project to result in substantial soil erosion during temporary construction activities and under long-term operation of the Project.

Temporary Construction-Related Activities

Grading and construction activities on the Project site would expose underlying soils and disturb surficial soils on the Project site. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a NPDES permit for construction activities, including proposed grading. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. The County's Municipal Separate Storm Sewer System (MS4) NPDES Permit requires the Project Applicant to prepare and submit to the County for approval a Project-specific SWPPP. The SWPPP will identify a combination of erosion control and sediment control measures (i.e., BMPs) to reduce or eliminate sediment discharge to surface water from stormwater and non-storm water discharges during construction. In addition, proposed construction activities would be required to comply with SCAQMD Rule 403, which would reduce the amount of particulate matter in the air and minimize the potential for wind erosion. Rule 403 requires that certain construction practices be followed that limit dust and dirt from leaving the construction site. For example, no dust is allowed to be visible in the air beyond the property line of the construction site, and no dirt is allowed to be tracked out of the site by more than 25 feet. With mandatory compliance to the requirements noted in the Project's SWPPP, as well as mandatory compliance to applicable regulatory requirements including but not limited to SCAQMD Rule 403, the potential for water and/or wind erosion impacts during Project construction would be less than significant and mitigation is not required.

Long-Term Operational Activities Following construction, wind and water erosion on the Project site would be minimal because the areas disturbed during construction would be landscaped or covered with impervious surfaces and drainage would be controlled through a storm drain system. Furthermore, the County's MS4 NPDES Permit requires the Project Applicant to prepare and submit to the County for approval a WQMP (Riverside County Ordinance No. 754). The WQMP is required to identify an effective combination of erosion control and sediment control measures (i.e., BMPs to reduce or eliminate sediment discharge to surface water from stormwater and non-storm water discharges). The WQMP for the Project is required to incorporate BMPs, which are effective at removing silt and sediment from stormwater runoff. WQMPs also require post-construction maintenance and operational measures to ensure ongoing erosion protection. Compliance with the Project-Specific WQMP for the Project would be required as a condition of Project approval as would the long-term maintenance of water quality features. With compliance of the Project-specific WQMP, implementation of the proposed Project would not result in substantial erosion or siltation on-site or off-site. Therefore, because the Project would not result in substantial erosion or siltation on-site or off-site, impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Less Than Significant Impact. See the analysis under Thresholds 23(a) (c) and (d), that describes the potential for stormwater runoff and the proposed storm drain system and bio-retention basin. The Project's onsite drainage design concept will provide flood protection to the proposed building pad, the proposed basins will adequately treat onsite flows, and the detention basins will mitigate for increased runoff. The offsite drainage improvements will adequately protect the Project site from offsite flow and prevent offsite flows from commingling with onsite flows, and the proposed Project will not impact flooding conditions to upstream or downstream properties. Therefore, because the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site, impacts would be less than significant.

f) Less Than Significant Impact. The Project's stormwater plan is described in Thresholds 23 (a) (c) and (d). Adequate capacity exists in the existing and planned stormwater drainage system to service the Project. Therefore, because the Project would not create runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, impacts would be less than significant.

g) Less Than Significant Impact. As discussed in Thresholds 23 (a) (c) and (d), the Project's onsite drainage design concept will provide flood protection to the proposed building pad, the proposed basins will adequately treat onsite flows, and the detention basins will mitigate for increased runoff, the offsite drainage improvements will adequately protect the Project site from offsite flow and prevent offsite flows from commingling with onsite flows, and the proposed Project will not impact flooding conditions to upstream or downstream properties. Therefore, because the Project would not impede or redirect flows, impacts would be less than significant.

h) Less Than Significant Impact. According to TLMA, the Project site is located outside of a flood plain and flood plan review is not required. Additionally, as discussed in Thresholds 23 (a) (c) and (d), the Project's onsite drainage design concept will provide flood protection to the proposed building pad, the proposed basins will adequately treat onsite flows, and the detention basins will mitigate for increased runoff, the offsite drainage improvements will adequately protect the Project site from offsite flow and prevent offsite flows from commingling with onsite flows, and the proposed Project will not impact flooding conditions to upstream or downstream properties.

The nearest large body of surface water to the Project site is the Salton Sea located approximately 9.2 miles southeast of the Project site (Google Earth Pro, 2020). According to MVAP Figure 11, Special Flood Hazards Areas, the Project site is not located within any dam inundation areas or special flood hazard areas. As discussed in Thresholds 23 (a) (c) and (d), the Project's onsite drainage design concept will provide flood protection to the proposed building pad, the proposed basins will adequately treat onsite flows, and the detention basins will mitigate for increased runoff, the offsite drainage improvements will adequately protect the Project site from offsite flow and prevent offsite flows from commingling with onsite flows, and the proposed Project will not impact flooding conditions to upstream or downstream properties. The Project's Plot Plan application materials, which include a Conceptual Grading Plan and that are on file with the County of Riverside Planning Department are hereby incorporated by reference pursuant to CEQA Guidelines § 15150; these plans show the details of the Project's storm water and water quality infrastructure system. Because the Project would not result in the release of pollutants due to Project inundation from a flood hazard, tsunami, or seiche zone, impacts would be less than significant.

i) Less Than Significant Impact. The California Porter-Cologne Water Quality Control Act (California Water Code §§ 13000), and the Federal Water Pollution Control Act Amendment of 1972 (also referred

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Colorado River RWQCB. Water quality information for the Colorado River watershed is contained in the Colorado River Region Basin Plan. This document is herein incorporated by reference and is available for public review at the Santa Ana RWQCB office in Palm Desert.

CWA Section 402 is applicable to the Project, which authorizes the NPDES permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a SWPPP and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Long-Term Operational Water Quality

Receiving waters and impaired waters are noted above. The Project’s pollutants of concern include bacterial indicators, nutrients, toxic organic compounds, trash and debris, and oil and grease. The County’s MS4 NPDES Permit requires the Project Applicant to prepare and submit to the County for approval a Water Quality Management Plan (WQMP) (Riverside County, 2019a, Chapter 5.72). The Project-Specific Preliminary WQMP identifies an effective combination of water quality control measures (i.e., Best Management Practices (BMPs) to reduce or eliminate water pollutants before they reach the groundwater table). The Preliminary WQMP for the Project, prepared by CVE, incorporates BMPs that would remove waterborne pollutants from stormwater flows. The WQMP requires post-construction maintenance and operational measures to ensure ongoing effectiveness. Compliance with the WQMP would be required as a condition of Project approval. Therefore, the proposed Project’s operation would not obstruct implementation of the Colorado River Basin Plan. The Project Applicant, successors in interest, and construction contractors would be required to comply with the Project specific WQMP as a condition of approval.

Groundwater Management Plan and Sustainability Plan

The Project site is located within the Whitewater Groundwater Management Area, and is therefore subject to the CVWD’s “Groundwater Management Plan – Whitewater Groundwater Basin”. The Groundwater Management Plan (GMP) is intended to manage the Whitewater Groundwater Basin in a manner that would supplement CVWD’s water supplies.

The Project would not directly extract groundwater; however, with addition of the proposed Project, an increase in impervious surface cover of the site, which would reduce the amount of water directly percolating into the groundwater table on the Project site. The BMPs that are incorporated into the site design to fully address all management areas would minimize potential adverse effects related to groundwater recharge. After implementation of the Project, the Project’s proposed stormwater drainage system would convey water runoff into the public storm drain system which flows to downstream water bodies where percolation into the groundwater table occurs. Therefore, the proposed Project would not conflict or obstruct implementation of a groundwater management plan or implementation of a groundwater sustainability plan. Therefore, impacts would be less than significant.

Applicable Regulatory Requirements

- Prior to issuance of a grading permit, the Project Applicant is required to obtain coverage under a NPDES permit from the State Water Resources Control Board. Evidence that a NPDES permit has been issued shall be provided to the County of Riverside prior to issuance of a grading permit.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Prior to issuance of a grading permit, the Project Applicant is required to prepare a SWPPP. Project contractors shall be required to ensure compliance with the SWPPP and shall permit periodic inspection of the construction site by the County of Riverside staff or its designee to confirm compliance.
- Prior to issuance of a grading permit, the Project Applicant is required to prepare, and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.
- The site is located within the bounds of the Coachella Valley Area Master Drainage Plan (CVMDP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this Project. The drainage fee is required to be paid prior to the issuance of the grading permits.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the Project:

24. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

Findings of Fact:

a) No Impact. The subject site is designated as CR (Commercial Retail) and C-P-S (Scenic Highway Commercial) in the County’s GIS database and on the General Plan Land Use and Zoning Maps, respectively. Both designations allow for the Project’s proposed commercial use. The proposed Project is consistent with existing zoning and land use plans with regard to use, size and scale. Therefore, the proposed Project will be consistent with adopted plans and programs and no impacts to land use policy are expected.

b) No Impact. Implementation of the Project would not disrupt or divide the physical arrangement of an established community. The Project site is bounded by 54th Avenue on the north and Van Buren Street on the east. Land immediately to the south is pasture and to the west a date palm grove. Because the Project site is not surrounded or within the vicinity of a residential community, the proposed Project would have no potential to disrupt or divide the physical arrangement of any established community. No impact would occur.

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

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the Project:

25. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) No Impact. Riverside County General Plan Figure OS-6 shows that the Project site and surrounding area is located within Mineral Resource Zone 3 (MRZ-3), meaning the significance of mineral deposits is undetermined and the site is not located within an area designated by the State Mining and Geology Board as being of regional or Statewide significance (Riverside County, 2015a, Figure OS-6). Because the site is not located within an area known for mineral resources that are of value to the region and the residents of the State, no impact would occur.

b) No Impact. The Project site has a General Plan land use designation as CR (Commercial Retail) and Zoning designation as C-P-S (Scenic Highway Commercial) and does not have a designation or zoning for mining. As discussed above in Threshold 25(a), the Project site is not located within an area designated by the State Mining and Geology Board as being of regional or Statewide significance (Riverside County, 2015a, Figure OS-6). Therefore, there is no potential for the Project to result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) No Impact. As discussed above in Thresholds 25(a) and (b), the site is not located in a State designated sector of valuable resources and there are no known quarries or mines in the immediate vicinity of the Project site. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the Project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expose people residing or working in the project area to excessive noise levels?

b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” County of Riverside Airport Facilities Map

Findings of Fact:

a) Less Than Significant Impact. The Jacqueline Cochran Regional Airport (JCRA) runway is located approximately 2.4 miles (12,672 feet) southeast of the Project site. The JCRA Inland Port Airport Land Use Compatibility Plan (JCRA LUCP) includes the policies for determining the land use compatibility of the Project. The Project site is located within “Compatibility Zone E” of the Jacqueline Cochran Regional Airport Master Plan (JCRA) Influence area which is considered to have a no noise impact. Further, the Project site is located outside the 65 dBA Community Noise Equivalent Level (CNEL) noise level contour boundary. The County of Riverside Land Use Compatibility for Community Noise Exposure matrix was used to assess potential aircraft-related noise levels at the Project site. The County of Riverside guidelines indicate that commercial uses, such as the Project, are considered normally acceptable with exterior noise levels of up to 65 dBA CNEL. The noise contour boundaries of the JCRA LUCP show that the Project is considered a normally acceptable land use since it is located outside of the 65 dBA CNEL contours. Further, there are no uses that are prohibited in this area except hazards to flight. As such, the Project would not expose people visiting or working on the Project site to excessive noise levels. Impacts would be less than significant.

b) No Impact. There are no private airfields or airstrips in the vicinity of the Project site (Google Earth Pro, 2020). Therefore, the Project would not expose people to excessive noise levels associated with operations at a private airstrip. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Federal Interagency Committee on Noise (FICON), Project Application Materials

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

a) Less Than Significant Impact. The Project site is vacant with no existing noise sensitive land uses or adjacent land uses. The Project site is bordered on two (2) sides by County arterial roadways and two (2) sides by agricultural lands. In addition to the lack of noise sensitive uses, these adjacent properties generate noise and vibration from farming activities. North of the Project site (beyond the roadway) is agricultural land. East of the Project site (beyond the roadway) is a casino. Farther northeast is the high school and stadium.

Although the County of Riverside General Plan Noise Element and County Code do not identify any noise level increase thresholds, the County of Riverside General Plan EIR No. 521 outlines incremental noise impact criteria for noise sensitive uses in Table 4.15-H. This significance criteria derived from the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual are used to evaluate the incremental transportation noise level impacts and establishes a method for comparing future Project noise with existing noise. In effect, the amount to which a given noise level increase is considered acceptable is reduced based on existing ambient noise conditions.

The primary uses proposed for the Project site include offices, dormitories, kitchen/dining room and warehouse. These uses are within the normally acceptable community noise exposure level. The noise level increases used to determine significant impacts for non-noise-sensitive land uses rely on the Federal Interagency Committee on Noise (FICON) Community Noise Equivalent Level (CNEL) of normally acceptable 60 dBA CNEL exterior noise level criteria. Also, the County of Riverside General Plan Noise Element, Table N-1, Land Use Compatibility for Community Noise Exposure was used to establish the satisfactory noise levels of significance for non-noise-sensitive land uses in the Project study area. The normally acceptable exterior noise level for noise-sensitive land uses is 70 dBA CNEL. Noise levels greater than 70 dBA CNEL are considered conditionally acceptable per Noise Element Table N-1.

Additionally, the Project proposes an amphitheater for temporary use to be located at the southeast side of the Project site. This places the recessed stage in position to not impact any noise sensitive receptors. The amphitheater is proposed to be used for presentations including limited music. The amphitheater will be subject to required compliance with the County's Noise Ordinance, including sources of noise and hours of operation. Compliance with Riverside County No. 847 will ensure that any potential impacts related to operation of the proposed amphitheater on the site would be less than significant.

The nearest sensitive receptors to the Project site include the existing residential dwelling subdivision located beginning approximately 1,375 feet northeast and a few residences approximately 1,830 feet northeast of the Project site. Therefore, Project construction would not be anticipated to exceed the FTA thresholds for either residential or commercial uses. Further, in compliance with the County of Riverside General Plan Municipal Code, Section 9.52.040., it is assumed that construction would not occur during the noise-sensitive nighttime hours.

To control noise impacts associated with the construction of the proposed Project, as with any other construction Project in the County, the Project would be required to comply with the County's Noise Ordinance contained as Riverside County Code Section 9.52.020. Section 9.52.020 requires that noise from any private construction activity located within one-quarter of a mile from an inhabited dwelling be restricted to between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In addition, the following measures are recommended to reduce construction noise and vibrations, emanating from the proposed project:

1. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
2. The contractor shall place all stationary construction equipment so that the emitted noise is directed away from the noise sensitive receptors nearest the project site.
3. Equipment shall be shut off and not left to idle when not in use.
4. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
5. Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded, and noise shall be directed away from sensitive receptors.
6. The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.
7. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.

Therefore, with adherence with County Code Section 9.52.020 and the abo cited measures, the Project would not cause a substantial construction related temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant.

The Project's proposed use of office, classrooms, dining, and related activities are not considered to be a significant operational source of noise. Further, adjacent surrounding uses including pasture, date groves and roadways, with casino and farmland beyond are not considered sensitive noise receptors. Because the Project-related operational noise increases do not result in an exceedance of the significance threshold, the Project would not contribute to a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project and stationary noise impacts would be less than significant. Compliance with Riverside County No. 847 will ensure that any that potential impacts related to operation of the proposed amphitheater on the site would be less than significant.

b) Less Than Significant Impact. Construction activities on the Project site would utilize heavy equipment that has the potential to generate low levels of intermittent, localized ground-borne vibration. Refer to Technical Appendix I for a detailed description of the methodology used to calculate construction vibration levels. As stated above, The nearest sensitive noise receptors (residential dwellings) to the project site include the existing residential dwelling subdivision located beginning approximately 1,375 feet northeast and a few residences approximately 1,830 feet northeast of the project site. Moreover, the impacts at the site of the closest sensitive receivers are unlikely to be sustained during the entire construction period but would occur rather only during the times that heavy

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction equipment is operating adjacent to the Project site perimeter. Therefore, because the Project-related vibration velocity levels are anticipated to remain below the County of Riverside threshold of 0.01 in/sec RMS at all receiver location, the Project’s construction activities would not expose persons to or generate excessive ground-borne vibration or ground-borne noise levels. Accordingly, near-term construction vibration construction impacts would be less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity,” Paleontological Resource Impact Mitigation Program (“PRIMP”) Report

Findings of Fact:

a) Less Than Significant Impact with Mitigation Incorporated. The Riverside County GIS database categorizes the site as “High Paleontological Sensitivity (High A)” which indicates that potential fossils are likely to be encountered at the existing ground surface may be impacted during excavation by construction activities. High A is based on geologic formations or mapped rock units that are known to contain or have the correct age and depositional conditions to contain significant paleontological resources. There is the potential to unearth paleontological resources that may exist below the ground surface. If significant paleontological resources are unearthed there is a potential for a significant impact if the resources are not properly identified and treated. Therefore, the Project’s potential to directly or indirectly destroy unique paleontological resources that may be present beneath the ground surface of the Project site that is mapped with a High Potential/Sensitivity (High A), is a potentially significant impact and mitigation is required.

Implementation of PALEO MM-1 would ensure the proper identification and subsequent treatment of any significant paleontological resource, site, or unique geologic feature that may be encountered during ground-disturbing activities associated with Project excavation activities on the Project site. With implementation of PALEO MM-1, the Project’s potential to impact paleontological resources on the Project site would be reduced to less than significant.

Mitigation:

PALEO MM-1: A Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit.

Monitoring:

PALEO MM-A: Monitoring, if necessary, will be in accordance with the approved PRIMP.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the Project:				
29. Housing				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) No Impact. Under existing conditions, the Project site is comprised of vacant undeveloped land with no residential structures. Therefore, development of the Project would not displace any housing or displace any people and thus would not necessitate the construction of replacement housing elsewhere. No impact would occur.

b) No Impact. The Project entails the proposed development of a church training facility including 30 employees. It is anticipated that the employment base for both the construction and operational phases of the proposed Project would come from the existing population in Riverside County. According to the Bureau of Labor Statistics, in November 2019, the Riverside-San Bernardino-Ontario region's civilian labor force was 2,092,615 persons with 2,016,751 persons employed and 75,864 persons unemployed, for an unemployment rate of 3.6 percent (USBLS, 2019). The anticipated jobs generated as part of the Project could be filled by the local area, as the surrounding area contains an ample supply of potential employees. Therefore, it is not anticipated that the labor demand caused by the proposed Project would result in the addition of residents within Riverside County or surrounding jurisdictions or trigger the need for affordable housing. Therefore, the Project is not expected to be a catalyst for any population growth and no impact associated with population projections or affordable housing needs would occur.

c) No Impact. As discussed above in Threshold 29(b), the Project entails the proposed development of a church training including 30 employees. The Project site would not directly generate a residential population. It is anticipated that the employment base for both the construction and operational phases of the proposed Project would come from the existing population in Riverside County. According to the Bureau of Labor Statistics, in November 2019, the Riverside-San Bernardino-Ontario region's civilian labor force was 2,092,615 persons with 2,016,751 persons employed and 75,864 persons unemployed for an unemployment rate of 3.6 percent (USBLS, 2019). The anticipated jobs generated as part of the Project could be filled by the local area, as the surrounding area contains an ample supply of potential employees. Therefore, it is not anticipated that the labor demand caused by the proposed Project would result in the addition of residents within Riverside County or surrounding jurisdictions or trigger the need for affordable housing. Therefore, the Project is not expected to be a catalyst for any population growth and no impact associated with population projections or affordable housing needs would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The on-site employment generation would not induce substantial growth in the area because it is anticipated that the Project's future employees would already be living in the Riverside County area. The Project does not propose the construction of any new homes or dwelling units that would directly result in the introduction of new residents to the area. Indirect population growth has the potential to occur when infrastructure improvements are proposed. Increased road access and availability of utility connections are a byproduct of the proposed Project. However, the proposed improvements are specific to the Project and Project-related improvements would not extend beyond the Project site's frontage. The Project would not improve any roadways beyond what was already planned by the County of Riverside. Surrounding property that would have access to or benefit from such improvements have a General Plan land use designation of MDR and R-1 Zoning. Riverside County has planned for residential uses in this area and future inhabitants would most likely come from within the County for the same reasons as those discussed for this Project. Accordingly, the proposed Project would have no impact related to directly or indirectly inducing substantial population growth in the area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

a) Less Than Significant Impact. The Project site receives fire protection services from the Riverside County Fire Department (RCFD). Development of the Project site with a church training center has the potential to increase the frequency of fire protection calls to the site. RCFD Station 39 is the closet fire station to the Project site located approximately 4.25 miles to the southeast of the site at 86911 58th Ave, Thermal, CA 92274. RCFD Station 79 is located at 1377 6th St, Coachella, CA 92236, approximately 4.88 miles northeast of the Project site (RCFD, n.d.; Google Earth Pro, 2021). To ensure adequate fire protection for all residents of Riverside County, the Riverside County Department of Building and Safety and the RCFD enforce fire standards as they review building plans and conduct building inspection and review structures for compliance with the California Code, including Public Resources Code Sections 4290-4299 and California Government Code Section 51178 that address fire safety and Riverside County Ordinance No. 787 (Fire Code Standards) (Riverside County, 2017d, p. 4.17-23).

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Applicable Regulatory Requirements

- Prior to building permit inspection, the Project Applicant is required to comply with the County’s DIF Ordinance (Riverside County Ordinance No. 659), which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for public services, including the need for fire protection services that would be created by the Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

a) Less Than Significant Impact. The Project site receives police protection services from the Riverside County Sherriff Department (RCSD). Development of the Project site with a church training center facility has the potential to increase the frequency of sheriff calls to the site due to the addition of structures, traffic, and workers. The RCSD Perris Station, located at 86625 Airport Blvd, Thermal, CA 92274 would provide sheriff services to the Project site and vicinity of the site. As discussed in Riverside County General Plan Update, Draft EIR No 521, in terms of changes to existing levels of service, localized development increases would incrementally create demand for additional law enforcement personnel and services in specific areas; however, none of the increases would trigger the need for new or improved facilities in order to meet the demand. The additional personnel (officers, supervisors, and support staff), equipment and vehicles necessary could readily be accommodated by existing facilities. In addition, the Project would comply with the existing regulatory policies and General Plan policies that would further reduce any impacts to law enforcement services associated with the Project to less than significant levels. (Riverside County, 2015b, pp. 4.17-34-35).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact:

a) Less Than Significant Impact. Because the subject property would be developed with non-residential uses that would not directly generate any school-aged children requiring public education, development of the subject property with a church training center facility would not create a direct demand for public school services, nor would it indirectly draw a substantial number of students to the area for the reasons discussed above. In summary, jobs and housing data presented in Appendix F-1 to Riverside County General Plan Update (GPA No. 960) demonstrates that future employees of the Project would primarily consist of existing County residents; as such, the Project would not affect the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing or projected housing supply, and thus it would not generate a school-aged population in the County (Riverside County, 2015a, Appendix F-1, pp. 8-9). As such, the proposed Project would not directly cause, physically alter or contribute to a need to construct new public-school facilities. Therefore, potential impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

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

Findings of Fact:

a) Less Than Significant Impact. Development of the Project site with a church training center facility and associated site improvements would not directly create a demand for public library facilities and would not directly result in the need to modify existing or construct new library buildings. Demand placed on libraries is based on the generation of a resident population associated with a person’s place of residence, and not typically their place of employment. As discussed above, based on the County wide jobs and housing data presented in Appendix F-1 to Riverside County General Plan Update (GPA No. 960), the Project would not result in an increase in the County’s population and would therefore not directly result in an increased demand for library facilities (Riverside County, 2015a, Appendix F-1, pp. 8-9). Accordingly, Project-related impacts to library facilities would be less than significant. There are no other public services for which Project-related service demands would have the potential to physically impact public facilities. The Project Applicant would be required to comply with the County’s DIF Ordinance (Riverside County Ordinance No. 659) which requires a fee payment by developers for the funding of public facilities, including public libraries and other public facilities (Riverside County, 2015d). Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

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

Findings of Fact:

a) Less Than Significant Impact. As indicated above, based on the jobs and housing data presented in Appendix F-1 to Riverside County General Plan Update (GPA No. 960), implementation of the proposed Project is not anticipated to result in an increase in the County’s population because Riverside County, as a whole, has an abundance of housing relative to jobs (Riverside County, 2015a, Appendix F-1, pp. 8-9). As such, it is not anticipated that the proposed Project would result in a substantial increase in demand for public and/or private health care facilities. Moreover, the provision of private health care, which serves a majority of County residents, is largely based on economic factors and demand and is beyond the scope of analysis required for this MND. Nonetheless, the Project could result in an incremental increase in demand for health services associated with the Project’s addition of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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employees in the area. Existing public health facilities would accommodate nominal increases in demand, such as demand from the Project. Project implementation would not result in or require the physical construction, expansion, or alteration of public health facilities; therefore, impacts would be less than significant. The Project Applicant would be required to comply with the County's DIF Ordinance (Riverside County Ordinance No. 659), which requires a fee payment by developers for the funding of public facilities, including public health facilities (Riverside County, 2015d).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

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

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

Findings of Fact:

a) No Impact. The Project does not propose to construct any recreational facilities; therefore, no impacts from proposed recreational facilities would result from the Project.

b) No Impact. The Project proposes a church training center land use that would not directly result in an increase in the County's population. Although the jobs generated by the Project have the potential to result in some new residents within the County, it is expected that a majority of the jobs created would be filled by existing County residents. As such, the Project would not result in a substantial increase in demand for the construction or expansion of recreational facilities, and no impact would occur.

c) No Impact. The Project is not located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees) therefore, no impacts would result from the Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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36. Recreational Trails

a) Include the construction or expansion of a trail system?

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

Findings of Fact:

a) No Impact. There are no planned recreation trails in proximity to the Project site (Riverside County, 2016b, Figure C-6; Google Earth Pro, 2021). No trail system nor recreational facilities are proposed as part of the Project. Thus, the Project would not result in the use of existing recreational trails that could have a significant environmental effect. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation

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

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

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

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

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

f) Result in inadequate emergency access or access to nearby uses?

Source(s): Riverside County General Plan, Project Application Materials, Trip Generation & Vehicle Miles Traveled Screening Analysis for the proposed Church Training Center Plot Plan, Ganddini Group, Inc.

Findings of Fact:

a/b) Less Than Significant Impact. In accordance with Senate Bill (SB) 743, the California Natural Resources Agency (CNRA) adopted changes to the CEQA Guidelines in December 2018, which identify that starting on July 1, 2020, vehicle miles traveled (VMT) is the appropriate metric to evaluate a project's transportation impacts. As of December 2018, when the revised CEQA Guidelines were adopted, automobile delay, as measured by "level of service" (LOS) and other similar metrics, no longer constitutes a significant environmental effect under CEQA. Lead agencies in California are required to use VMT to evaluate project-related transportation impacts. Nonetheless, The Project site is currently vacant and generates no traffic.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project is designed to accommodate pedestrians via sidewalk improvements along its frontages with Van Buren Street and 54th Avenue. All Project driveway exits are designed to be stop-sign controlled and sight distances at each Project driveway will be reviewed by the County of Riverside at the time improvement plans are submitted as part of the building permit stage of Project implementation in order to ensure that sight distance meets minimum County safety standards.

The Project site is served by the Sunline Transit Agency (STA), a public transit agency serving the Coachella Valley region. STA Route 8 traverses directly along the Project site's frontage. Because there are existing public transit facilities along the Project site frontage, and existing bus stops are within walking distance to the Project site, the Project has no potential to conflict with a transit service program. A less than significant impact would occur.

CEQA Guidelines section 15064.3 sets forth guidelines for implementing Senate Bill 743 (SB 743). SB 743 requires amendments to the CEQA Guidelines (pre-2020) to provide an alternative to LOS for evaluating transportation impacts. Particularly within areas served by transit, those alternative criteria must "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." (Public Resources Code Section 21099(b)(1).) Measurements of transportation impacts may include "vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated."

As specified in Appendix B of the County's Transportation Analysis Guidelines, certain types of development proposals are generally exempt from the requirement to prepare a Level of Service transportation impact analysis, including the following:

- 10. Any use which can demonstrate, based on the most recent edition of the Trip Generation Report published by the Institute of Transportation Engineers (ITE) or other approved trip generation data, trip generation of less than 100 vehicle trips during the peak hours.*

These exemptions will apply in most cases; however, the Transportation Department reserves the right to require a traffic analysis for any development regardless of size and/or type.

A Trip Generation & Vehicle Miles Traveled Screening Analysis for the proposed Church Training Center Plot Plan was prepared by Ganddini Group, Inc. That analysis forecast the project to generate approximately 44 daily trips, which satisfies the small project screening criteria for projects that are forecast to generate fewer than 110 daily trips, therefore the Proposed Project would have a less than significant impact.

c) Less Than Significant Impact. The Project site is located in a portion of Riverside County in Thermal with a Community Development Overlay (CDO). The area is developing as an employment center, containing tourist commercial, residential and light industrial land uses. As described in Section 2.0, the Project site is bound on the north by 54th Avenue and on the east by Van Buren Street. The Riverside County General Plan and EVAP designate surrounding properties north of the Project site as CR/MDR, east as CR and south and west as MDR. According to Ordinance No. 625, these uses do not meet the definition of agricultural activity. Also, the Project is not incompatible with surrounding uses.

As described in Section 3.0, the Project Applicant would be required to construct AC pavement, driveway, sidewalk, curb and gutter along its frontages with 54th Avenue and Van Buren Street. All Project driveways are designed to be stop-sign controlled and sight distances at each Project driveway will be reviewed by the County of Riverside at the building permit stage of Project implementation at the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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time the roadway improvement plans are submitted in order to ensure that sight distance meets minimum County safety standards.

As discussed in Section 3.0, both driveways would be 40-foot and provide full access for passenger cars and trucks. The types of traffic generated by the Project (i.e., passenger cars and trucks) would be compatible with the type of existing traffic on Project area roadways. In addition, proposed roadway improvements along the Project site frontage would occur within the existing and planned public rights-of-way and be installed following County design standards. The County of Riverside Transportation Department reviewed the Project's Plot Plan application materials and determined that no hazardous transportation design features would be introduced by the Project. All improvements planned as part of the Project would be in conformance with applicable Riverside County roadway standards and would not result in any hazards due to a design feature and would not result in inadequate emergency access. Therefore, impacts would be less than significant.

d) Less Than Significant Impact. As described in Section 2.0, the proposed Project would make improvements to the public street along the Project site's frontage with Van Buren Street and 54th Avenue. These improved roadways would require routine, intermittent maintenance; however, maintenance of public streets along the Project's frontage to Van Buren Street and 54th Avenue would not result in any significant impacts to the environment. The Project would contribute traffic to off-site public roadways; however, public roads require periodic maintenance as part of their inherent operational activities, and such maintenance would not result in substantial impacts to the environment. Public roadway maintenance would be funded through the Project Proponent's payment of DIF and the Project site owner(s) future payment of property taxes. Maintenance of roads would not result in any new impacts to the environment beyond that which is already disclosed and mitigated by this MND. Therefore, the Project's potential to cause an effect upon, or a need for new or altered maintenance of roads, would be less than significant.

e) Less Than Significant Impact. During the construction phase of the Project, traffic to and from the Project site would be generated by activities such as construction employee trips, delivery of construction materials, and use of heavy equipment. Vehicular traffic associated with construction employees would be substantially less than daily and peak hour traffic volumes generated during Project operational activities, especially because construction activities typically begin and end outside of the peak hour; therefore, a majority of the construction employees would not be driving to or from the Project site during hours of peak congestion. Traffic volumes from construction workers is not expected to result in a substantial adverse effect to the local roadway system because most trips would occur during non-peak hours. Deliveries of construction materials to the Project site would also have a nominal effect on the local roadway network because most trips would occur during non-peak hours.

Construction materials would be delivered to the site throughout the construction phase based on need and would not occur on an everyday basis. Heavy equipment would be utilized on the Project site during the construction phase. Because most heavy equipment is not authorized to be driven on public roadways, most equipment would be delivered and removed from the site via flatbed trucks. As with the delivery of construction materials, the delivery of heavy equipment to the Project site would not occur on a daily basis but would occur periodically throughout the construction phase on need. 54th Avenue and Van Buren Street would remain open with no reasonably foreseeable lane closures. Therefore, the Project's potential to cause an effect upon circulation during the Project's construction would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Less Than Significant Impact. The Project site does not provide access to any abutting parcels or nearby uses. Therefore, there is no potential for the Project to result in inadequate emergency access or access to nearby uses. During the course of the County of Riverside’s review of the proposed Project, the County evaluated the Project’s design, including but not limited to, the layout of the Project’s proposed church training center buildings, drive aisles, and parking lots to ensure that the Project would provide adequate emergency access and access to nearby uses at Project buildout. Furthermore, as described above, the Project would provide adequate emergency access along abutting roadways during temporary construction activities within the public right-of-way. In addition, the proposed Project would be required to comply with Riverside County Ordinance No. 461.11 which regulates access road provisions. With required adherence to County requirements for emergency access, impacts would be less than significant.

Project Design Requirements

- Prior to issuance of building permits, the Project Applicant would be required to pay appropriate Development Impact Fee Program (DIF) fees at the rates then in effect in accordance with Riverside County Ordinance No. 659.
- Prior to final building inspection, the Project Applicant would be required to pay appropriate Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fee Program Ordinance (TUMF) fees at the rates then in effect in accordance with Riverside County Ordinance No. 673.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

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

Source(s): Riverside County General Plan

Findings of Fact:

a) Less Than Significant Impact. The Project is proposing to construct site adjacent roadway improvements on the southern side of 54th Avenue and western side of Van Buren Street, including sidewalk and bicycle lanes. However, impacts associated with the roadway improvement is inherent to the Project’s construction phase, and such impacts have been evaluated throughout this EIS. Where significant impacts have been identified, feasible mitigation measures have been identified to reduce impacts to the maximum feasible extent. There are no impacts associated with the bike lane installation not already addressed herein. As such, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

39. Tribal Cultural Resources

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

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

Source(s): Native American Consultation

Findings of Fact:

Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law’s purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

a/b) No Impact. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on March 04, 2021. No response was received from any of the groups, these include: the Pechanga Band of Luiseno Indians, Rincon Band of Luiseno Indians, Soboba Band of Indians, Cahuilla Band of Indians, Ramona Band, Morongo Band, San Manuel Band, Twenty-Nine Palms Band, Cabazon Band, Colorado River Indian Tribes, the Quechan Nation or the Pala Band of Mission Indians.

No consultation regarding this project was requested and no tribal cultural resources were identified. Because there are no Tribal Cultural Resources present, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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water drainage systems, whereby the construction or relocation would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Project Application Materials, Water Company

Findings of Fact:

a) Less Than Significant Impact. The Proposed Project will be connected to the existing domestic water pipelines. Water demand associated with the proposed Project would consist of interior plumbing devices (e.g., sinks, toilets, faucets) as well as outdoor landscape irrigation. The Project’s water, sewer, and storm drain lines would be connected to existing lines in Avenue and Van Buren Street. Potential impacts associated with the installation of on-site and off-site utility improvements are evaluated throughout this MND and mitigation measures are identified for construction-related effects that would reduce construction-phase impacts to the maximum feasible extent. There would be no significant impacts specifically related to the installation of water, wastewater, or storm drain infrastructure beyond the overall construction-related effects of the Project as a whole. Impacts would be less than significant.

b) Less Than Significant Impact. CVWD is responsible for supplying potable water to the Project site and its region. The Project would be consistent with Riverside County’s General Plan land use designation (CR). According to CVWD’s Water System Planning & Design, commercial and industrial development have the same average day water demand rate (2,000 gpd per acre) (CVWD, 2007, p. 4). As discussed in the 2015 CVWD Urban Water Management Plan, herein incorporated by reference as the “UWMP,” which applies to and was adopted by the CVWD, adequate water supplies are projected to be available to meet CVWD’s estimated water demand through 2040 under normal, historic single-dry and historic multiple-dry year conditions (CVWD, 2016a, p. XV). CVWD forecasts for projected water demand are based on the population projections of SCAG, which rely on the adopted land use designations contained within the general plans that cover the geographic area within CVWD’s service. Because the Project’s water demand would be identical to the projection for the site’s existing land use designation (as mentioned above), CVWD would have sufficient water supplies available to serve the Project from existing entitlements/resources and no new or expanded entitlements are needed.

Pursuant to CEQA Guidelines Section 15155 (a)(1)(E), a Water Supply Analysis is not required for the proposed Project because the Project does not involve a land use that would house more than 1,000 persons, occupy more than 40 acres of land, or have more than 650,000 SF of floor area. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

a) Less Than Significant Impact. The Project's sewer lines would be connected to existing lines in 54th Avenue and Van Buren Street. The installation of sewer lines and connections as proposed by the Project would result in physical impacts; however, these impacts are considered to be part of the Project's construction phase and are evaluated throughout this MND accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this MND to reduce impacts to less-than-significant levels. The construction of sewer lines necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this MND. Accordingly, additional mitigation measures beyond those identified throughout this MND would not be required. Impacts would be less than Significant.

b) Less Than Significant Impact. Wastewater generated by the Project would be treated by the CVWD, which operates the Mid Valley Wastewater Treatment plant. In total, CVWD has a current capacity of 33.1 million gallons per day (gpd) and receives typical daily flows of 16.6 million gpd. According to information available from the CVWD, commercial uses generate approximately 1,700 per acre of wastewater for retail and office uses, so the proposed Project would generate approximately 17,000 gallons (0.017 million gallons) of wastewater per day (1,700 gpd per acre x 10.00 Project acres = 17,000 gpd). Under existing conditions, CVWD's Wastewater Treatment facilities have has an excess treatment capacity of approximately 16.5 million gallons per day (mgpd). Implementation of the Project would utilize approximately 0.01 percent of the CVWD Regional Water treatment daily excess treatment capacity (0.017 mgpd ÷ 8.2 mgpd = 0.01 percent). Accordingly, the CVWD has sufficient capacity to treat wastewater generated by the Project in addition to existing commitments. The Project would not create the need for any new or expanded wastewater facility (such as conveyance lines, treatment facilities, or lift stations). Because there is adequate capacity at existing treatment facilities to serve the Project's projected sewer demand, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) Less Than Significant Impact. Implementation of the proposed Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. The Project would be required to comply with AB 939, which requires a minimum of 50 percent of all construction waste and debris to be recycled. Additionally, the Project would be required to comply with mandatory waste reduction requirements as described below. Solid waste generated by the Project would be disposed at the Lamb Canyon Sanitary Landfill, El Sobrante Landfill and/or, the Badlands Sanitary Landfill. Existing capacities at each of these landfills is discussed below and shown on Table 5-18, Permitted and Remaining Capacity of Area Landfills, shows the maximum daily capacity and total remaining capacity for these landfills.

Table 8 Permitted and Remaining Capacity of Area Landfills

Landfill	Maximum Capacity (Tons/Day)	Maximum Permitted Capacity (Cubic Yards)	Remaining Capacity (Cubic Yards)
Lamb Canyon	5,000	38,935,653	19,242,9502
El Sobrante	16,054	209,910,000	143,977,1701
Badlands	4,800	34,400,000	15,748,7993

- (1) Remaining capacity as of April 1, 2018, which is the most recent information reported by CalRecycle.
- (2) Remaining capacity as of January 8, 2015, which is the most recent information reported by CalRecycle.
- (3) Remaining capacity as of January 1, 2015, which is the most recent information reported by CalRecycle. (CalRecycle, 2019a)

Construction Impacts Analysis

Solid waste requiring disposal would be generated by the construction process, primarily consisting of discarded materials and packaging. Based on the size of the Project (38,800 SF of buildings) and the United States Environmental Protection Agency’s (U.S. EPA) construction waste generation factor of 4.34 pounds per square foot for non-residential uses, approximately 84.20 tons of waste is expected to be generated during the Project’s construction phase (EPA, 2009, p. 10). California Assembly Bill 939 (AB 939) requires that a minimum of 50% of all solid waste be diverted from landfills (by recycling, reusing, and other waste reduction strategies). The Project’s construction phase is estimated to last for up to 400 days; therefore, the Project is estimated to generate approximately 0.21 tons of solid waste per day during its construction requiring landfill disposal.

Non-recyclable construction waste generated by the Project would be disposed of at the Lamb Canyon Sanitary Landfill, El Sobrante Landfill, and/or the Badlands Sanitary Landfill. As described above, these landfills receive well below their maximum permitted daily disposal volume; thus, the relatively minimal construction waste generated by the Project is not anticipated to cause the landfill to exceed its maximum permitted daily disposal volume. Furthermore, the Lamb Canyon Sanitary Landfill, El Sobrante Landfill, and/or the Badlands Sanitary Landfill are not expected to reach its total maximum permitted disposal capacities during the Project’s construction period. The Lamb Canyon Sanitary Landfill, El Sobrante Landfill, and/or the Badlands Sanitary Landfill have sufficient daily capacity to accept solid waste generated by the Project’s construction phase; therefore, impacts to landfill capacity associated with the Project’s near-term construction activities would be less than significant.

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

Table 9 Estimated Solid Waste Disposal at Project Buildout

Proposed Land Use	Riv Co Disposal Rates	Proposed	Solid Waste Disposal (pounds per day)	Solid Waste Disposal (tons per year)
Business/Retail	0.0024 tons/sf/year	38,800	510	93.12
Total			(With 50% diversion)	46.56

Non-recyclable solid waste generated during long-term operation of the Project would be disposed of at the Lamb Canyon Sanitary Landfill, El Sobrante Landfill, and/or the Badlands Sanitary Landfill. As described above, these landfills receive well below their maximum permitted daily disposal volume; thus, waste generated by the Project's operation is not anticipated to cause the landfill to exceed its maximum permitted daily disposal volume. Because the Project would generate a relatively small amount of solid waste per day as compared to the permitted daily capacities at receiving landfills, impacts to regional landfill facilities during the Project's long-term operational activities would be less than significant.

b) Less Than Significant Impact. The California Integrated Waste Management Act (AB 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50 percent waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the County of Riverside Countywide Integrated Waste Management Plan (CIWMP), which outlines the goals, policies, and programs the County and its cities implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. (Legislative Counsel Bureau of California, 2015).

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project's building tenant(s) would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Public Resources Code § 42911), the Project is required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. (Legislative Counsel Bureau of California, 2005) Additionally, in compliance with AB 341 (Mandatory Commercial Recycling Program), the future occupant(s) of the proposed Project would be required to arrange for recycling services, if the occupant generates four (4) or more cubic yards of solid waste per week (Legislative Counsel Bureau of California, 2011). The implementation of these mandatory requirements would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would be required to comply with all applicable solid waste statutes and regulations; as such, impacts related to solid waste statutes and regulations would be less than significant.

Mitigation: No mitigation is required.

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

43. Utilities

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

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

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-f) Less Than Significant Impact. The proposed Project would include connections to existing electricity, natural gas, and communications infrastructure that already exist in the area, and all such connections would be accomplished in conformance with the rules and standards enforced by the applicable service provider. Impacts associated with the construction and operation of electricity, natural gas, communications systems, street lighting, public facilities maintenance, and other governmental services are an inherent part of the Project’s construction process and operational characteristics, and the environmental effects associated with the Project’s construction phase have been evaluated throughout this MND. Mitigation measures have been identified to reduce construction- and operational-related impacts to the maximum feasible extent. There are no unique conditions associated with the Project’s proposed utility service connections that would result in impacts to the environment that have not already been addressed by this MND. Impacts would be less than significant. Refer to Threshold 37(d) for the analysis of the maintenance of roads.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
fire risk or that may result in temporary or ongoing impacts to the environment?				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-e) No Impact. CAL FIRE adopted Fire Hazard Severity Zone (FHSZ) maps for State Responsibility Areas (SRAs) in November 2007. The fire hazard model considers wildland fuels. Fuel is that part of the natural vegetation that burns during wildfire. The model also considers topography, especially the steepness of the slopes. Fires burn faster as they burn up-slope. Weather (temperature, humidity, and wind) has a significant influence on fire behavior. The model recognizes that some areas of California have more frequent and severe wildfires than other areas. Finally, the model considers the production of burning fire brands (embers) how far they move, and how receptive the landing site is to new fires. All SRAs are rated moderate, high or very high fire hazard. (CAL FIRE, 2012a).

According to the Riverside County General Plan Update Draft EIR No. 521, as analyzed by the State Multi-Hazard Mitigation Plan (MHMP), there are three types of fires. Urban fires tend to be of limited extent such as a single building or a block, wildland fires generally occur in open lands, vegetated, and undeveloped, but can occur with some homes in them, and wildland-urban interface (WUI) fires occur in the most hazardous and risky areas where the environment extends into open areas, resulting in a complex mixture of fuels, properties, and threats. (Riverside County, 2015b, p. 4.13-38) As discussed in Section 3.0, the Project site is located in a developed area of Riverside County and is therefore not located in any of these areas that are subject to wildland fires.

According to CAL FIRE adopted FHSZ maps for SRAs, the Project site is not located within an FHSZ in an SRA (CAL FIRE, 2007a) (CAL FIRE, 2012a). Also, as shown in East Valley Area Plan Figure 13, Wildfire Susceptibility, the Project site is not located in a State Responsibility Area/Federal Responsibility Area or a Local Responsibility Area (LRA) (Riverside County, 2016a, Figure 12).

The Project site is located adjacent to land uses that do not pose a high fire risk as well as being bound by the roadways of 54th Avenue, and Van Buren Street. The Project site is not located in or adjacent to a State Responsibility Area (SRA), nor is the Project site classified as a very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief (CAL FIRE, 2007a; CAL FIRE, 2012a; ALUC, 2011). Because the Project site is not located in an SRA, the Project is not subject to Wildfire Thresholds 44(a) through (e).

In addition, a number of California regulations, including Public Resources Code Sections 4290-4299 and California Government Code Section 51178, would apply to the proposed Project, as well as to every other development project in the area, and would address fire safety. In particular, these sections require minimum State-wide fire safety standards pertaining to: roads for fire equipment access;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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signage for identifying streets, roads, and buildings; minimum private water supply reserves for emergency fire use; and, fire fuel breaks. In addition, they set fire safety standards for all buildings and structures in, or adjoining, mountainous areas, or forest-, brush- or grass-covered lands or any land covered with flammable material to protect property from wildland fires. Mandatory compliance with California regulations related to fire hazards would reduce the Project's potential to expose people or structures to wildland fire hazard risks. (Riverside County, 2015b, p. 4.17-23).

In addition, to ensure adequate fire protection for all residents of Riverside County, the Riverside County Department of Building and Safety and the RCFD enforce fire standards as they review building plans and conduct building inspections. This includes a review for compliance with Riverside County Ordinance No. 787, which requires, among other measures, the County to review all future building plans to ensure that every building is positioned in a way that allows adequate access for emergency vehicles and has adequate fire hydrant placement and fire flows. (Riverside County, 2015b, p. 4.17- 23) No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated. All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study. Throughout this Initial Study, where impacts were determined to be potentially significant, mitigation measures have been imposed to reduce those impacts to less than significant. Accordingly, with incorporation of the mitigation measures imposed throughout this Initial Study, the Project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts would be reduced to less than significant levels with mitigation incorporated.

Mitigation: Mitigation is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Applicable Regulatory Requirements. Applicable regulations and design requirements to which the Project is required to comply are included in this Initial Study. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are included herein for information purposes.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated. As discussed throughout this Initial Study, implementation of the proposed Project has the potential to result in effects to the environment that are individually limited, but cumulatively considerable. In all instances where the Project has the potential to contribute to a cumulatively considerable impact to the environment, mitigation measures have been imposed to reduce potential effects to less than significant. Impacts would be reduced to less than significant levels with mitigation incorporated.

Aesthetics

New development on the Project site and in the surrounding area would change the existing character of the Project's viewshed; however, the proposed Project, as well as all development in the immediate vicinity of the Project would be required to comply with the development regulations and design standards contained in the County's Development Code, which would ensure that minimum standards related to visual character and quality are met to preclude adverse aesthetic effects (e.g., size, scale, building materials, lighting). Accordingly, the Project's aesthetic impacts would not be cumulatively considerable.

Biological Resources

As discussed under Threshold 7, Biological Resources, regarding applicable MSHCP provisions for properties located outside of conservation areas such as the proposed Project, the Project would result in significant direct and cumulatively considerable impacts to the western burrowing owl if the species is present on the site when construction activities commence. The Project site is within the Eastern Coachella Valley Area Plan Coachella Valley Multi-Species Habitat Conservation Plan and effects to ECVAP habitat are addressed through the CVMSHCP. With mandatory payment of CVMSHP fees, impacts would be less than significant on a direct and cumulatively considerable basis. With implementation of mitigation, which required herein as BIO MM-1 and BIO MM-2, direct and cumulatively considerable impacts would be reduced to less than significant.

Cultural Resources

As discussed under Thresholds 8 and 9, Cultural Resources, because previously undiscovered subsurface resources that meet CEQA's definition of a significant archaeological resource have the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential to be uncovered by the Project’s ground-disturbing construction activities, mitigation is required. With implementation of mitigation, which is required herein as CUL MM-1 through CUL MM-3, to properly identify and treat resources that may be uncovered during the Project’s earth-moving activities, impacts would be reduced to less than significant on a direct and cumulatively considerable basis.

Energy

As discussed under Threshold 10, Energy Impacts, during construction and operation, the Project and other cumulative developments would be subject to regional, State, and federal requirements related to energy consumption, including requirements related to energy efficiency (e.g., Title 24 energy efficiency requirements) and fuel efficiency. Moreover, energy consumed by the Project is expected be comparable to other light industrial uses of similar scale and intensity that are constructed and operating in California, because the Project does not propose uses or operations that would inherently result in excessive and wasteful energy consumption. There are no components of the warehouse uses proposed by the Project that would result in the inefficient, wasteful, or otherwise unnecessary use of energy resources on either a direct or cumulatively considerable basis. Additionally, the Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. As such, Project-related impacts due to energy consumption would be less-than-cumulatively considerable.

Geology and Soils

Potential effects related to geology and soils are inherently site-specific; therefore, there is no potential for the Project to contribute to a cumulatively considerable impact under this topic. Furthermore, all development proposals would be required to comply with applicable federal, State, and local regulations that are in place to preclude adverse geology and soils effects, including effects related to strong seismic ground shaking, fault rupture, soil erosion, and hazardous soil conditions (e.g., liquefaction, expansive soils, landslides).

Greenhouse Gas Emissions

As discussed in Threshold 20, Greenhouse Gas Emissions, global climate change (GCC) occurs as the result of global emissions of GHGs. An individual development project does not have the potential to result in direct and significant GCC-related effects in the absence of cumulative sources of GHGs. The CEQA Guidelines also emphasize that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA’s requirements for cumulative impacts analysis (See CEQA Guidelines § 15130(f)).

At Project buildout, the Project’s total annual GHG emissions would not potentially exceed the Riverside County CAP’s annual GHG emissions threshold of 3,000 MTCO₂e. With implementation of Project design features, mitigation and adherence to applicable regulations, the Project would not cause a significant impact due to a conflict with the County’s CAP and impacts related to GHG emissions would not be cumulatively considerable basis.

Hazards and Hazardous Materials

Potential effects related to hazards and hazardous materials are inherently site-specific; therefore, there is no potential for the Project to contribute to a cumulatively considerable impact under this topic.

Hydrology and Water Quality

Construction and operation of the Project and other projects in the Whitewater River watershed would have the potential to result in a cumulatively considerable water quality impact, including erosion and sedimentation. However, in accordance with applicable federal, State, and local regulations, all

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development projects would be required to implement plans during construction and operation (e.g., SWPPP and WQMP) to minimize adverse effects to water quality, which would avoid a cumulatively considerable impact.

The Project and other projects in the Santa Ana River Basin would be required to comply with federal, State, and local regulations in order to preclude flood hazards both on- and off-site. Compliance with federal, State, and local regulations would require on-site areas to be protected, at a minimum, from flooding during peak storm events (i.e., 100-year storm) and ensure that proposed development projects would not expose downstream properties to increased flooding risks during peak storm events. Accordingly, a cumulatively considerable effect related to hydrology and water quality would not occur.

Land Use and Planning

The Project would not physically divide an established community, or conflict with applicable land use/planning documents and the Project is consistent with the County’s land use designation and zoning classifications for the Project site; therefore, there is no potential for the Project to contribute to a cumulatively considerable impact related to land use and planning.

Mineral Resources

The Project would have no impact on mineral resources. Therefore, there is no potential for the Project to contribute to a cumulatively considerable impact under this topic.

Noise

Noise levels diminish rapidly with distance; therefore, for a development project to contribute to a noise-related cumulative impact it must be located in close proximity to another development project or source of substantial noise. There are no construction projects in the immediate vicinity of the Project site that would overlap with Project-related construction activities. Accordingly, cumulatively considerable impacts related to periodic noise and construction-related vibration would not occur. Under long-term operating conditions the Project would comply with the County’s Noise Ordinance and would not produce noticeable levels of vibration; therefore, cumulatively considerable impacts related to these issue areas would not occur. The analysis under Threshold 27, Noise, demonstrates that the Project would not result in a cumulatively considerable impact related to transportation noise under long-term conditions.

Paleontological Resources

No paleontological resources are identified on or near the Project site; however, grading and excavation activities on the Project site that occur deeper than 4.0 feet in depth in areas of the Project site that are composed of very old alluvial fan sediments (which are mapped by Riverside County as having “High A” paleontological sensitivity), have the potential to unearth paleontological resources that may exist below the ground surface. Similarly, cumulative development in this same geologic formation has the potential to unearth paleontological resources. With implementation of mitigation to properly identify and treat resources that may be uncovered during the Project’s earth-moving activities, the Project’s impacts would be reduced to less than significant on a direct and cumulatively considerable basis.

Population and Housing

The Project would not implement land uses that generate new residents and would not require the construction of replacement housing. Accordingly, the County has anticipated – and planned for – the growth that would occur on the Project site and there is no potential for the Project to result in an adverse, cumulatively-considerable environmental effect related to population and housing.

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

All development projects in the County of Riverside, including the Project, would be required to pay DIF, a portion of which would be used by the County for the provision of public services to offset the incremental increase in demand for public services which is caused, in part by cumulative development projects. Furthermore, future development would generate an on-going stream of property tax revenue and sales tax revenue, which would provide funds that could be used by the County for the provision of public services. The Project would not directly result in the introduction of new residents to the County and, therefore, would have no potential to result in cumulatively considerable impacts to resident-serving public facilities such as schools, parks, libraries, and other public facilities or services.

Recreation

The Project would have no impact on recreation facilities. Therefore, there is no potential for the Project to contribute to a cumulatively considerable impact under this topic.

Transportation

As discussed in Threshold 37, Transportation, the Project’s impacts on the transportation network would be less than significant, when taking in to account ambient growth, cumulative projects, and County guidance for VMT analysis which is based on regional transportation data. Therefore, the Project will not contribute a cumulatively considerable impact under this topic.

Tribal Cultural Resources

As discussed in Threshold 39, Tribal Cultural Resources, development activities on the Project site would not impact any known tribal cultural resources. Compliance with tribal consultation requirements required under State law is required by all projects subject to CEQA, which ensures that no cumulatively considerable impact to tribal cultural resources occurs statewide. The County has complied with tribal consultation requirements for the Project and with mitigation, the Project would not contribute to a cumulatively considerable tribal cultural resources impact.

Utilities/Service Systems

The Project would require water and wastewater infrastructure, as well as solid waste disposal. Development of public utility infrastructure is part of an extensive planning process involving service providers and jurisdictions with discretionary review authority. The coordination process associated with the preparation of infrastructure plans is intended to ensure that adequate public utility services and resources are available to serve both individual development projects and cumulative growth in the region. Each individual development project is subject to review for utility capacity to avoid unanticipated interruptions in service or inadequate supplies. Coordination with the utility providers would allow for the provision of utility services to the Project and other developments. The Project and other planned projects are subject to connection and service fees to offset increased demand and assist in facility expansion and service improvements (at the time of need). Because of the utility planning and coordination activities described above, cumulatively considerable impacts to utilities and service systems would not occur.

Wildfire

The Project site is not located in an SRA; therefore, no cumulatively considerable impacts associated with wildfire would occur as a result of development of the Project.

Mitigation:

Mitigation is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

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

Monitoring is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Applicable Regulatory Requirements. Applicable regulations and design requirements to which the Project is required to comply are included in this Initial Study. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are included herein for information purposes.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated. The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study. In instances where the Project has the potential to result in direct or indirect adverse effects to human beings (air quality and associated effects on human health from air pollutants, and construction-related noise and potential effects on hearing impairment), project design feature best practices and mitigation measures have been applied to ensure impacts do not rise above a level of significance. With required implementation of project design features and the mitigation measures identified in this Initial Study, construction and operation of the proposed Project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation: Mitigation is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Monitoring: Monitoring is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

Location Where Earlier Analyses, if used, are available for review:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MITIGATION MONITORING AND REPORTING PROGRAM

The following mitigation measures must be implemented for this project in order to mitigate environmental impacts to a less than significant level. The responsible party must sign and date this form where provided when each measure is completed. A fully executed form fulfills the County's monitoring requirements under Public Resources Code Section 21081.6.

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
Biological Resources			
<p>BIO-1 MM Nesting Birds Survey</p> <p>The following mitigation measure, and compliance with MBTA and CFGC requirements, would be required to reduce impacts to nesting birds to a less-than-significant level.</p> <p>To avoid disturbance of nesting and special-status birds, including raptorial species protected by the MBTA and CFGC, activities related to the project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 30). If construction must begin within the breeding season, then a pre-construction nesting bird survey shall be conducted no more than three (3) days prior to initiation of ground disturbance and vegetation-removal activities. The nesting bird pre-construction survey shall be conducted within the project site, plus a 300-foot buffer (500-foot for raptors), on foot, and within inaccessible areas (i.e., private lands) afar using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California desert communities. If nests are found, an avoidance buffer (which is dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities shall occur</p>	<p>Project Applicant, Project Biologist, Planning Department</p>	<p>1) Prior to the issuance of a grading permit 2) During ground disturbing activities</p>	

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<p>inspections will be determined by the Project Archaeologist.</p> <p>CUL-2 MM: If Human Remains Found If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p> <p>Mitigation Monitoring:</p> <p>CUL MM-A: In the event that previously unidentified cultural resources are discovered, the County Archaeologist shall review and approve the Research Design and Data Recovery Program.</p> <p>CUL MM-B: Monitoring: Monitoring shall be required if human remains are found pursuant to California Public Resources Code Section 5097.98</p>	<p>Project Applicant, Project Contractor</p>	<p>Within 30 days of the completion of ground disturbing activities on the project site</p>	
<p>Geology and Soils</p> <p>GEO-1 MM: All earthwork including excavation, backfill and preparation of the primary foundation and/or slab bearing soil should be performed in accordance with the geotechnical recommendations presented in the Sladden report and portions of the local regulations or requirements as applicable.</p> <p>Table 2 Summary of Recommendations</p> <p>Remedial Grading</p>	<p>Project Geologist Riverside County TLMA (Building and Safety Division)</p>	<p>Prior to the issuance of a grading permit</p>	

Over-excavation & re-compaction within the building envelope and extending laterally 5 feet beyond the building limits and to a minimum of 4 feet below the existing grade or 4 feet below the bottom of the footings, whichever is deeper.

Native/Import Engineered Fill

Place in thin lifts not exceeding 6 inches in a loose condition, at near optimum moisture content and compact to a minimum of 90 percent relative compaction.

Asphalt Concrete Sections

Compact the top 12 inches to at least 95 percent compaction at near optimum moisture content.

All earthworks should be performed under the observation and testing of a qualified soil engineer. This includes the following:

- The Project is required by law to comply with the California Building Standards Code which addresses construction standards including those related to geologic and soil conditions.
- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical investigation prepared for the Project site. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.

GEO-2 MM. In addition to GEO- MM 1 (above), the project will be required to comply with standard grading conditions. Also, prior to placement of fill, existing undocumented fill, soil, colluviums, and loose fan deposits should be over excavated to firm, moist, fan materials or un-weathered bedrock. Oversized material should be placed in conformance with the Uniform Building Code.

Mitigation Monitoring:

Project Geologist Riverside County TLMA (Building and Safety Division)

Prior to the issuance of a grading permit

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<p>GEO MM-A: The design and construction of the Project will be monitored by the Riverside County TLMA (Building and Safety Division).</p> <p>GEOL MM B: The grading and placement of fill during construction of the Project will be in monitored by the Riverside County TLMA (Building and Safety Division).</p>			
<p>PALEO-1 MM: PALEO MM-1: A Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit.</p> <p><u>Monitoring:</u></p> <p>PALEO MM-A: Monitoring, if necessary, will be in accordance with the approved PRIMP.</p>			

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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APPENDIX A California Emissions Estimator Model (CalEEMod)

**APPENDIX B Phase I ESA, Jordon Plot Plan, Coachella Valley
Engineers, December 2021**