

ERRATA TO THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE July 2, 2025

SUBJECT **Errata to the Temecula Valley Charter School Initial Study/Mitigated Negative Declaration (State Clearinghouse No. 2025061208)**

The Temecula Valley Charter School Initial Study/Mitigated Negative Declaration (IS/MND) was circulated for a 30-day public review beginning June 26, 2025, and ending July 28, 2025. Subsequent to the release of the IS/MND for public review, staff from the County of Riverside (County) determined that revisions were necessary to some of the mitigation measures contained in the IS/MND in order to better align them with the conditions of approval assigned to the project by the various County departments. This errata represent changes to the IS/MND to provide clarification, corrections, revisions as a result of the County's review of the IS/MND subsequent to its release for public review.

REVISIONS TO THE IS/MND

This section contains revisions to the IS/MND. Changes made to the IS/MND are identified here in ~~strikeout~~ text to indicate deletions and in **bold underlined** text to signify additions.

Pages 63, 64, and 67, Section 3.4, *Biological Resources*. The following text in Mitigation Measures BIO-1 and BIO-5 has been modified for clarity and to correct an error. Specifically, they have been removed as the requirements under Mitigation Measures BIO-2 and BIO-4 cover the requirements outlined in Mitigation Measures BIO-1 and BIO-5, respectively, and because the requirements outlined in Mitigation Measures BIO-2 and BIO-4 align with the County's conditions of approval regarding biological resources. It should be noted that with the elimination of Mitigation Measures BIO-1 and BIO-5 the numbering of the remaining mitigation measures was revised, as shown below.

Mitigation Measures

~~BIO 1 To avoid impacts to nesting birds within or adjacent to the Project Site and to comply with the California Fish and Game Code Sections 3503 and 3513 and the Migratory Bird Treaty Act, any site clearing and ground-disturbing activities should occur during the non-nesting (or nonbreeding) season for birds (generally, September 1st to January 31st). If this avoidance schedule is not feasible, prior to the commencement of any proposed actions (e.g., site clearing, grading) during the breeding/nesting season, a qualified monitoring biologist contracted by the project applicant shall conduct a preconstruction survey(s) to identify any active nests in and adjacent to the Project Site no more than 14 days prior to initiation of the action. If the biologist does not find any active nests that would be~~

~~potentially impacted, the proposed action may proceed. However, if the biologist finds an active nest within or directly adjacent to the action area (within 100 feet) and determines that the nest may be impacted, the biologist shall delineate an appropriate buffer zone (generally 300 feet for songbirds and 500 feet for raptors) around the nest using temporary plastic fencing or other suitable materials, such as barricade tape and traffic cones. The final buffer zone shall be determined by the biologist in consultation with applicable resource agencies; in consideration of species sensitivity and existing nest site conditions; and in coordination with the construction contractor. The qualified biologist shall serve as a construction monitor when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests. Only specified activities (if any) approved by the qualified biologist in coordination with the construction contractor shall take place within the buffer zone until the nest is vacated. Activities that may be prohibited within the buffer zone by the biologist include but are not limited to grading and tree clearing. Once the nest is no longer active and upon final determination by the biologist, the proposed action may proceed within the buffer zone. The monitoring biologist shall prepare a survey report summarizing his/her findings and recommendations of the preconstruction survey. Any active nests observed during the survey shall be mapped on a current aerial photograph, including documentation of GPS coordinates, and included in the survey report. The completed survey report shall be submitted to the Riverside County Planning Department prior to the commencement of construction-related activities that have the potential to disturb any active nests during the nesting season.~~

- BIO-~~21~~ Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project site supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current memorandum of understanding with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities shall stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer shall be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division (EPD) of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive

independently from the nests. Once the young have fledged and the left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur. The project's biologist shall monitor the nest during construction activity to ensure no disturbance to the birds are occurring and shall have the authority to halt ground disturbing activities if they are impacting the nesting birds. Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

BIO-32 Prior to building final inspections, Riverside County Environmental Programs Division shall conduct a site visit to verify that all lighting conforms to the approved lighting plan. All lighting must be either directed away or shielded to prevent artificial lighting from reaching sensitive natural resources or habitat (identified as RCA Conservation areas, Public Quasi Public lands or Riparian/Riverine habitat).

BIO-43 The proposed project shall comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG). Lighting shall be directed away from the MSHCP conservation area(s) to the east to protect wildlife and other biological resources from direct night lighting. Shielding shall be incorporated in the project design to ensure ambient lighting in the MSHCP Conservation Area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas do not increase over existing conditions. A lighting plan shall be submitted and approved by the Riverside County Environmental Programs Division prior to building permit issuance. A site visit may be required for verification purposes.

~~**BIO-5** The proposed project shall comply with the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG). Lighting shall be directed away from the MSHCP conservation area(s) to the east to protect wildlife and other biological resources from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas do not increase. A lighting plan must be submitted to EPD for review and approval. The lighting plan must clearly demonstrate that all light fixtures are directed away or shielded from any sensitive natural resources or habitat.~~

BIO-64 Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing, grubbing, and/or stockpiling, a pre-construction presence/absence survey for the burrowing owl shall

be conducted by a qualified biologist and the results provided in writing to the Riverside County Environmental Programs Department. The pre-construction survey shall cover the project site and any offsite improvements. If it is determined that the project site is occupied by the Burrowing Owl, take of “active” nests shall be avoided pursuant to the MSHCP and Migratory Bird Treaty Act. However, if a Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

Pages 71 and 72, Section 3.5, *Cultural Resources*. The following mitigation measures were added at the request of County staff to ensure that the County’s conditions of approval regarding cultural resources were included as mitigation measures.

Mitigation Measures

CUL-3 Human Remains. If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

CUL-4 Unanticipated Resources. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

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

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

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

resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

CUL-5 Project Archaeologist. 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 (Monitoring Plan). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of Approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

CUL-6 Artifact Disposition. Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines Prehistoric Resources- One of the following treatments shall be applied:

- a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.
- b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources

ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

CUL-7 Phase IV Monitoring. Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

CONCLUSION

The updates to the IS/MND do not result in a new significant impact and do not result in a substantial revision as defined by California Environmental Quality Act (CEQA) Guidelines Section 15073.5(b).

CEQA Guidelines Section 15073.5 requires recirculation of a negative declaration when the document must be substantially revised after public notice of its availability, but prior to adoption. CEQA Guidelines Section 15073.5(b) defines "substantial revision" as:

- 1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or
- 2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.

The proposed mitigation measure text changes do not require recirculation of the IS/MND because it does not provide significant new information that would give rise to a new significant environmental impact; a substantial increase in the severity of an environmental impact; or suggest a project alternative or Mitigation Measure considerably different from others previously analyzed that would clearly lessen the environmental impacts of the proposed project. Therefore, recirculation of the IS/MND is not required.

This errata sheet and the July 2025 public draft IS/MND for the proposed project constitute the Final IS/MND.

4. Mitigation Monitoring and Reporting Program

Project-specific mitigation measures have been categorized in matrix format, as shown in Table 16. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix serves as the basis for scheduling the implementation of, and compliance with, all mitigation measures and conditions of approval.

4. Mitigation Monitoring and Reporting Program

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4. Mitigation Monitoring and Reporting Program

Table 16 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Biological Resources				
BIO-1 Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project site supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current memorandum of understanding with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities shall stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer shall be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division (EPD) of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and the left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur. The project's biologist shall monitor the nest during construction activity to ensure no disturbance to the birds are occurring and shall have the authority to halt ground disturbing activities	Project Applicant, Construction Contractor, Biologist	Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling	County of Riverside Planning Department	

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Table 16 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
if they are impacting the nesting birds. Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.				
BIO-2 Prior to building final inspections, Riverside County Environmental Programs Division shall conduct a site visit to verify that all lighting conforms to the approved lighting plan. All lighting must be either directed away or shielded to prevent artificial lighting from reaching sensitive natural resources or habitat (identified as RCA Conservation areas, Public Quasi Public lands or Riparian/Riverine habitat).	Project Applicant, Riverside County Environmental Programs Division	Prior to building final inspections	County of Riverside Planning Department	
BIO-3 The proposed project shall comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG). Lighting shall be directed away from the MSHCP conservation area(s) to the east to protect wildlife and other biological resources from direct night lighting. Shielding shall be incorporated in the project design to ensure ambient lighting in the MSHCP Conservation Area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas do not increase over existing conditions. A lighting plan shall be submitted and approved by the Riverside County Environmental Programs Division prior to building permit issuance. A site visit may be required for verification purposes.	Project Applicant, Architect, Construction Contractor	Prior to building permit issuance	County of Riverside Planning Department	

4. Mitigation Monitoring and Reporting Program

Table 16 Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIO-4	Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing, grubbing, and/or stockpiling, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Riverside County Environmental Programs Department. The pre-construction survey shall cover the project site and any offsite improvements. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and Migratory Bird Treaty Act. However, if a Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.	Project Applicant, Construction Contractor, Biologist	Within 30 days prior to the issuance of a grading permit, including permits for clearing, grubbing, and/or stockpiling	County of Riverside Planning Department	
Cultural Resources					
CUL-1	Prior to the issuance of grading permits, the project applicant shall provide a letter to the Riverside County Planning Department from a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications for Archeology as defined at 36 CFR Part 61, Appendix A (Professional Archeologist). The letter shall state that the project applicant has retained such an individual, and that the consultant will be on call during all grading and other significant ground-disturbing activities. In the event that potential archeological resources are discovered during ground-disturbing activities, all such activity shall cease in the immediate area of the find (within a 60-foot buffer), and the professional archeological monitor shall have	Project Applicant, Archeologist, Construction Contractor	Prior to the issuance of grading permits	County of Riverside Planning Department	

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Table 16 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
the authority to halt any activities adversely impacting potentially significant cultural resources until they can be formally evaluated. Suspension of ground disturbances in the vicinity of the discovery shall not be lifted until the archaeological monitor has evaluated the discovery to assess whether it is classified as a significant cultural resource pursuant to the CEQA (California Environmental Quality Act) definition of historical (State CEQA Guidelines 15064.5[a]) and/or unique archeological resource (Public Resources Code 21083.2[g]). Work may continue in other areas of the Project Site outside of the buffered area and for other project elements while the encountered find is evaluated. If upon completion of the assessment the archeological monitor determines that the find qualifies as a significant cultural resource, the qualified archeologist shall make recommendations on the treatment and disposition of the deposits, which shall be developed in accordance with all applicable provisions of California Public Resource Code Section 21083.2 and State CEQA Guidelines Sections 15064.5 and 15126.4. For example, if significant cultural resources are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan (MTP). The MTP shall be overseen and implemented by the archeologist and include mitigation measures to follow regarding identification and recording methods, and evaluation and final treatment of any cultural resources identified. Likely mitigations would involve temporary avoidance of the area of discovery plus a 60-foot buffer, development of a cultural resources eligibility evaluation plan in consultation with and the Riverside County Planning Department, and test excavation to determine eligibility of any discovery for California Register of Historical Resources listing eligibility. Final disposition of any artifacts recovered shall be determined during development of the evaluation				

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Table 16 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
plan and would be likely to include reburial onsite, donation to a Native American entity, or curation at a federally approved repository. The draft MTP, and any/all archaeological/cultural documents created (isolate records, site records, survey reports, testing reports, etc.), shall be provided to the Riverside County Planning Department. The archaeologist shall monitor the remainder of the Project Site and implement the MTP accordingly. The archaeologist shall prepare a final report describing all identified and curated resources (if any are found) and submit the report to the Riverside County Planning Department. If disturbed resources are required to be collected and preserved, the project applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2.				
CUL-2 Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this mitigation measure. Upon verification, the County Archaeologist shall clear this mitigation measure. This agreement shall not modify any condition of approval or mitigation measure.	Project Applicant, Archeologist, Construction Contractor, Native American Monitor	Prior to the issuance of grading permits	County of Riverside Planning Department	

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Table 16 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
CUL-3	Human Remains. 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.	Project Applicant, Construction Contractor	Through the duration of earthmoving activities	County of Riverside Planning Department	
CUL-4	Unanticipated Resources. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: - o All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. - o Further ground disturbance shall not resume within the area of the discovery until the appropriate - o treatment has been accomplished.	Project Applicant, Archeologist, Construction Contractor	Through the duration of earthmoving activities	County of Riverside Planning Department	

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Table 16 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
CUL-5	Project Archaeologist. 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 (Monitoring Plan). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of Approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.	Project Applicant, Archeologist, Construction Contractor	Prior to issuance of grading permits	County of Riverside Planning Department	
CUL-6	Artifact Disposition. Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department	Project Applicant, Archeologist, Construction Contractor	Prior to grading permit final inspection	County of Riverside Planning Department	

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Table 16 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines Prehistoric Resources- One of the following treatments shall be applied: a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request. b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.				

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	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
CUL-7	Phase IV Monitoring. Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.	Project Applicant, Archeologist, Construction Contractor	Prior to grading permit final inspection	County of Riverside Planning Department	
Geology and Soils					
GEO-1	The project applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). The project paleontologist retained shall review the approved development and grading plans and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP), which shall be submitted to the County Geologist for review and approval prior to the issuance of a grading permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report.	Project Applicant, Paleontologist, Construction Contractor	Prior to the issuance of grading permits	County of Riverside Planning Department	

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Table 16 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
PRIMP reports submitted without a BGR number in the title will not be reviewed. - PRIMP must be accompanied by the final grading plan for the subject project. - Description of the proposed site and planned grading operations. - Description of the level of monitoring required for all earth-moving activities in the project area. - Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. - Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. - Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. - Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. - Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. - Procedures and protocol for collecting and processing of samples and specimens. - Fossil identification and curation procedures to be employed. - Identification of the permanent repository to receive any recovered fossil material. Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written				

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Table 16 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
agreement between the property owner/project applicant and the repository must be in place prior to site grading. - All pertinent exhibits, maps, and references. - Procedures for reporting of findings. - Identification and acknowledgement of the project applicant for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or project applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the qualified paleontologist responsible for the report's content. All reports shall also be signed by all other parties responsible for the report's content (e.g., Professional Geologist), as necessary A signed electronic copy of the report, project plans, and all required review applications shall be uploaded to the County's PLUS Online System. The following sources shall be used for this purpose: https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Filing_Instructions_Paleontological_Report_Review_Application.pdf https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/PLUS_Online_Upload_Instructions_Paleontology.pdf https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Supplemental_Information_Form_PALEO.pdf Reports and/or review applications shall not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other				

4. Mitigation Monitoring and Reporting Program

Table 16 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
County office. In addition, the project applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.				
GEO-2 The project applicant shall submit a Paleontological Monitoring Report prepared for site grading operations at the project site. The report shall be certified by the professionally qualified paleontologist responsible for the content of the report. The paleontologist shall be on the County's Paleontology Consultant List. The report shall include the findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Science Center, San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories. A signed electronic copy of the report shall be uploaded to the County's PLUS Online System via the following source: https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office.	Project Applicant, Paleontologist, Construction Contractor	Prior to the issuance of grading permits	County of Riverside Planning Department	

4. Mitigation Monitoring and Reporting Program

Table 16 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Hazards and Hazardous Materials				
HAZ-1 Any earthmoving activities resulting in disturbances to subsurface soils within the project site shall be managed in accordance with a site-specific Soil Management Plan (SMP), which shall be prepared and submitted to the Riverside County Department of Environmental Health (RCDEH) prior to the commencement of any earthmoving activities. The SMP shall include preparation of a report to be submitted to the RCDEH for review and approval. An environmental professional representative should be on-site during earthmoving activities to monitor affected areas in accordance with the SMP and shall also be in attendance during pre-earthmoving activities (e.g., pre-construction meeting, kick-off meeting, etc.) to convey responsibilities and scope of work to each involved project team member pursuant to the SMP. The SMP shall include the following measures: • Screening, handling, and managing soil during excavation activities. • Application of South Coast Air Quality Management District Rule 1166 for the Site related to the potential for VOC-impacted soils to be encountered during excavation activities. • Identification of suspected impacted soil. • Managing and stockpiling excavated and graded soil (e.g., dust control, stockpile maintenance). • Collecting and analyzing samples from stockpiled soil as necessary for waste characterization. • Specifying threshold levels to evaluate whether excavated soil is suitable for on-site reuse. • Handling/disposal of soil with confirmed impacts.	Project Applicant, Construction Contractor, Environmental Specialist	Prior to the commencement of any earthmoving activities	County of Riverside Planning Department	

4. Mitigation Monitoring and Reporting Program

Table 16 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
- Handling and transportation of site soils with respect to sensitive receptors in the vicinity of the site (e.g., schools, religious centers, residents). - Addressing subsurface features of potential environmental concern (e.g., abandoned USTs, oil wells, sumps, clarifiers, buried drums) in the event they are encountered during excavation activities. - Protocol for contractors for keeping potentially impacted soils from contacting stormwater at and/or the groundwater beneath the site.				
HAZ-2 The contents of the two abandoned 55-gallon unlabeled drums on the southcentral portion of the project site shall be evaluated for characteristic hazardous waste in accordance with California Code of Regulations, Title 22, Division 4.5 and Code of Federal Regulations, Title 40, which includes ignitability, corrosivity, reactivity, and toxicity. Sampling and analysis of materials and wastes, for hazardous waste identification purposes, shall be in accordance with US EPA SW-846. Drum content evaluation shall be performed prior to the commencement of any earthmoving activities on the project site.	Project Applicant, Construction Contractor, Environmental Specialist	Prior to the commencement of any earthmoving activities	County of Riverside Planning Department	