INITIAL STUDY/ENVIRONMENTAL CHECKLIST

TRACT 28987 OPEN SPACE & REMAINDER LOT MASS GRADING PLAN

LEAD AGENCY:
City of Riverside
Planning Department
3900 Main Street, 3rd Floor
Riverside, CA 92522
Contact: Steve Hayes, City Planner
(951) 826-5658

PREPARED FOR:
Friends of Riverside Airport, LLC
8175 Limonite, Ste. E
Jurupa Valley, CA 92519
Contact: Bob Beers, P.E. – Project Manager
(951) 360-2070

PREPARED BY:
Adkan Engineers
6879 Airport Drive
Riverside, CA 92504
Contact: Charissa Leach, P.E., Exec. Vice President
(951) 688-0241

September, 2013

TABLE OF CONTENTS

LIST OF EXHIBITS

1.0 INTRODUCTION

The proposed mass grading project is located in the north portion of the City of Riverside (City), in the County of Riverside **(Refer to Figure 1)** and involves the grading, the placement of underground storm drain facilities and a detention/water quality basin within the open space and remainder lot of Tract 28987, approximately 30 net acres. Tract 28987 and its mitigated negative declaration were approved on July 8, 2003. **(Refer to Figures 2 and 2a)**. This grading project generally surrounds the residential portion of Tract 28987 on the west, north, and east. The subject project also includes storm drain culvert improvements.

Once proposed Tract 28987 was approved in July of 2003 the Project proponent, Friends of Riverside Airport, LLC (FRA), began to perform removals of existing dumped material on site for development preparation. During the site cleanup an existing sewage digester broke and a sludge spill occurred. The site required an environmental cleanup because the sludge was determined to contain polychlorinated biphenyls (PCBs) along with metal, lead and volatile organic compounds. The two phase site cleanup began in July of 2003 and is planned to be complete in October of 2013.

As the cleanup involves around 150,000 tons of material export, the site requires massive grading activities that will allow the site to retain its' pre-existing storm flow drainage abilities and allow the adjacent approved residential tract to be constructed.

A Mitigated Negative Declaration was adopted for a residential project on this subject property in 2006. **(Refer to Figure 2b)**. Subsequent to a lawsuit, the approvals of that project were rescinded by the City. Because of that rescinded approval and the state in which the project site will be left at the end of the cleanup activities it was determined by the City of Riverside that in order to complete the needed mass grading of this site **(Refer to Figure 2c)** an updated Initial Study and Mitigated Negative Declaration must be prepared to meet the current guidelines and regulations of the California Environmental Quality Act (CEQA).

This subject proposal comprises the mass grading of approximately 30 acres of vacant land to create landform that will facilitate the continued flow of existing drainage and that will allow Tract 28987 to be constructed as it was approved.

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

In accordance with CEQA, this Initial Study has been prepared to analyze the proposed project in order to identify any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with Section 15063 of the CEQA Guidelines, as amended, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Riverside (the City), in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, a Mitigated Negative Declaration or an Environmental Impact Report would be appropriate for the project. The purpose of this Initial Study is to inform the City decision-makers, affected agencies and the public of potential environmental impacts associated with construction of the proposed project.

This Initial Study will undergo a 30-day public review period. During this review, comments from the public and affected agencies relative to environmental issues are to be submitted to the City. The City will review and consider all comments as part of the project's environmental analysis, as required by Section 15082 of the CEQA Guidelines, as amended. The comments received with regard to the Initial Study will be included in the project environmental document, for consideration by the City.

Figure 1 - Regional Vicinity Map

Jurupa Avenue Extension - From the Tract 28987 Boundary to Rutland Avenue

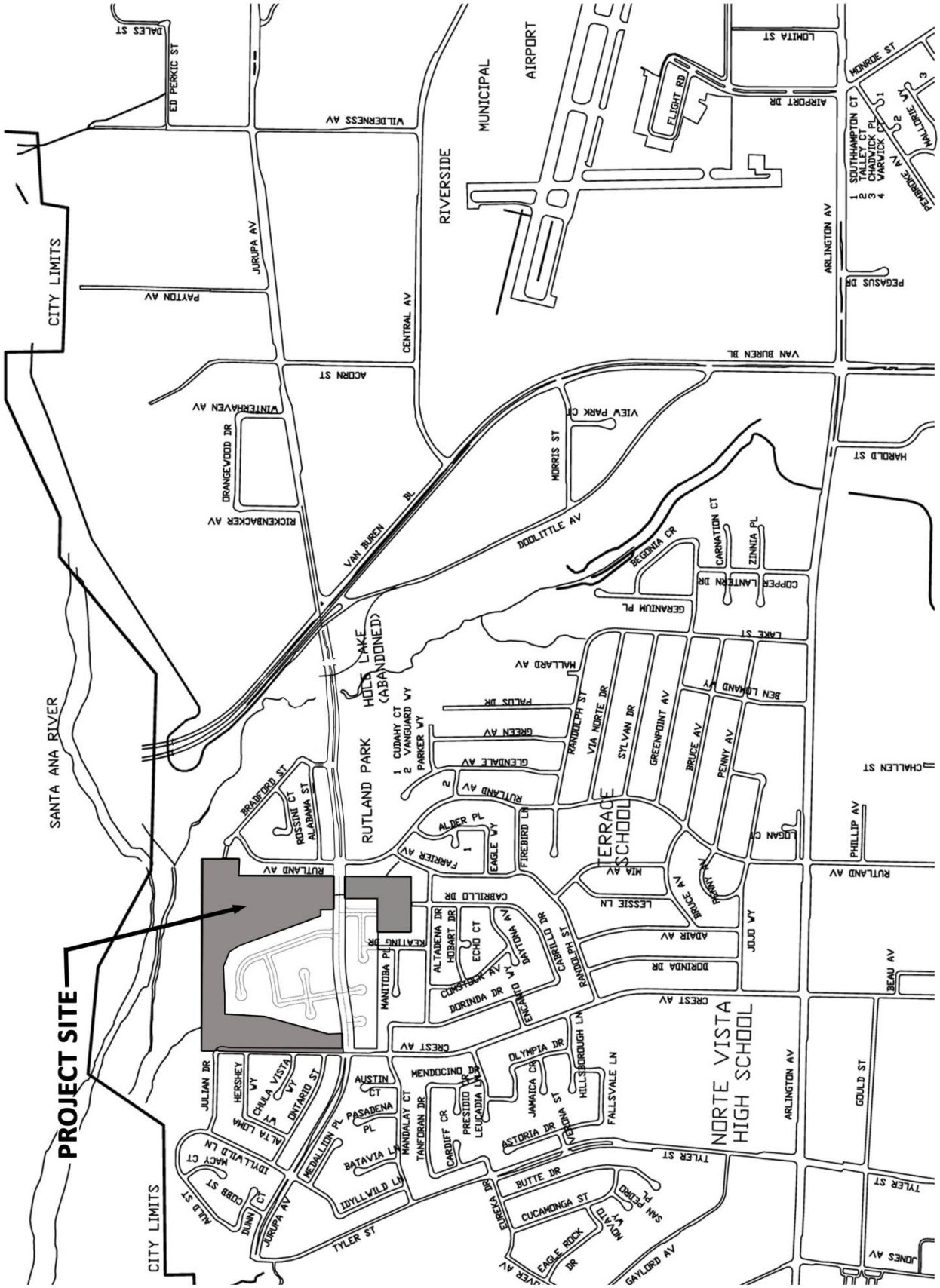
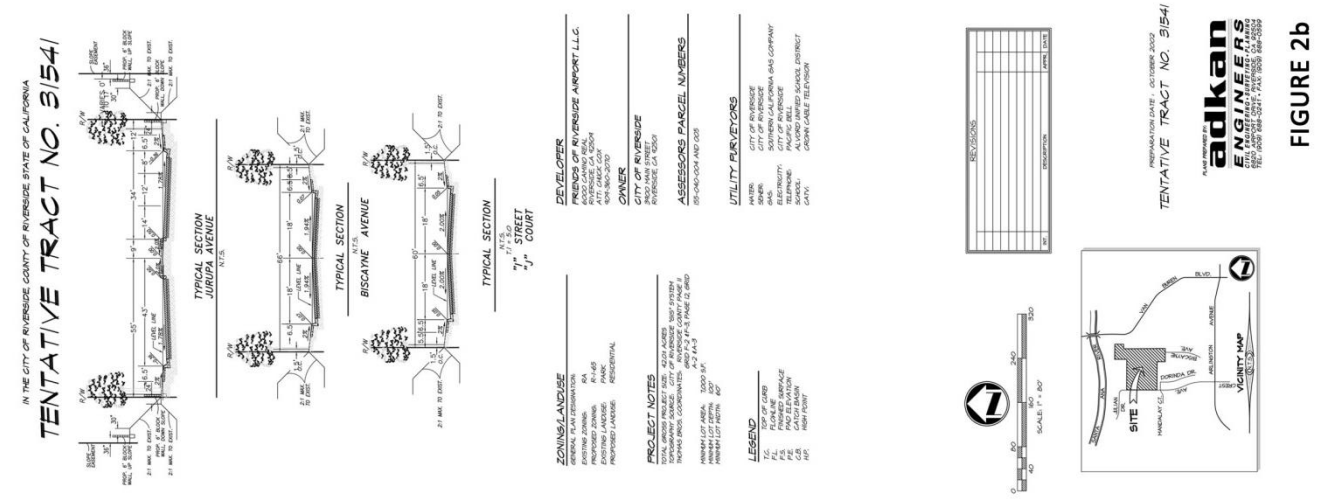
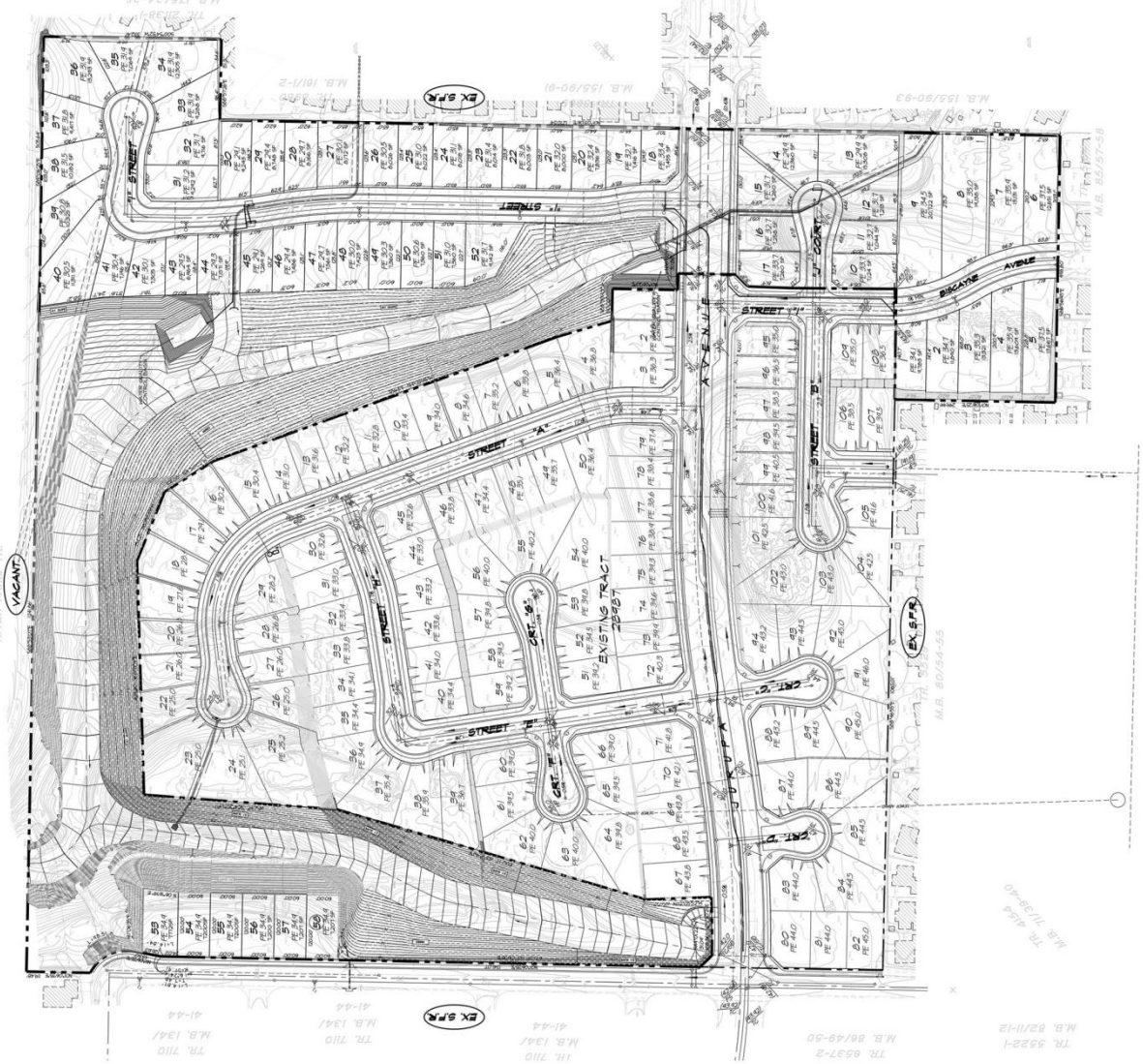


Figure 2 - Site Vicinity Map

TRACT 28987 OPEN SPACE & REMAINER LOT
MASS GRADING PLAN

Figure 2a - Detailed Site Vicinity Map
TRACT 28987 OPEN SPACE & REMAINER LOT
MASS GRADING PLAN


IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 31541
TYPICAL SECTION
JURUPA AVENUE
TYPICAL SECTION
BISCAYNE AVENUE
TYPICAL SECTION
"J" STREET COURT
DEVELOPER
FRIENDS OF RIVERSIDE AIRPORT LLC.
OWNER
CITY OF RIVERSIDE
ASSESSORS PARCEL NUMBERS
UTILITY PURVEYORS
ZONING/LANDUSE
PROJECT NOTES
LEGEND
REVISIONS
SCALE: 1" = 80'
VICINITY MAP
SITE
PREPARATION DATE: OCTOBER 2002
TENTATIVE TRACT NO. 31541
adkan ENGINEERS
FIGURE 2b


EX. SFR
VACANT
EXISTING TRACT 28987
JURUPA AVENUE
BISCAYNE AVENUE
"A" STREET
"B" STREET
"C" STREET
"D" STREET
"E" STREET
"F" STREET
"G" STREET
"H" STREET
"I" STREET
"J" COURT
CRT. "C"
CRT. "D"
CRT. "E"
CRT. "F"
CRT. "G"
CRT. "H"
CRT. "I"
M.B. 175/34-35
M.B. 161/1-2
M.B. 155/90-91
M.B. 155/90-93
M.B. 71/52
RIVER FARM TR.
R.S. 16/32-35
M.B. 80/94-95
M.B. 71/39-40
M.B. 134/41-44
TR. 7110
TR. 6537-2
M.B. 88/49-50
TR. 8522-1
M.B. 82/11-12

1.2 CONSULTATION

In accordance with Section 15063 (g) of the CEQA Guidelines, as soon as a Lead Agency has determined that an Initial Study will be required for the project, the Lead Agency shall consult informally with all Responsible Agencies and all Trustee Agencies responsible for resources affected by the project to obtain the recommendations of those agencies as to whether an EIR or a Negative Declaration should be prepared.

- Consultation was performed on the proposed Mitigated Negative Declaration prepared for proposed Tract 28987, adjacent to the subject mass grading project, July 8, 2003.

- Consultation was performed with the U.S. Army Corps of Engineers – Los Angeles District (USACE) in July 2003 for the initial environmental site cleanup. A letter of "no permit required" was issued by the USACE July 28, 2003.

- Consultation was performed with the USACE for continued site cleanup and a temporary discharge 0.006 acre fill for an access stream crossing (in the location of the subject project). The USACE issued a nationwide permit NW14 and NW33 February 5, 2004.

- Consultation was performed with the USACE for continued site cleanup and a discharge of fill onto 0.185 acre of waters of the U.S.(a portion within the area of this subject project) and a temporary discharge fill onto 0.355 acre of waters of the U.S. a Nationwide Permit Authorization letter dated, June 22, 2006 was issued by the USACE.

- Consultation was performed on the proposed Tract 31541 Mitigated Negative Declaration prepared for proposed Tract 31541, adjacent to, northerly and southerly of the subject extension, April 11, 2006. On November 30, 2007 the approvals for Tract 31541 were rescinded by the City of Riverside. (see detailed project background)

- Consultation was performed on the (63 acre) site cleanup beginning in July of 2003, California Department of Fish and Game in receiving a Streambed Alteration Agreement-Notification No. 1600-2003-5019-R6 (executed in July 2004), re-consulted in July 2005.

- Consultation with the State Department of Toxic Substance Control (DTSC) for the (63 acre) site cleanup in 2003, 2006, 2009 and 2013. DTSC over site of the cleanup project has been continuous throughout the process.

- Consultation was performed with the U.S. Fish and Wildlife Service and the California Department of Fish and Game, collectively the 'Wildlife Agencies' in 2005/2006 for the 63 acre site cleanup, in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Response letter from the Wildlife Agencies dated February 23, 2006.

- Consultation was performed with the California Regional Water Quality Control Board – Santa Ana Region (CRWQCB) for the 63 acre site cleanup in 2006 in receiving a 401 Water Quality Standards Certification. Response certification letter from the CRWQCB (USACE Reference No. 200600256-DPS) dated March 13, 2006.

- Consultation was performed with the California Regional Water Quality Control Board – Santa Ana Region (CRWQCB) for the 63 acre site cleanup in 2009, Storm Water Pollution Prevention - WDID 8 33C323025

- Consultation has initiated with USACE for subject extension project. An Application for a non-notifying Nationwide Permit 14 has been submitted to the USACE. The proposal is to fill approximately 0.080 acres of Federal Jurisdictional Waters, as indicated in reference Wetlands Jurisdictional Delineation Report, dated July 9, 2013.

- Consultation has initiated with the California Department of Fish and Wildlife (CDFW) for subject extension project. A Notification of Lake or Streambed Crossing has been submitted to the CDFW for this subject extension project. The proposal is to permanently impact 0.20 acres of CDFW Jurisdictional area.

- Consultation has initiated with the California Regional Water Quality Control Board – Santa Ana Region (CRWQCB) for the subject project. The proposal is to obtain a new revised or updated 401 Water Quality Standards Certification.

1.3 INCORPORATED BY REFERENCE

The reference documents listed below were utilized during the preparation of this Initial Study. These documents are available for review at the City of Riverside Planning Department, located at 3900 Main Street, 3rd Floor, Riverside, CA 92522. The following outlines the applicable documents.

City of Riverside General Plan 2025 – The City of Riverside General Plan 2025, adopted in November of 2007, is a policy document designed to give long range guidance for decision-makers. It represents the official statement of the City's physical development as well as its economic, social and environmental goals.

City of Riverside General Plan 2025 Program Final Program Environmental Impact Report - The Final Program Environmental Impact Report (PEIR) for the City of Riverside General Plan 2025 Program, certified in November, 2007, was prepared to identify the significant environmental impacts related to the adoption and implementation of the General Plan 2025 Program, to identify alternatives to the program and to indicate the manner in which any significant effects can be mitigated or avoided.

EP-007-001, Initial Study, Notice of Determination & Mitigated Negative Declaration for the Construction of Jurupa Avenue between Van Buren Boulevard and Crest Avenue and to add improvements to portions of Jurupa Avenue between Van Buren Boulevard and Tyler Street, approved March 6, 2001 – The Jurupa Avenue Extension Project from Van Buren Boulevard to Tyler Street adopted a Mitigated Negative Declaration (MND) on March 6, 2001. This document was used herein as an 'earlier analyses', pursuant to the CEQA process, where an effect has been adequately analyzed in the previous negative declaration. Section 15063(c) (3) (D).

P03-0041/P03-0042/P03-0086, Proposed Tract 28987, for that 63.4 ac. property situated on both sides of the future extension of Jurupa Avenue, between Crest and Rutland Avenues from the RA – Residential Agriculture Zone to the R-1-65 Zone/Proposed General Plan Amendment for said property, to amend the land use from Public Parks (PKP) to Medium Density Residential (RMD) & Proposed Tract Map 28987, Notice of Determination & Initial Study, Mitigated

Negative Declaration, approved July 8, 2003 – Tentative Tract 28987 consists of 113 single family lots, an open space lot and a remainder lot located on approximately 63.4 acres, situated on the north and south side of Jurupa Avenue, between Crest Avenue and Rutland Avenue. The project included an analysis for a rezone and a General Plan Amendment. This document is referred to as an "earlier analyses"

Cultural Resources Investigation for the proposed Tract 28987, in the City of Riverside, Riverside County, California, dated January 5, 2003 – Prepared by, Thomas Leslie Corporation. The investigation was completed in compliance with the California Environmental Quality Act (CEQA) and as required by the City of Riverside.

Biological Assessment for the proposed Tract 28987, in the City of Riverside, Riverside County, California, dated April 18, 2003 – Prepared by, Thomas Leslie Corporation. The investigation was completed in compliance with the California Environmental Quality Act (CEQA) and as required by the City of Riverside.

Preliminary Soils Report for Tentative Tract 28987 – December 4, 2002 – Prepared by Sid Geotechnical. This report was prepared for the Ag Park property in response to the proposed Tract 28987, residential development of 113 lots, an open space lots and a remainder lot.

Biological Assessment for Tentative Tract No. 28987 Riverside California, dated April 18, 2003 - Prepared by Thomas Leslie Corporation. This report was prepared to describe the existing biological resources, project impacts and recommended mitigation measures for the Jurupa Avenue extension project.

Exchange, Disposition and Development Agreement By and Among city of Riverside, Friends of Riverside Airport, LLC, Van Buren Golf Center, LLC and Riverside Gateway Plaza, dated May 23, 2003 – This agreement was entered into as an agreement to exchange subject properties, The Ag Park, City owned property and the FRA owned golf course adjacent parcel. This agreement includes conditions for all parties for the completion of this land trade.

Biological and Wetlands Delineation for proposed General Plan Amendment No. P03-0840, related to proposed Tract 31541, in the City of Riverside, Riverside County, California, dated August 29, 2003 – Prepared by, Thomas Leslie Corporation. The investigation was completed in compliance with the California Environmental Quality Act (CEQA) and as required by the City of Riverside.

Site Investigation at City of Riverside, Former Sewage Treatment Plant, City Yard and Agricultural Park, Assessor's Parcel Numbers 155-040-004 and 005, City of Riverside, California by Earthsafe, dated September 23, 2003. -

FREY Environmental, Inc. (FREY) Concrete Rubble Sampling and Concrete Disposal Letter to Michael Shettler, County of Riverside Department of Environmental Health, dated December 16, 2003. – This is a work plan for eighty-six (86) additional borings approved by the County of Riverside. Seventy-eight (78) of the borings were completed. Eight (8) of the planned borings could not completed as the boring tool was unable to reach the desired locations.

Nationwide Permit NW14 and NW33 – Department of the Army, Corps of Engineers (Ref. No. 200400519-DPS), effective February 5, 2004 – This agreement was entered into between the FRA and the Department of the Army for a Nationwide Permit. The agreement expired in March 18, 2007.

Habitat Assessment and Jurisdictional Delineation for Tentative Tract 31541, in the City of Riverside, Riverside County, California, dated September 10, 2004 – Prepared by, Thomas Leslie Corporation. The investigation was completed in compliance with the California Environmental Quality Act (CEQA) and included all elements outlined in the Riverside County August 2004 Draft Biological policies and procedures for preparation of a Habitat Assessment Report.

Remedial Investigation Report, City of Riverside Agricultural Park, Crest Avenue and Jurupa Avenue, Riverside, California by Geomatrix - dated December 30, 2004

Agreement Regarding Proposed Stream or Lake Alteration – State Department of Fish and Game, effective August 28, 2003 – December 31, 2004 – This agreement was entered into between the FRA and the California Department of Fish and Game for stream or lake alteration. The agreement expired in December 2004.

Soil Gas Survey Results, Agriculture Park, 7020 Crest Avenue, Riverside, California, by FREY Environmental, Inc., dated September 15, 2005.

Soil and Groundwater Sample Collection, Agriculture Park, 7020 Crest Avenue, Riverside, California, by FREY Environmental, Inc., dated October 11, 2005.

Groundwater Monitoring Report, Agriculture Park, 7020 Crest Avenue, Riverside, California, by FREY Environmental, Inc., dated November 29, 2005.

Revised Response Action Plan Excavation of Soils Containing PCBs Agricultural Park, APN 155-040-004 & 005, Riverside, California, by FREY Environmental, Inc., dated December 6, 2005 - This response action plan (RAP) or Revised Response Action Plan (RSP), was prepared to satisfy the requirements of California Health & Safety Code Section (AB 389). It presents a description of the procedures and practices to conduct additional assessment activities and remove and dispose of soils which contain compounds of concern including PCBs from the City of Riverside Ag Park property.

Nationwide Permit Authorization by the Department of the Army Corps of Engineers (USACE), dated February 5, 2006 – This approval letter was prepared by USACE concerning their permit authority under Section 404 of the Clean Water Act of 1972 (33 U.S.C. 1344) for a temporary at grade access stream crossing, located in the area of the subject extension and relating to the Ag Park 2006 cleanup.

P04-0851/P03-0840/P05-1474/P05-0474, Proposed Tract Map 31541, for the division of the remainder parcel of Tract 28987, General Plan Amendment for said property, to amend the land use from Public Parks (PKP) to Medium Density Residential (RMD), Rezone the property from the RA – Residential Agriculture Zone to the R-1-65 Zone & Proposed Tract 31541 Notice of Determination & Initial Study, Mitigated Negative Declaration, approved April 11, 2006 – Tentative Tract 31541 consisted of 58 single family lots located on the 15 acre remainder parcel of

Tract 28987. The project is situated on the north and south side of Jurupa Avenue, generally surrounding Tract 28987 on the west and east. This document is referred to as an "earlier analyses"

First Amendment to the Exchange, Disposition and Development Agreement By and Among city of Riverside, Friends of Riverside Airport, LLC, Van Buren Golf Center, LLC and Riverside Gateway Plaza, dated April 13, 2006 – The original agreement was entered into as an agreement to exchange subject properties, The Ag Park, City owned property and the FRA owned golf course adjacent parcel. This amended agreement includes specific conditions relating to the Ag Park cleanup activities.

Nationwide Permit Authorization by the Department of the Army Corps of Engineers (USACE), dated June 22, 2006 – This approval letter was prepared by USACE concerning their permit authority under Section 404 of the Clean Water Act of 1972 (33 U.S.C. 1344) for a permanent discharge of fill onto 0.185 acres of waters of the U.S. and a temporary discharge fill onto 0.355 acres of waters of the U.S., a portion of which located in the area of the subject extension and relating to the proposed Tract 31541.

DTSC Approval Letter of Revised Response Action Plan Excavation of Soils Containing PCBs Agricultural Park, APN 155-040-004 & 005, Riverside, California, by DTSC, dated August 4, 2006 – This approval letter was prepared by DTSC after review and comment of the submitted response action plan (RAP) and the Revised Response Action Plan (RSP). Referred to herein as a previous activity within/on/considering the project site.

Analysis of Riverside County Multiple Species Habitat Conservation Plan (MSHCP) for conservation areas map within TTM 31541 by the MSHCP and the US Fish and Wildlife Service (FWS, 2004), dated January 24, 2006 – Prepared by Bob Beers, FRA. This report was prepared to satisfy the Western Riverside County Habitat Conservation Plan (MSHCP) requirements.

Regional Conservation Authority (RCA) Joint Project Review (JPR) for P04-0851/Tract 31541, dated February 16, 2006 – JPR Criteria Consistency Review pursuant to the requirements of the MSHCP. Letter dated February 16, 2006 the RCA advised the City that the project is consistent with the MSHCP.

Determination of Biologically Equivalent or Superior Preservation for Tentative Tract Map No. 28987 And 31541 in the City Of Riverside, Riverside County, California, dated February 25, 2006 – Prepared by Gonzales Environmental Consulting. This document is referred to as an "earlier analyses"

City of Riverside Camp Anza/Arlanza 2006-2007 Certified Local Government Resources Inventory and Context Statement, dated September 2007 - Prepared by Galvin Preservation Associates. This report recognizes the historical and cultural resources of Camp Anza/Arlanza, and assists the City with the future management and planning of the community.

Second Amendment to the Exchange, Disposition and Development Agreement By and Among city of Riverside, Friends of Riverside Airport, LLC, Van Buren Golf Center, LLC and Riverside Gateway Plaza, dated March 5, 2009 – The original agreement was entered into as an agreement to exchange subject properties, The Ag Park, City owned property and the FRA owned golf course

adjacent parcel. This second amended agreement includes specific conditions relating to the planned two phase environmental cleanup of the 63 acre Ag Park site.

Project Specific Hydrology Study – Tract 28987, dated July 2013 - A Hydrology Study prepared by Adkan Engineers to evaluate the amount of storm flows tributary to and generated from proposed tract 28987, including its' open space and remainder lots.

Habitat Assessment & Focused Surveys for Burrowing Owl APNS's: 155-040-004 and 155-040-005, City Of Riverside, Riverside County, California, dated July 28, 2013 – Prepared by Gonzales Environmental Consulting. This document was prepared as an updated focused survey for the Ag Park Property.

Habitat Assessment Including the Results of a Focused Burrowing Owl Survey, Narrow Endemic Plant Species Habitat Suitability Assessment and MSHCP Consistency Analysis APNS's: 155-040-004 and 155-040-005, City Of Riverside, Riverside County, California, dated July 28, 2013 – Prepared by Gonzales Environmental Consulting. This document was prepared as an updated focused survey for the Ag Park Property.

Habitat Assessment & Focused Survey for Least Bell's Vireo APNS's: 155-040-004 and 155-040-005, City Of Riverside, Riverside County, California, dated July 28, 2013 – Prepared by Gonzales Environmental Consulting. This document was prepared as an updated focused survey for the Ag Park Property.

Habitat Assessment & Rare Plant Survey for Narrow Endemic-Special Status Plants APNS's: 155-040-004 and 155-040-005, City Of Riverside, Riverside County, California, dated July 28, 2013 – Prepared by Gonzales Environmental Consulting. This document was prepared as an updated Assessment for the Ag Park Property.

Habitat Assessment & Focused Surveys for Southwestern Willow Flycatcher APNS's: 155-040-004 and 155-040-005, City Of Riverside, Riverside County, California, dated July 12, 2013 – Prepared by Gonzales Environmental Consulting. This document was prepared as an updated focused survey for the Ag Park Property.

Habitat Assessment & Focused Surveys for the Yellow-Billed Cuckoo APNS's: 155-040-004 and 155-040-005, City Of Riverside, Riverside County, California, dated July 12, 2013 – Prepared by Gonzales Environmental Consulting. This document was prepared as an updated focused survey for the Ag Park Property.

Jurisdictional Delineation APNS's: 155-040-004 and 155-040-005, City Of Riverside, Riverside County, California, dated June 27, 2013, revised July 9, 2013 – Prepared by Gonzales Environmental Consulting. This document was prepared as an updated focused survey for the Ag Park Property.

2.0 DETAILED PROJECT BACKGROUND

The subject site comprises the 30+/- acre open space and remainder lots of Tract 28987, in the City of Riverside, county of Riverside, California. These lots are a portion of the overall property known as the Ag Park, generally, located between Crest Avenue and Rutland Avenue, north or Manitoba Place and south of the Santa Ana River. **(See figure2a)** The Ag Park site was originally developed as a sewage treatment plant by the United States Army in 1942. The sewage treatment plant was constructed to handle waste water generated at Camp Anza which operated under the supervision of the United States Army until approximately 1947. Anza Realty Company operated the sewage treatment plant from approximately 1947 to 1953. The Anza Realty Company, later known as the Arlington Utility Company, operated the sewage treatment plant from 1953 to 1962. The City of Riverside (the City) operated the sewage treatment plant from 1962 to 1965. The treatment plant was decommissioned in 1965. Many sewage treatment facilities remained and the site was not utilized until 1980.

In May of 1980, the Riverside City Council approved the use of this property as an agriculturally oriented park (the 'Agricultural or Ag Park'). Through the volunteer and fundraising efforts of the Riverside Rotarians, some minor grading was performed. Over the years, there had been only a hand-full of livestock shows. Interest diminished due to a lack of adequate facilities and changing trends in society. The site again, sat; old sewage treatment facilities remained and illegal dumping and off-road vehicle traffic began.

Despite efforts of the City to clean-up and secure the site, it remained vacant and by 1993 was considered a detriment to the City. Subsequently, in 1996 the City Park and Recreation Department worked to find other recreational uses that would be compatible with the surrounding neighborhood. For approximately six years, a vendor was given a concession operating agreement for use of the Ag Park as a Bike Motocross (BMX) facility.

In 2001 an Environmental Initial Study of a proposal by the City of Riverside Public Works Department to construct two segments of Jurupa Avenue, between Van Buren Boulevard and Crest Avenue and to construct additional improvements to existing portions of Jurupa Avenue between Van Buren Boulevard and Tyler Street was prepared. On March 6, 2001 the City Council approved the corresponding Mitigated Negative Declaration. The Ag Park was considered in that MND with respect to Cultural and Biology studies.

Over time, the non-profit operators of the BMX facility had difficulty monitoring, maintaining, securing and protecting the facility located on the Ag Park. In 2002, the agreement was terminated when the vendor requested to withdraw from the agreement.

During the following years the surrounding area matured into high-density residential developments. The increased traffic and population were deemed un-compatible with an agriculturally oriented park. The Ag Park property remained vacant of activity except for dumping activities along the western and southern banks of the ravine located on the eastern and northern portions of the site where the City of Riverside had disposed of excavated sidewalks, curbs and asphalt from roadways.

In early 2002 The Friends of Riverside Airport, LLC submitted a proposal to trade the existing Agricultural Park (Ag Park) site of 63+/- acres (59.5 net acres) for the approximately 62+/- acres located east of the park (FRA Property). Based on the condition and restrictions at the Ag Park, the Park and Recreation Commission believed that the FRA property would provide more positive uses and a land exchange would be in the "best interest of the City". They approved recommending that the City Council instruct staff to start the process for a public hearing for the proposed land exchange, and prepare any development agreement that may be required. In June of 2002 an Exclusive Right to Negotiate was execute between the City and FRA. In April of 2003 the Riverside City Council held a public hearing and authorized Staff to initiate the process to exchange of the subject properties.

In July of 2003 Tentative Tract 28987 consisting of 113 single family lots on approximately 33 acres, an open space lot and a remainder lot located on the Ag Park Property was presented by FRA and approved by the City Council. This entitlement included a Mitigated Negative Declaration (MND), zone change (CZ) and General Plan Amendment (GPA) to allow for the development of single family homes on the Ag Park property. In conjunction with the 2003 approvals the City Council reviewed and approved the Property "Development Agreement" with FRA, which replaced the Ag park property with new park property located east of the Ag Park site.

As part of the Development Agreement FRA was required to demolish and remove the concrete, asphalt and sewer debris located on the AG Park property. In July of 2003, an accidental sewerage spill occurred when a contractor breached a concrete digester tank while performing the required clean-up. Demolition activities were halted immediately.

The City of Riverside collected and analyzed sludge and soil samples from the immediate vicinity of the digester. The sludge was determined to contain polychlorinated biphenyls (PCBs) along with metal, lead and volatile organic compounds. The City of Riverside contracted Island Environmental Services to remove, transport and disposal of the sludge remaining in the digester and the impacted soil. The soil was transported to and disposed of at Kettleman Hills, a Class I hazardous waste disposal facility.

Subsequently, the City Council directed staff to prepare a site characterization in order to determine the extent of the contamination. Site characterization occurred in an iterative process between July and October 2004. The site was extensively sampled, under oversight by the County of Riverside Department of Environmental Health (CDEH), to assess the extent of the contamination. On December 21, 2004 the City Council authorized the execution of a California Environmental Protection Agency (CalEPA) Department of Toxic Control Substance (DTSC) Voluntary Program Agreement (VPA). The Voluntary Cleanup Program allows motivated parties who are able to fund the cleanup and DTSC oversight to move ahead at their own speed to investigate and remediate their sites. The City of Riverside contracted Earthsafe Geotechnical and Environmental Consulting to prepare a Soils and Groundwater Study and Geomatrix Consultants to prepare a Remedial Investigation Report (RI).

Concurrently, FRA entered into an AB 389 agreement (an Assembly Bill that encourages private investment in brownfield properties) with the DTSC. The agreement identified DTSC responsible for the oversight and approval of the remedial activities.

Site characterization activities included more than 800 concrete and soil samples taken from over 380 locations on and adjacent to the 62-acre site. Soil samples were analyzed for chemicals including, but not limited to, polychlorinated biphenyls (PCBs), metals, pesticides, herbicides, volatile organic compounds (VOCs), and explosive compounds. Geomatrix Consultants concluded that PCBs were the only chemical of concern and they defined the area of PCB impacted soil as well as the perimeter and depth of the potential cleanup area. The completed RI report detailing site characterization submitted to the DTSC in April 2005.

FRA contracted with Frey Environmental to perform concrete, soil and soils vapor analysis and prepare a Response Action Plan (RAP) to satisfy the requirements of California Health & Safety Code Section (AB 389). Components of the RAP include but are not limited to, a Baseline Risk Assessment, Feasibility Study (FS), and California Environmental Quality Act (CEQA) review. The RAP was modified to reflect comments presented by the Department of Toxic Substance Control (DTSC) in a variety of meetings and written communications from their review. The Revised Response Action Plan (RSP) was approved by DTSC on August 4′ 2006.

While the cleanup agreements continued to be negotiated, in late 2005 proposed Tract Map 31541 was submitted by FRA to the City of Riverside. This proposed project was the residential build-out of the remainder property of Tract 28987 **(see Figure 2b)** and included a GPA and CZ. This Tract generally enclosed Tract 28987 to the west, north and east. In connection with the proposed First Amendment to the Development Agreement; the site cleanup, proposed Tract Map 31541, and an extension to Tentative Tract Map 28987 were environmentally reviewed pursuant to CEQA and an MND was prepared. As noted in the MND the cleanup activities, as well as completion of the proposed Tract 31541 include work within the onsite arroyos that could potentially be subject to Army Corps of Engineers (USACE) and California Department of Fish and Game (CDF&G), and California Regional Water Quality Control Board (CRWQCB) jurisdictional permits.

Because the proposed Tract 31541 was located in the Influence Area of the Riverside Municipal Airport and included a GPA, part of the entitlement process included a review and approval by the Airport Land Use Commission (ALUC). In January, 2004 the project was presented to ALUC and they found that because portions of the project were located within Safety Zone B1, the Inner Approach Departure Zone and Zone C, the Extended Approach Departure Zone and that the project does not meet the desired densities for those Zones; the propose Tract Map was inconsistent with the 2004 Riverside Municipal Airport Land Use Compatibility Plan.

FRA filed an appeal with the City Council to override the ALUC determination. On April 11, 2006, the City Council approved the First Amendment to the Development Agreement, which required FRA, with Department of Toxic Control Substances (DTSC) oversight, to, remediate the Ag Park within three (3) years. Concurrently with the First Amendment to the Development Agreement, the City Council approved Tract Map 31541, an extension for Tract Map 28987 and adopted the MND for the maps and the First Amendment to the Development Agreement, as well as the adoption of Resolution No. 21154 making specific findings to override the Airport Land Use Commission's finding of inconsistency.

Subsequently, the Tentative Tract Map 31541 approvals were challenged in a lawsuit filed against the City and FRA, in the Riverside County Superior Court, Case No. RIC 449789.

On April 13, 2007 and amended on August 16, 2007 a Riverside Superior Court decision was rendered in favor of the petitioner's based solely on the validity of Resolution No. 21154, overriding the ALUC's findings of inconsistency. On November 30, 2007 the City subsequently approved Resolution No. 21548, which vacated Resolution No. 21154. With approval of that resolution all other approvals for Tract 31541 were rescinded by the City of Riverside.

Due to the Lawsuit, FRA was delayed for close to two years in performing the remediation of the Ag Park as required by the Development Agreement.

In September of 2008, FRA re-affirmed to the City its commitment to complete cleanup of the Ag Park and informed the City it had notified DTSC of its intention to complete the Ag Park cleanup in a two-phase process. The proposed phase 1 work included removing the soil with polychlorinated biphenyl {PCB) concentrations in excess of 50 milligrams per kilogram (mg/kg). Concrete rubble created by the demolition of the sewage treatment plant was also proposed to be removed, in accordance with the 2006 RSP. Proposed Phase 2 work was to be presented to DTSC at a later date. On September 29, 2008, DTSC responded to FRA's proposed phased cleanup process with a letter of conditional approval.

In February 2009 the City Council approved the second amendment to the Development Agreement. This amendment included the specific DTSC and City/FRA negotiated conditions regarding the two phase cleanup.

The phase 1 cleanup was initiated on April 27, 2009 and completed at the end of July, 2009. The phase 1 cleanup work included all items of work identified in the approved Response Plan for Phase 1, including sewer plant rubble removal, PCC debris along the stream banks and PCB contaminated soil > 50 ppm concentration, sewer influent line, and pole barn debris have been removed from the site. Phase 1 cleanup included 8,666 tons of soil removal, 720 tons of PCC debris removal and 41 tons of sewer pipe removal.

In June of 2010 FRA contracted TRC, an engineering, consulting and construction management firm to prepare a Phase 1 Response Plan Implementation Report for the cleanup work that had been completed to date. This report was subsequently submitted and accepted by DTSC. TRC was onsite during the cleanup and reported the findings of the remedial excavation activities. TRC indicated that of the 403+/- samples taken in 33 areas that were excavated at the site prior to the remediation activities. 164 of those samples exceeded 50 mg/kg and at the conclusion of these activities all confirmed samples were below 50 mg/kg.

The second phase cleanup work commenced in July, 2013 and includes activities as specified in the 2006 RSP and the TRC Phase 1 Response Plan Implementation Report. Generally, soils containing less than 50 mg/kg but greater than 0.220 mg/kg of PCBs will be excavated and removed from five areas of the site: 1) isolated areas, 2) previously excavated areas, 3) the western gully, and 4) the remaining area. Confirmation soil samples will be collected following excavation. The proposed soil disposal facility is the Azusa Land Reclamation facility at 1211 W. Gladstone Street, Azusa, California.

It is the intention of FRA to complete the cleanup by October 2013 and obtain approvals from regulatory agencies and the City of Riverside to complete the needed mass grading soon thereafter.

2.1 PROJECT LOCATION AND SETTING

Tract 28987, located between Crest and Rutland Avenues, north of Manitoba and south of the Santa Ana River, involved the establishment of an 113 lot single family residential subdivision with an approximately 15 acre open space lot and a 15+/- acre remainder lot. The Tract is traversed on the south by Jurupa Avenue, a 110 foot arterial street. The Tract 28987 site has historically been known as the Ag Park property. This subject grading project comprises the open space and remainder lots of that project (+/- 30 acres in size).

The subject site is characterized by vacant gently sloped property, with two pronounced water courses on the west and east of the site. There are existing residential properties on the west, south and east boundaries of the site. The site has encumbered excavations ranging in depths from 0.50 feet to 10.0 feet due to environmental cleanup activities beginning in 2003 and to be completed in October 2013.

Proposed project improvements include grading, storm drain and basin improvements to create landform and function for drainage and Tract 28987 compatibility subsequent to the excavations/removals due to the environmental cleanup and for the implementation of water quality efforts for those areas constructed or approved without water quality standards in place.

Prior and current environmental excavations on the project site have left the site mostly clear of vegetation. **(See Figure 3, September, 2013 Site Photos)** The existing westerly and easterly gullies that remain on the open space/remainder parcels of Tract 28987 will be modified with these project improvements. Grading improvements will fill the gullies and impact all of the historic wetlands areas that are under the jurisdiction of the Army Corps of Engineers and the California Department of Fish and Game. The impacts to wetlands and associated riparian vegetation will be mitigated.

Pending environmental approval of this subject project, construction is expected to begin in the winter of 2013 and take approximately six (6) months to complete.

Figure 3 - Existing Site Photos
Mass Grading Plan for Tract 28987
Open Space & Remainder Lots

Figure 3a
Site Photos
September, 2013

Photo 1

Photo 2

Photo 3

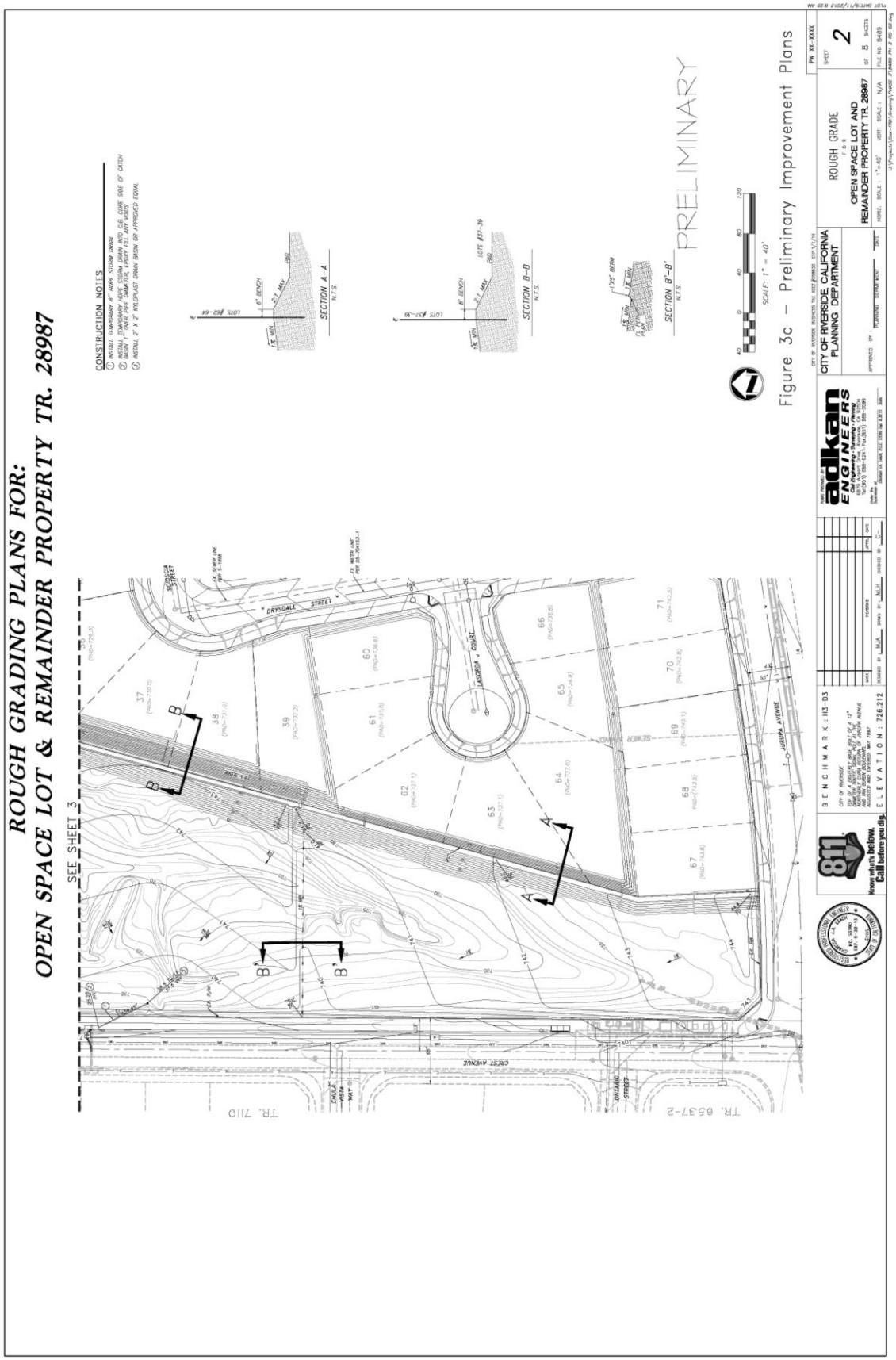
Photo 4

Photo 5

Photo 6

Photo 7

Photo 8


ROUGH GRADING PLANS FOR:
OPEN SPACE LOT & REMAINDER PROPERTY TR. 28987
SEE SHEET 3
CONSTRUCTION NOTES
SECTION A–A
SECTION B–B
SECTION B'–B'
PRELIMINARY
Figure 3c – Preliminary Improvement Plans
CITY OF RIVERSIDE, CALIFORNIA
PLANNING DEPARTMENT
ROUGH GRADE
OPEN SPACE LOT AND
REMAINDER PROPERTY TR. 28987
DRYSDALE STREET
CREST AVENUE
TR. 7110
TR. 8537-2

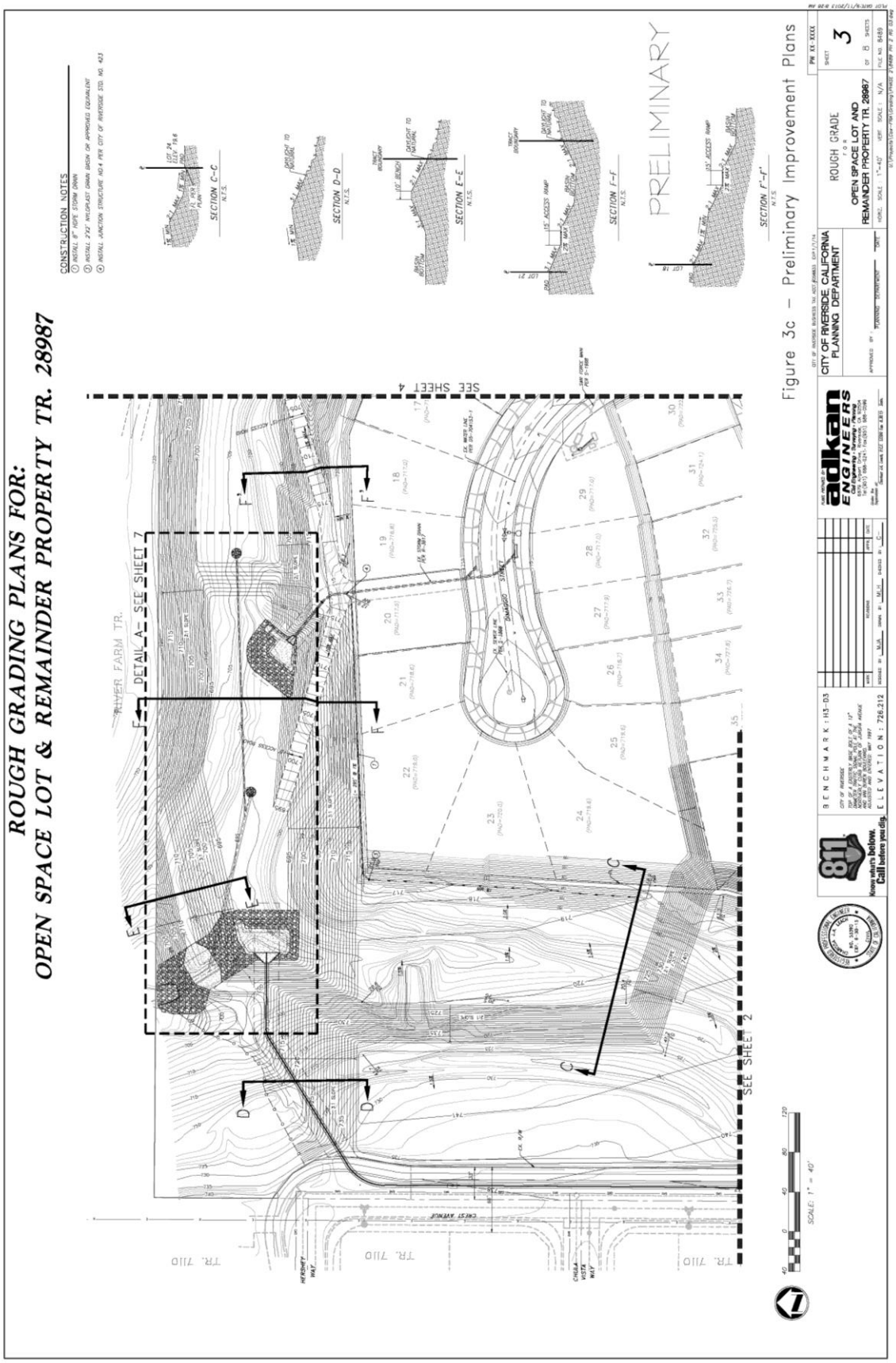
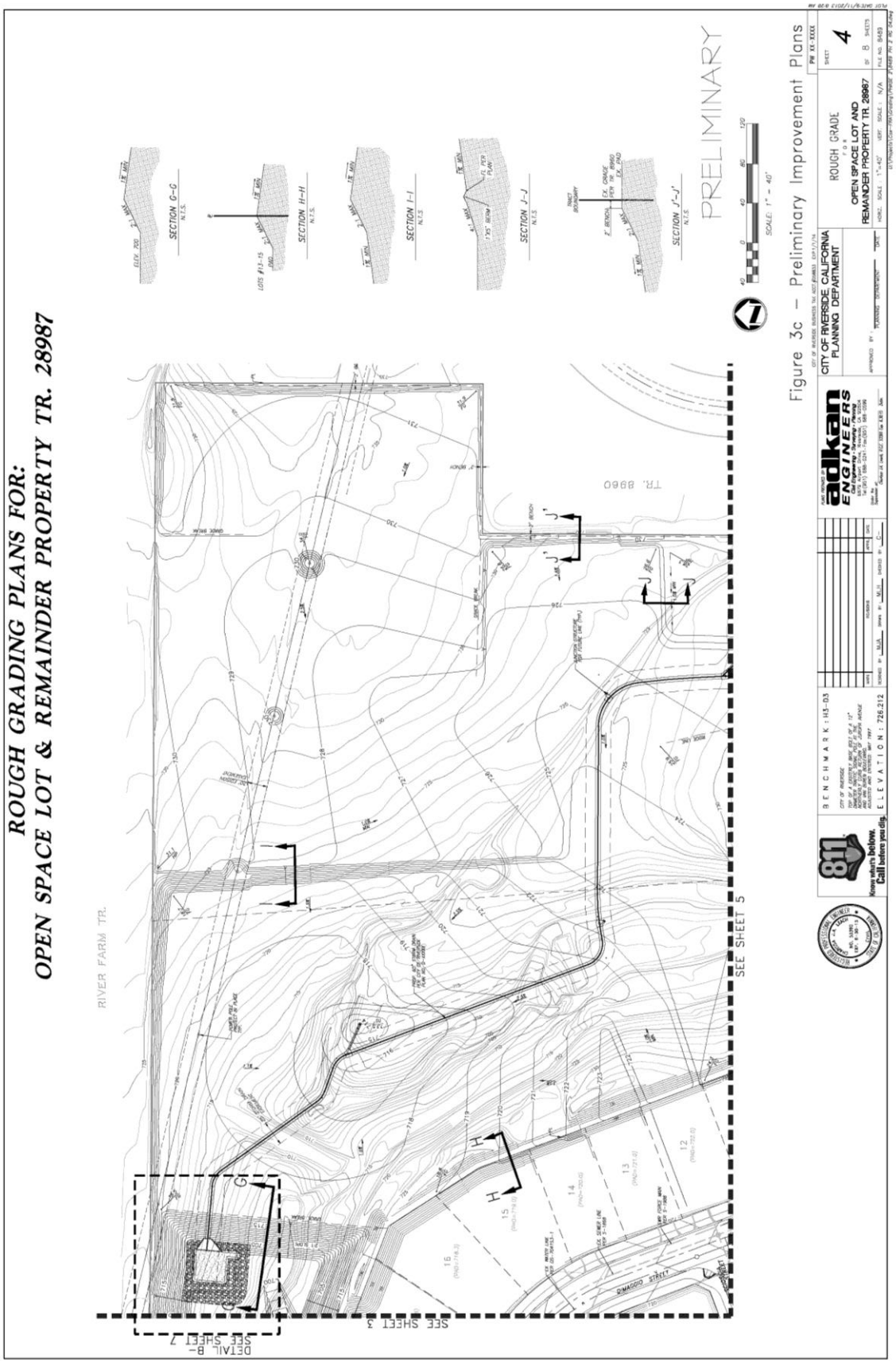
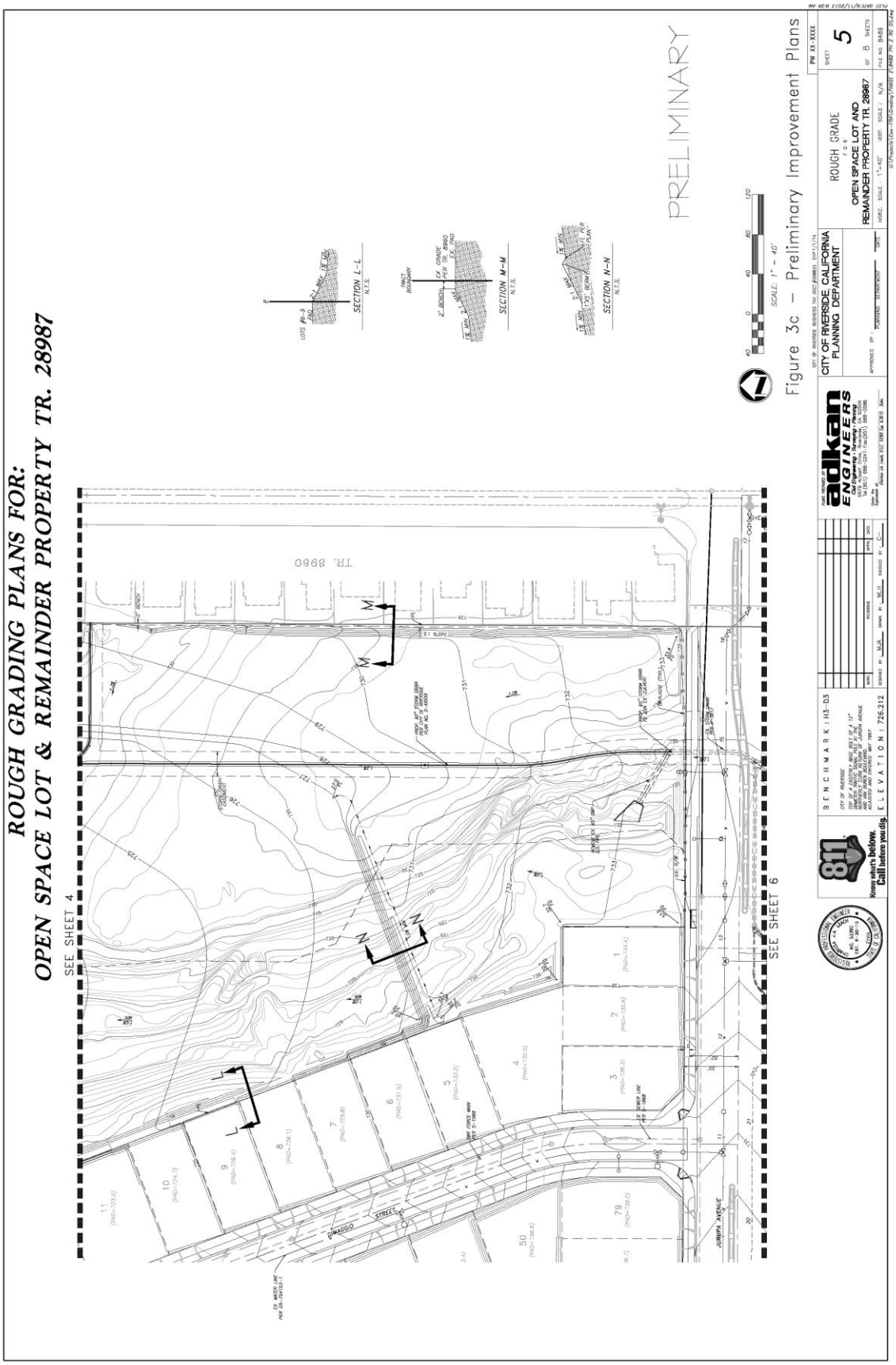
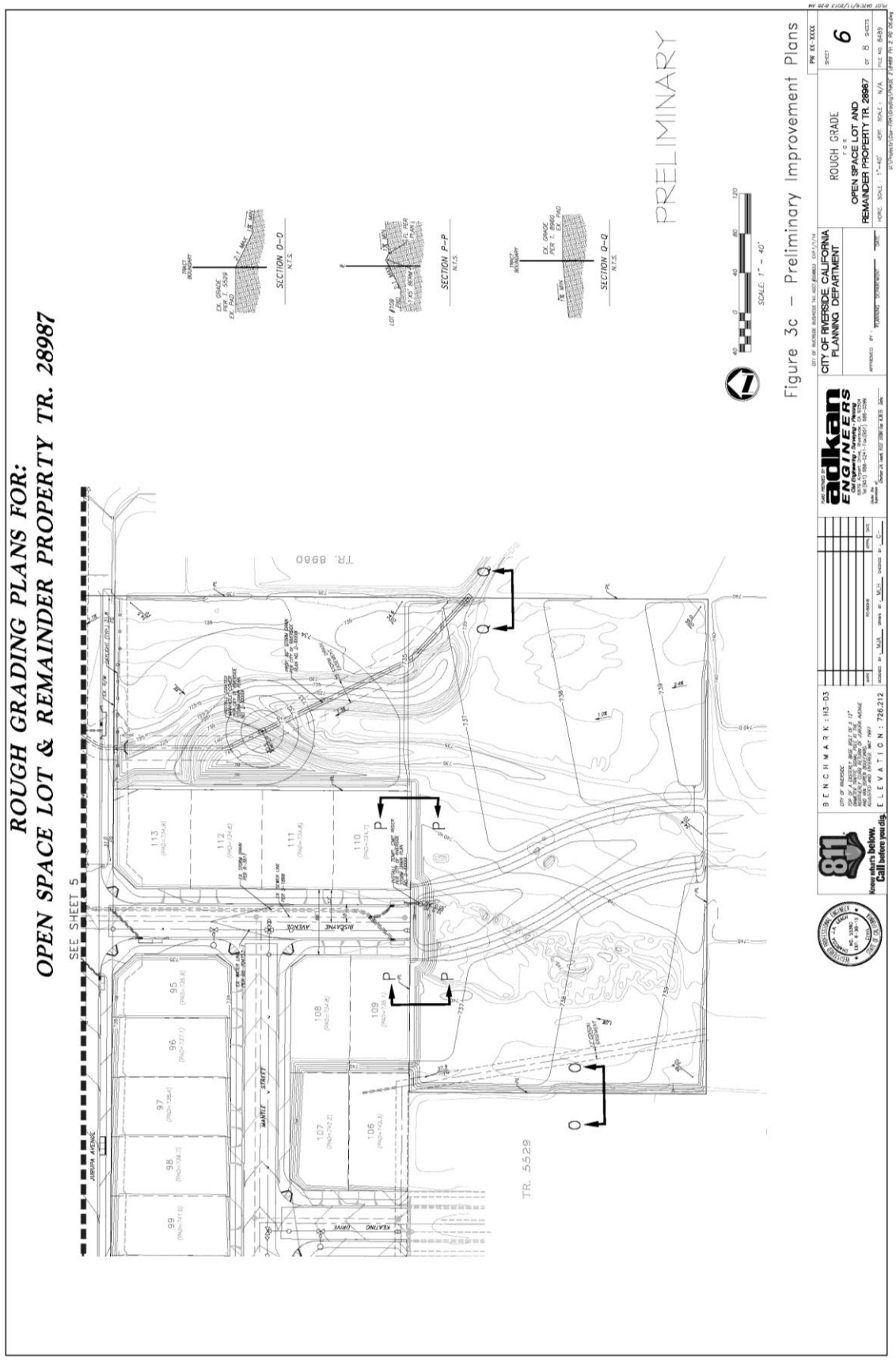
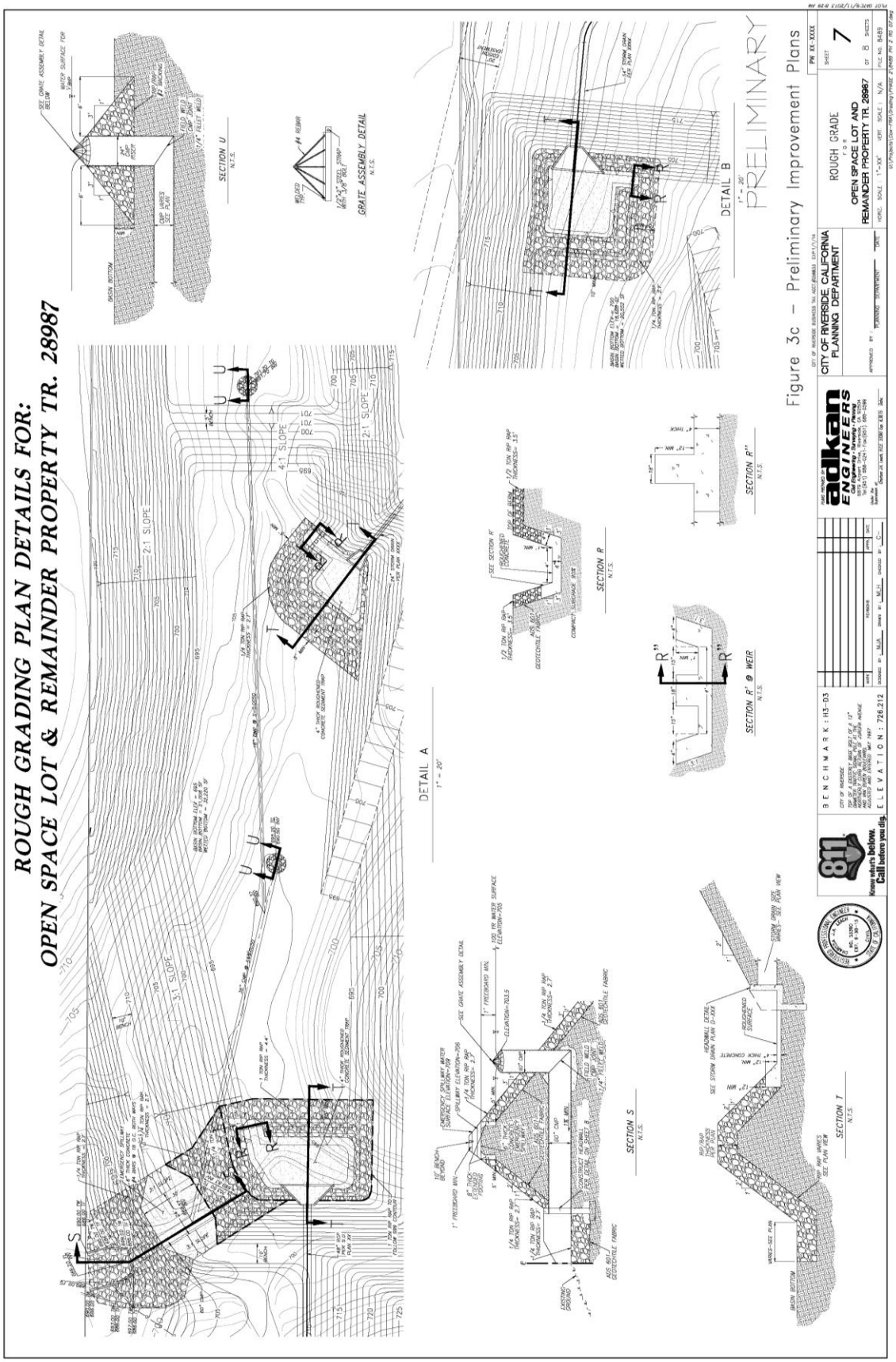


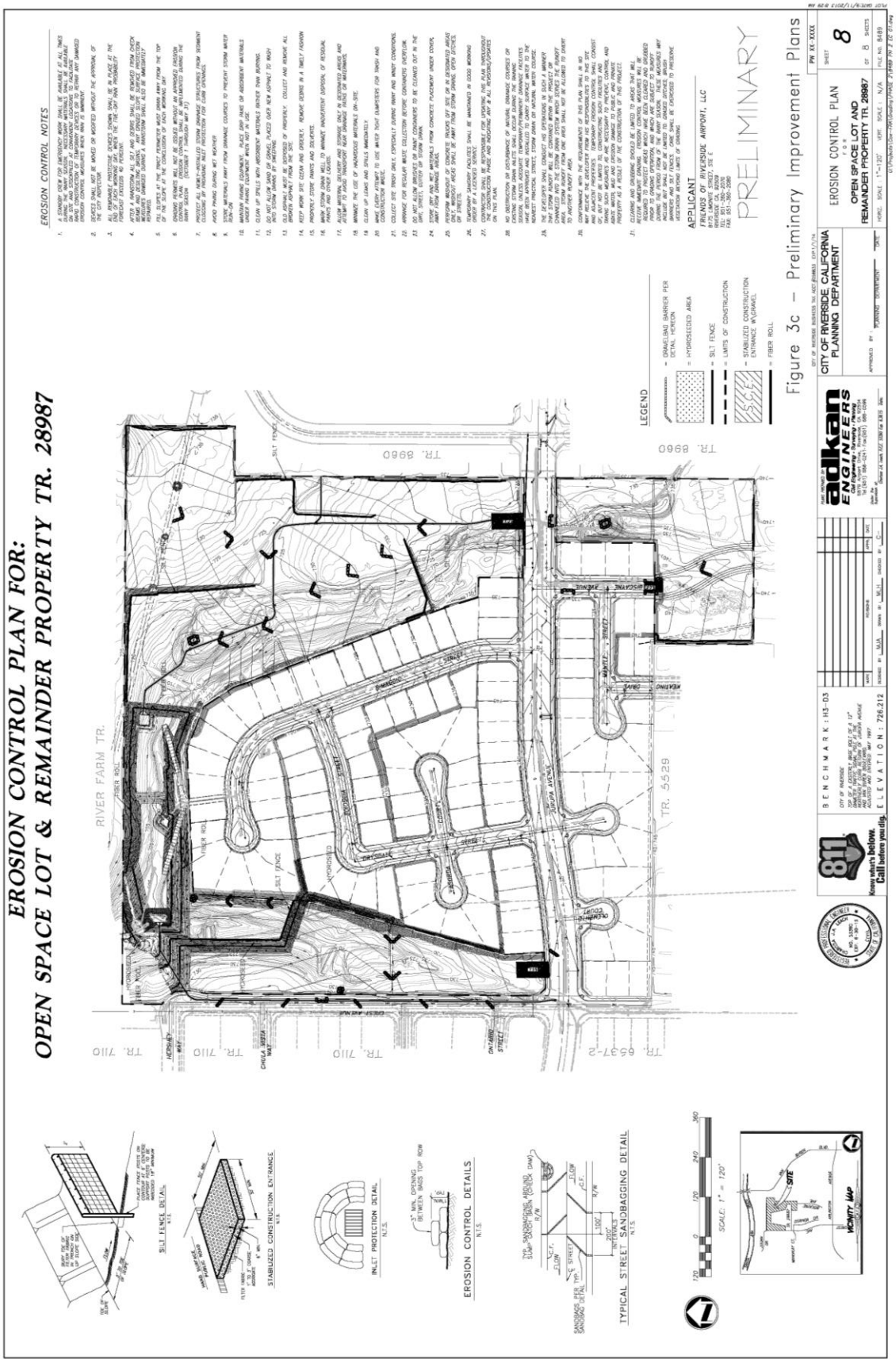
Figure 3c – Preliminary Improvement Plans


ROUGH GRADING PLANS FOR:
OPEN SPACE LOT & REMAINDER PROPERTY TR. 28987
RIVER FARM TR.
SEE SHEET 5
SEE SHEET 3
DETAIL B-
SEE SHEET 7
TR. 8960
SECTION G-G
SECTION H-H
SECTION I-I
SECTION J-J
SECTION J'-J'
PRELIMINARY
SCALE: 1" = 40'
Figure 3c – Preliminary Improvement Plans
CITY OF RIVERSIDE, CALIFORNIA
PLANNING DEPARTMENT
ROUGH GRADE
OPEN SPACE LOT AND
REMAINDER PROPERTY TR. 28987
adkan ENGINEERS
BENCHMARK: H5-03
ELEVATION: 726.212
Know what's below. Call before you dig.


ROUGH GRADING PLANS FOR:
OPEN SPACE LOT & REMAINDER PROPERTY TR. 28987
SEE SHEET 4
SEE SHEET 6
TR. 8960
DIMAGGIO STREET
JURUPA AVENUE
SECTION L-L
SECTION M-M
SECTION N-N
PRELIMINARY
Figure 3c – Preliminary Improvement Plans
SCALE: 1" = 40'
CITY OF RIVERSIDE, CALIFORNIA
PLANNING DEPARTMENT
ROUGH GRADE
FOR
OPEN SPACE LOT AND
REMAINDER PROPERTY TR. 28987
adkan ENGINEERS
BENCHMARK: H13-D3
ELEVATION: 726.212
Know what's below. Call before you dig.


ROUGH GRADING PLANS FOR:
OPEN SPACE LOT & REMAINDER PROPERTY TR. 28987
SEE SHEET 5
JEROME AVENUE
HIGHPINE AVENUE
MARLIT STREET
KEATING DRIVE
TR. 8980
TR. 5529
SECTION O–O
SECTION P–P
SECTION Q–Q
PRELIMINARY
SCALE: 1" = 40'
Figure 3c – Preliminary Improvement Plans
adkan ENGINEERS
CITY OF RIVERSIDE, CALIFORNIA
PLANNING DEPARTMENT
ROUGH GRADE
OPEN SPACE LOT AND
REMAINDER PROPERTY TR. 28987
SHEET 6 OF 8 SHEETS
811 Know what's below. Call before you dig.


ROUGH GRADING PLAN DETAILS FOR:
OPEN SPACE LOT & REMAINDER PROPERTY TR. 28987
DETAIL A
DETAIL B
SECTION U
GRATE ASSEMBLY DETAIL
SECTION R
SECTION R' @ WEIR
SECTION S
SECTION T
PRELIMINARY
Figure 3c – Preliminary Improvement Plans
CITY OF RIVERSIDE CALIFORNIA
PLANNING DEPARTMENT
ROUGH GRADE
OPEN SPACE LOT AND
REMAINDER PROPERTY TR. 28987
adkan ENGINEERS
Know what's below. Call before you dig.


EROSION CONTROL PLAN FOR:
OPEN SPACE LOT & REMAINDER PROPERTY TR. 28987
EROSION CONTROL NOTES
LEGEND
PRELIMINARY
Figure 3c – Preliminary Improvement Plans
EROSION CONTROL PLAN
OPEN SPACE LOT AND
REMAINDER PROPERTY TR. 28987
CITY OF RIVERSIDE, CALIFORNIA
PLANNING DEPARTMENT
APPLICANT
FRIENDS OF RIVERSIDE AIRPORT, LLC
TR. 8960
TR. 5529
TR. 7110
TR. 6537-2
RIVER FARM TR.
SILT FENCE
HYDROSEED
SILT FENCE DETAIL
STABILIZED CONSTRUCTION ENTRANCE
INLET PROTECTION DETAIL
EROSION CONTROL DETAILS
TYPICAL STREET SANDBAGGING DETAIL
VICINITY MAP
SITE

2.2 PROJECT CHARACTERISTICS

Relationship to the General Plan 2025

The existing General Plan Land Use for the site is P or Public Park **(See Figure 4)**. In 2003 Tract 28987, located adjacent to and part of the same parent parcel with the subject project, was approved. That project involved the establishment of a 113 lot single family residential subdivision with an approximately 15 acre open space lot and a 15+/- acre remainder lot. This subject grading project comprises the open space and remainder lots of that project (+/- 30 acres in size). With the approvals of tract 28987 was a General Plan Amendment that proposed a change of Land Use from Public parks to Medium Density Residential – MDR. That general plan amendment was approved and that project is entitled for the 113 residential lots. This subject grading project does not include a zone change or general plan amendment. The project site requires remedial grading to allow for removals of contaminated soils and to bring the site back to grade and allow for the complete construction of Tract 28987 and needed storm drain facilities that were entitled as part of that Tract.

The General Plan Land Use Designation to the north is OS - Open Space and to the west, south and east the designation is MDR - Medium Density Residential. **(See Figure 4)**

Grading

Subsequent to the required environmental cleanup of the Ag Park Site (=/- 63 ac), preliminary design of the subject lots indicates that a net 64,602+/- cubic yards of dirt will be required to be imported to bring the site to a condition that allows for storm drain improvements and remedial grading. Due to the grading design, new fill heights are anticipated to be a maximum of 20 feet. Project geotechnical reports indicate that the gully area's soils are inadequate to handle the fills. Therefore, the plan is to sub-excavate the within the gullies to a suitable depth and fill those areas, compacting with suitable material. Further excavation within the gully areas will not be performed without written permission/Streambed Authorization form CDFW. The fill number indicated above does not include those estimated sub-excavation quantities, as the depth of excavation is unknown and does not include the effects of shrinkage and subsidence and is an estimate of where the site will be left off after the environmental cleanup has been completed.

Right-of Way Requirements

Sufficient right-of-way exists for the proposed improvements. Therefore, no acquisitions are proposed with this project.

Drainage Characteristics

The project proposes to accommodate runoff by directing street surface flows during storm events to drainage facilities, in this case, street catch basins, storm water pipes and into a basin, before flows leave the site. Completion of this planned grading project and basin construction will create a mechanism to allow for water quality measures on Tract 28987 and surrounding tracts that were not required or conditioned for upon approval and/or construction.

Landscape Design

Slope landscaping will be provided using native drought-tolerant species and ornamental vegetation, consistent with City-approved landscaping themes.

2.3 EXISTING LAND USE, ZONING AND SETTING

The site is vacant land that exhibits recent excavations and soil removals as required for site brownfield cleanup. This area of the project site includes existing drainage gullies on the west and east sides that drain offsite tracts. These gullies have been cleared of vegetation due to the environmental cleanup but the drainage ways remain to facilitate drainage. The project site is Zoned RE – Residential Estate. The project is surrounded by residential development to the west, south and east, Zoned R-1-7,000. The Santa Ana River is to the north, Zoned PF – Public Facility **(See Figure 4a)**. There is not a zone change proposed with this grading project.

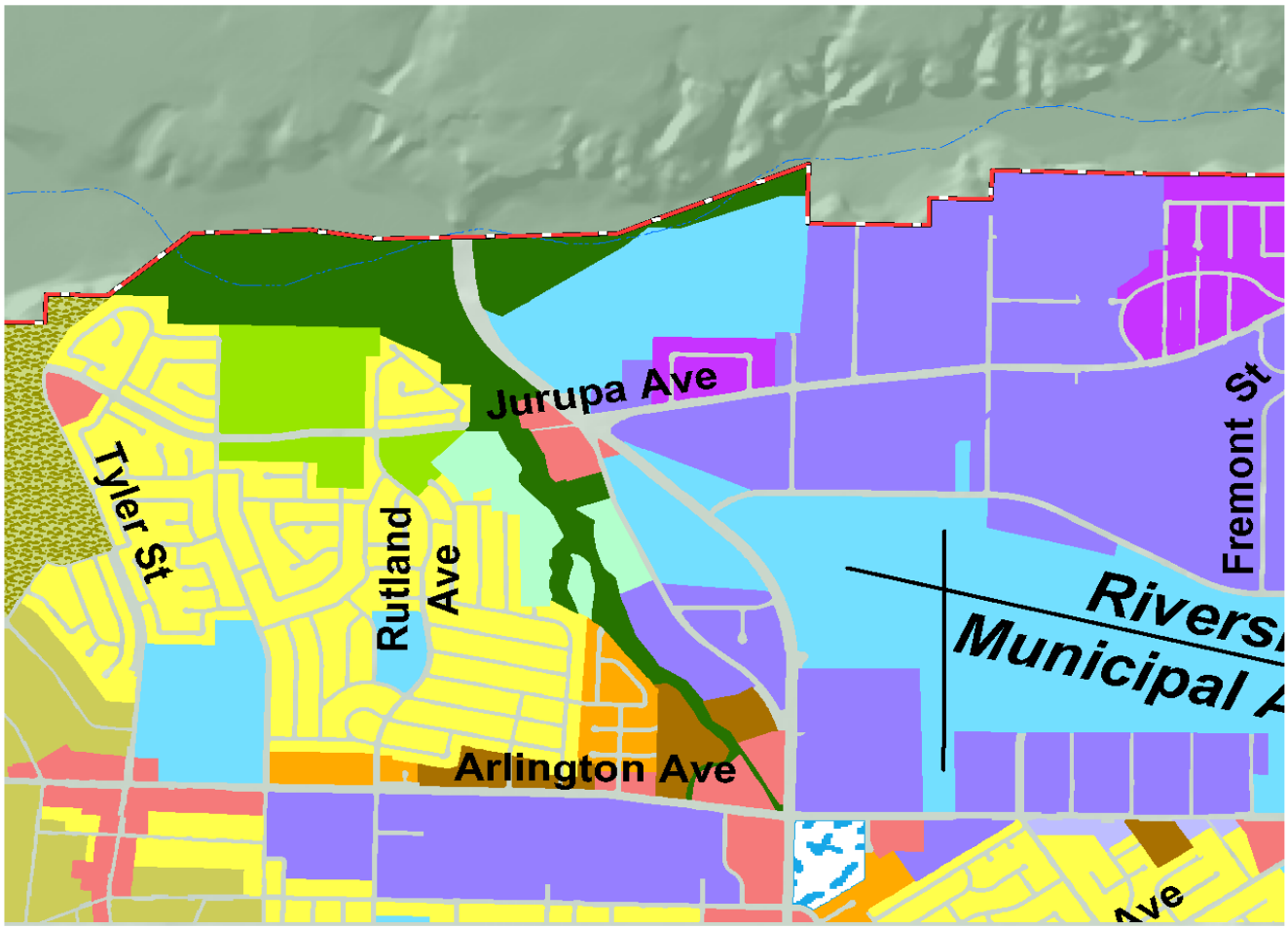
2.4 PROJECT OBJECTIVES

The primary purpose of this grading project is to create a landform that will facilitate the construction of the adjacently approved project (Tract 28987), allow for the filling of existing gullies that have been cleared due to a much needed environmental cleanup and to allow for the construction of a dual basin for water quality and detention of storm flows, that will outlet flows to be less than or equal to the existing flows today. Water quality facilities will mitigate the pollutants of concern associated with not only the planned Tract 28987 (water quality not conditioned for that tract), but will treat those pollutant flows from offsite tracts, that were constructed in the 1970's and 1980's.

Refer to Figures 3a & 3b Project Photos

The following are the primary project objectives:

- Mass grade the property and bring to a condition that is compatible with planned Tract 28987 and surrounding properties
- Provide storm drain facilities that will carry storm water flows through the site and into the planned basin.
- Provide a basin that will clean first flush waters from not only the planned Tract 28987 but also from those existing Tracts that currently drain through the site.
- Provide a basin that will detain the storm water not only the planned Tract 28987 but also from those existing Tracts that currently drain through the site.
- Provide a basin that will be vegetated to allow for some mitigation area and landscaping that will allow for the fill of jurisdictional areas.



LEGEND

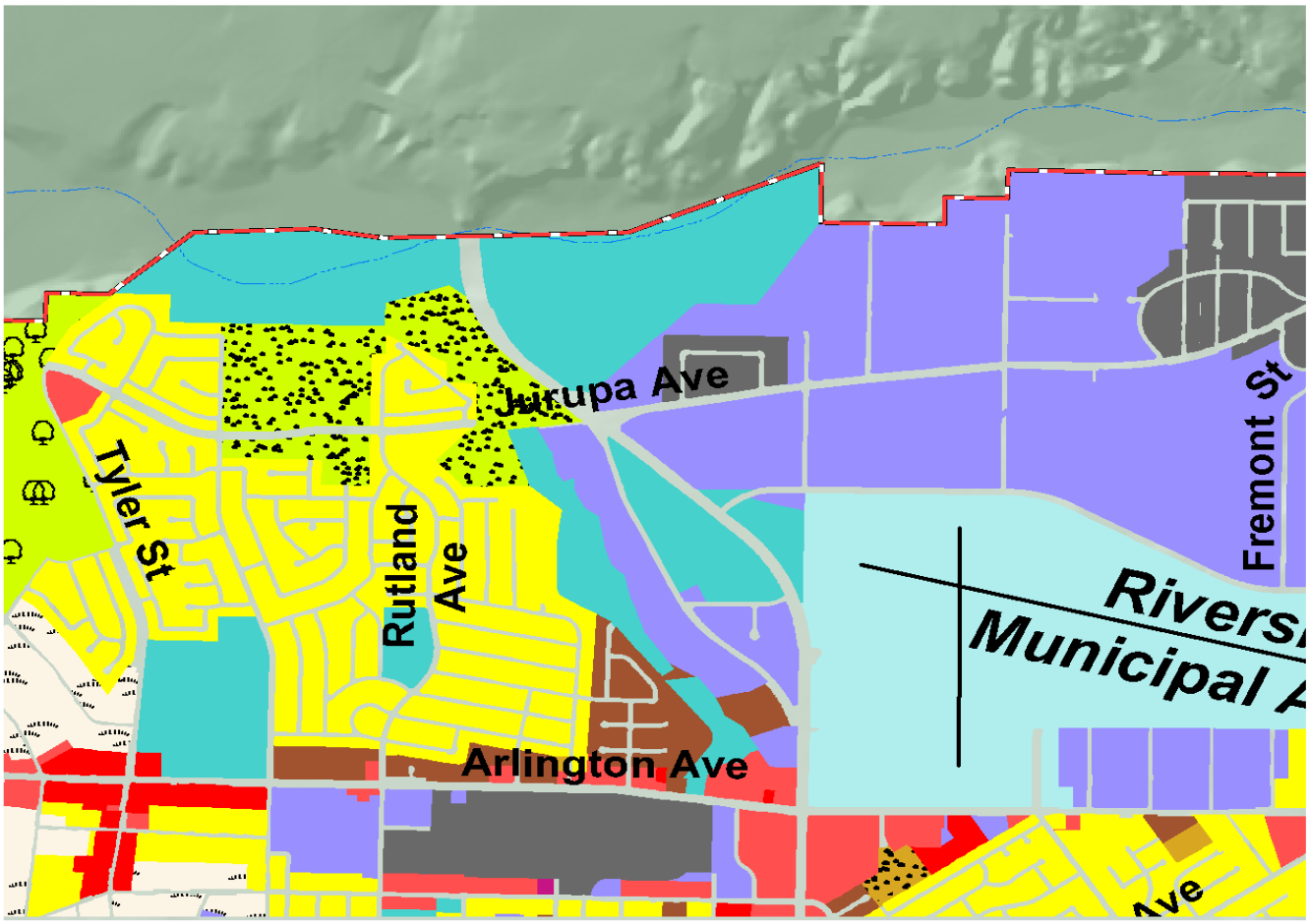
- RIVERSIDE CITY BOUNDARY
- RIVERSIDE PROPOSED SPHERE OF INFLUENCE
- POTENTIAL SPECIFIC PLAN

GENERAL PLAN 2025

LAND USE ELEMENT

- A - AGRICULTURAL
- A/RR - AGRICULTURAL/RURAL RESIDENTIAL
- HR - HILLSIDE RESIDENTIAL
- SRR - SEMI RURAL RESIDENTIAL
- VLDR - VERY LOW DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
- HDR - HIGH DENSITY RESIDENTIAL
- VHDR - VERY HIGH DENSITY RESIDENTIAL
- C - COMMERCIAL
- CRC - COMMERCIAL REGIONAL CENTER
- DSP - DOWNTOWN SPECIFIC PLAN
- OSP - ORANGECREST SPECIFIC PLAN
- O - OFFICE
- B/OP - BUSINESS/OFFICE PARK
- I - INDUSTRIAL
- MU-N - MIXED USE-NEIGHBORHOOD
- MU-V - MIXED USE-VILLAGE
- MU-U - MIXED USE-URBAN
- PF - PUBLIC FACILITIES/INSTITUTIONAL
- PR - PRIVATE RECREATION
- P - PUBLIC PARK
- OS - OPEN SPACE/NATURAL RESOURCES
- RAT - KANGAROO RAT HABITAT

Figure 4 – Existing General Plan Land Use
Source: City of Riverside General Plan 2025
Land Use Policy Map



LEGEND

- RIVERSIDE CITY BOUNDARY
- RIVERSIDE PROPOSED SPHERE OF INFLUENCE

ZONING

RESIDENTIAL ZONES

- R-1-1/2 acre
- R-1-10500
- R-1-13000
- R-1-7000
- R-1-8500
- R-3-1500
- R-3-2000
- R-3-2500
- R-3-3000
- R-3-4000
- RA-5
- RC
- RE
- RR

DOWNTOWN SPECIFIC PLANS

- DSP-AS
- DSP-HC
- DSP-JC
- DSP-MSG
- DSP-NC
- DSP-NMS
- DSP-PPO
- DSP-RC
- DSP-RES

COMMERCIAL/INDUSTRIAL ZONES

- O
- CR
- CRC
- CG
- BMP
- I

OTHER ZONES

- AIR
- RWY
- OSP-CID
- PF

Figure 4a – Existing General Plan Zoning
Source: City of Riverside General Plan 2025
Zoning Exhibit

3.0 INITIAL STUDY CHECKLIST

AGENDA ITEM NO.:

WARD: 7

1. **Case Number:** To be determined

2. **Project Title:** Tract 28987 Open Space & Remainder Lot
Mass Grading Plan

3. **Hearing Date:** To be determined

4. **Lead Agency:** City of Riverside
Public Works Department
Engineering Division
3900 Main Street, 4rd Floor
Riverside, CA 92522

5. **Contact Person:** Steve Hayes, City Planner
Phone Number: (951) 826-5658

6. **Project Location:** A portion of that property known as the Ag Park, 7020 Crest Avenue, Riverside Ca. Generally located east of Crest Avenue, west of Rutland and at the terminus of Jurupa Avenue on the west and east.

7. **Project Applicant/Project Sponsor's Name and Address:**

Friends of Riverside Airport, LLC
8175 Limonite, Ste. E
Jurupa Valley, CA 92519
Contact: Bob Beers, P.E. – Project Manager
(951) 360-2070

8. **General Plan Designation:** P – Public park

9. **Zoning:** RE – Residential Estate

10. **Description of Project:** Refer to section 2.0 (Detailed Project Description)

11. **Existing Land Use and Setting**

The site is vacant land that exhibits recent excavations and soil removals as required for site brownfield cleanup. This area of the project site includes existing drainage gullies on the west and east sides that drain offsite tracts. These gullies have been cleared of vegetation due to the environmental cleanup but the drainage ways remain to facilitate drainage. The project site is Zoned RE – Residential Estate. The project is surrounded by residential development to the west, south and east, Zoned R-1-7,000. The Santa Ana River is to the north, Zoned PF – Public Facility **(See Figure 4a)**. There is not a zone change proposed with this grading project.

12. **Surrounding land uses and setting:**

Adjacent Existing Land Use: (Refer to Figure 4 – Existing Land Use)

North: OS – Open Space/Natural Resources – Santa Ana River
East: Single family Residential
South: Single family Residential
West: Single family Residential

Adjacent zoning: (Refer to Figure 4a – Existing Zoning)

North: PF – Public Facilities
East: R-1-7000 - Single family Residential
South: R-1-7000 - Single family Residential
West: R-1-7000 - Single family Residential

13. **Other Public Agencies who's approval is required (e.g., permits, financial approval, or participation agreement: Refer to Section 2.6 (Agreements, Permits & Approvals)**

14. **Documents Used and/or Referenced in this Review: Refer to Section 1.3 (Incorporated by Reference)**

15. **Acronyms**

AICUZ -	Air Installation Compatible Use Zone Study
AQMP -	Air Quality Management Plan
AUSD -	Alvord Unified School District
CDFW -	California Department of Fish and Wildlife
CDG -	Citywide Design Guidelines
CEQA -	California Environmental Quality Act
EMWD -	Eastern Municipal Water District
EOP -	Emergency Operations Plan
FEMA -	Federal Emergency Management Agency
FPEIR -	GP 2025 Final Programmatic Environmental Impact Report
GIS -	Geographic Information System
GP 2025 -	General Plan 2025
LHMP -	Local Hazard Mitigation Plan
MARB/MIP -	March Air Reserve Base/March Inland Port
MJPA-JLUS -	March Joint Powers Authority - Joint Land Use Study
MSHCP -	Multiple-Species Habitat Conservation Plan
MVUSD -	Moreno Valley Unified School District
NCCP -	Natural Communities Conservation Plan
NPDES -	National Pollutant Discharge Elimination System
OEM -	Office of Emergency Services
RCALUC -	Riverside County Airport Land Use Commission
RCALUCP -	Riverside County Airport Land Use Compatibility Plan
RCP -	Regional Comprehensive Plan
RMC -	Riverside Municipal Code
RPD -	Riverside Police Department
RPU -	Riverside Public Utilities
RPW -	Riverside Public Works
RTP -	Regional Transportation Plan
RUSD -	Riverside Unified School District
SARWQCB -	Santa Ana Regional Water Quality Control Board
SCAG -	Southern California Association of Governments
SCAQMD -	South Coast Air Quality Management District
SKR-HCP -	Stephens' Kangaroo Rat - Habitat Conservation Plan
SWPPP -	Storm Water Pollution Prevention Plan
USGS -	United States Geologic Survey
USACE -	Unites States Army Corps of Engineers
VPD -	Vehicles per Day
WMWD -	Western Municipal Water District
WQMP -	Water Quality Management Plan

3.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	

3.2 LEAD AGENCY DETERMINATION:

On the basis of this initial evaluation which reflects the independent judgment of the City of Riverside, it is recommended that:

The City of Riverside finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	☐
The City of Riverside finds 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 have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	☒
The City of Riverside finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	☐
The City of Riverside finds that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	☐
The City of Riverside finds that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	☐

Signature _____ Date _____

Printed Name & Title _____ For ___City of Riverside_____

3.3 EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) 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. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a. **Earlier Analysis Used.** Identify and state where they are available for review.

   b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measure which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

   a. The significance criteria or threshold, if any, used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS: Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☒	☐	☐
1a. Response: *(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)* **The project site is in close proximity to the Santa Ana River watercourse which has been designated as a prominent scenic resource. Mass grading construction operations would result in exposed graded surfaces, construction materials and the presence of construction equipment in areas that would impact the visual character of the project site. Construction impacts are temporary and would cease upon completion of such activities. To ensure construction activities will have a minimal adverse visual effect on this scenic area, mitigation measure MM AES 1 is being imposed to prevent any unnecessary storage of fill material, to, as soon as practicable, replant disturbed areas, and to store construction equipment away from residential neighborhoods.** **Proposed grading will alter the existing terrain but recent excavations due to a required environmental cleanup have caused the site to be excavated and most of the existing vegetation has been removed. The cleanup efforts have left mounds of loose soil throughout the site. The planned mass grading will clean up the excavated area and remove the mounds of soil. Compaction of the areas adjacent to the planned residential Tract 28987 will assist the overall completion of that tract. Therefore, overall, this grading project will have a positive aesthetic effect on the area and with the implementation of MM AES 1 for construction and therefore is a less than significant impact.**				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
1b. Response: *(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, EP-007-001, Notice of Determination & Initial Study, Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003)* **The project site is not in view of any special or scenic highways as reflected in the City's General Plan 2025. Drainage vegetation within the project footprint has been removed as part of the permitted environmental cleanup and will been mitigated for in required regulatory permits. Construction operations would result in exposed graded surfaces, construction materials and the presence of construction equipment in areas that would impact the visual character of the site. Construction impacts are temporary and would cease upon completion of such activities. Therefore the impact to scenic resources is less than significant.**				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☒	☐	☐
1c. Response: *(Source: Existing Site photographs, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Biological Assessment of Tentative Tract 28987, dated April 18, 2003, by Thomas Leslie Corporation (TLC), Habitat Assessment and Jurisdictional Delineation Report for Tentative Tract 31541, dated September 10, 2004, Habitat Assessment including the Results of a focused Burrowing Owl Survey, dated July 30, 2013, by Gonzales Environmental. LLC (Gonzales))* **See Response 1a. Implementation of the proposed grading project would alter the existing visual character of the area, as the proposed project plans to cleanly grade the open space and remainder parcels of Tract 28987 that historically exhibited drainage gullies and low grade vegetation. Project construction would result in a temporary impact to the visual character of the site. Overall this project will have a positive aesthetic effect on the visual character of the site and its surroundings which has been used in the past for illegal dumping. With the implementation of MM AES 1 for construction, the project will have a less than significant impact.**				

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

1d. Response: *(Source: General Plan 2025, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines EP-007-001, Notice of Determination & Initial Study, Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003)*

No new lighting is proposed under this project that would adversely affect the surrounding area. No impact directly, indirectly or cumulatively will occur as a result of this project which would adversely affect day or nighttime views. Therefore there is no impact.

2. AGRICULTURE RESOURCES:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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?	☐	☐	☒	☐

2a. Response: *(Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability & General Plan 2025 FPEIR – Appendix I – Designated Farmland Table)*

The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance will be converted to a non-agricultural use. A portion on the northeasterly corner of the project site is identified in the General Plan 2025 as 'Farmland of Local Importance'. Farmland of Local Importance is defined as land of importance to the local economy, as defined by each county's local advisory committee and adopted by its Board of Supervisors. In Riverside County that definition is generally as follows:

- Soils that would be classified as Prime and Statewide but lack available irrigation water. Lands planted to dryland crops of barley, oats, and wheat.
- Lands producing major crops for Riverside County but that are not listed as Unique crops. These crops are identified as returning one million or more dollars on the 1980 Riverside County Agriculture Crop Report. Crops identified are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelons.
- Dairylands, including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more.
- Lands identified by city or county ordinance as Agricultural Zones or Contracts, which includes Riverside City "Proposition R" lands. Lands planted to jojoba which are under cultivation and are of producing age.

The subject area is not presently cultivated, nor has it been cultivated in recent history. The site has not been used as dairy lands, nor is it within the City's Proposition R lands. Historically the overall project site was used as a sewage treatment area, an agricultural park that held livestock shows, a BMX – motocross park and now vacant and the adjacent Land Use is residential Therefore the impact is less than significant.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

2b. Response: *(Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, & Title 19)*

Implementation of this project would not conflict with existing zoning for agricultural use and the project is not an area designated as 'Williamson Act Preserves' or contracted land for the same. Therefore there is no impact.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section	☐	☐	☐	☒

12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				
2c. Response: *(Source: City GIS – Forest Data Map)* **The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland. Therefore, no impacts will occur from this project directly, indirectly or cumulatively.**				
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
2d. Response: *(Source: City GIS – Forest Data Map)* **The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland. Therefore, no impacts will occur from this project directly, indirectly or cumulatively.**				
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐
2e. Response: *(Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, General Plan 2025 FPEIR – Appendix I – Designated Farmland Table, and GIS Map – Forest Data)* **See Response 2a and 2d. Therefore there is no impact.**				
3. AIR QUALITY:				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
3a. Response: *(Source: South Coast Air Quality Management District's 2007 Air Quality Management Plan (AQMP); CalEEMod)* **The use of the project equipment would generate ROG, NOx, CO, SO_2, PM-10 and PM2.5 far below thresholds due to the type of equipment used and the limited duration of use. Implementation of MM AIR-1 through 4 will reduce impacts to less than significant levels. Impacts are considered less than significant.**				
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
3b. Response: *(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 Air Quality Management Plan, URBEMIS 2007 Model, Air Quality Assessment – Adkan Engineers, September 2009)* **Use of the diesel equipment to complete the project would be approximately 180 days in duration so would not be considered long term. An Air Quality Model was conducted using CalEEMod. The results of the air quality model showed that the proposed project would generate emissions far lower than the SCAQMD thresholds for significance for air quality emissions. The project will not generate long term or operational emissions.** ***Short-Term Impacts*** **Short-term impacts associated with construction of the proposed project will result in increased air emissions from grading, earthmoving, and construction activities. The common air emission sources from construction that can be mitigated effectively are mostly PM-10 (air borne dust). Construction activity will also generate CO and NO_X. The General Plan 2025 FPEIR requires individual development to employ construction approaches that minimize pollutant emissions (General Plan 2025 FPEIR MM AIR 1- 5, e.g., watering for dust control, tuning of equipment, limiting truck idling times).** **An Air Quality Model was conducted using CalEEMod. The results of the air quality model showed that the proposed project would generate emissions lower than the SCAQMD thresholds for significance for construction air quality emissions.**				

Construction Emissions:

The project would result in short-term emissions of greenhouse gases during construction. The following table lists the estimated greenhouse gas emissions associated with construction of the project.

SCAQMD Threshold Emissions

Phase	Pollutant (lbs/day)					
	ROG	NO_X	CO	PM_{10}	$PM_{2.5}$	SO_X
Construction	75	100	550	150	55	150

Project Construction Emissions

Phase	Pollutant (lbs/day)					
	ROG	NO_X	CO	PM_{10}	$PM_{2.5}$	SO_X
Unmitigated Construction Emissions	11.18	94.58	95.53	37.88	19.69	0.07
Mitigated Emissions	11.17	94.50	95.48	19.48	10.39	0.07
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Therefore, because the project will not violate any air quality standard, contribute substantially to an existing or projected air quality violation, and will be subject to further mitigation, the impacts directly, indirectly and cumulatively will be less than significant impacts. Although impacts not significant, implementation of MM AIR-1-4 will help reduce impacts further.

c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐

3c. Response: *(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 Air Quality Management Plan, URBEMIS 2007 Model, Air Quality Assessment – Adkan Engineers, September 2009)*

See Response 3b above. In addition, construction activities would result in potentially significant short term PM_{10} and $PM_{2.5}$ impacts that exceed the emissions set forth by SCAQMD. It should be noted that emissions produced during grading and construction activities are "short term" in nature as they occur only for the duration of construction. Construction activities are anticipated to take approximately 3 months over 8 hour work day shifts. The project shall conform to SCAQMD Rule 403, implementation of such dust preventive measures would reduce short term fugitive dust impacts on nearby sensitive receptors. With the implementation of MM AIR 1 through 4, the impacts will be less than significant.

d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐

3d. Response: *(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 Air Quality Management Plan, URBEMIS 2007 Model, Air Quality Assessment – Adkan Engineers, January 2010)*

Children, the elderly and those with compromised respiratory systems are considered sensitive receptors and there is potential for these receptors to exist in the project adjacent residential neighborhoods. Short-term impacts associated with construction of the project will result in increased air emissions from grading, earthmoving, and construction activities. Mitigation Measures MM AIR 1 – 3 noted in Response 3b above will require the project to employ construction approaches that minimize pollutant emissions (e.g., watering for dust control, limiting truck idling times). Further, a CalEEMod computer model analyzed short-term construction impacts of the project and determined that the proposed project would not exceed SCAQMD thresholds for short-term construction. Therefore, with MM AIR 1 – 4 the project will not expose sensitive receptors to substantial pollutant concentrations and a less than significant impact will occur directly, indirectly or cumulatively from this project.

e. Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

3e. Response: *(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2003 Air Quality Management Plan, URBEMIS 2007 Model)*

The construction activities associated with grading project site will generate airborne odors like diesel exhaust emissions. However, said emissions would occur only during daylight hours, be short-term in duration, and would be isolated to the immediate vicinity of the construction site. Therefore, they would not expose a substantial number of people to objectionable odors on a permanent basis and as such, the project will have a less than significant impact.

4. BIOLOGICAL RESOURCES:

Would the project:

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

4a. Response: *(Source: General Plan 2025 Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 – MSHCP Criteria Cells, Biological Assessment of Tentative Tract 28987, dated April 18, 2003, by Thomas Leslie Corporation (TLC), Habitat Assessment and Jurisdictional Delineation Report for Tentative Tract 31541, dated September 10, 2004, by TLC, Determination of Biologically Equivalent or Superior Preservation for Tentative Tract 28987 and 31541, dated February 25, 2006, by Gonzales Environmental Consulting, LLC (Gonzales), Habitat Assessment including the Results of a focused Burrowing Owl Survey, dated July 30, 2013, by Gonzales, Narrow Endemic Plant Species Habitat Suitability Assessment and MSHCP Consistency Analysis, dated July 28, 2013, by Gonzales, Habitat Assessment & Focused Surveys for Least Bell's Vireo APN's:155-040-004 and 155-040-005, dated July 28, 2013 by Gonzales, Habitat Assessment & Rare Plant Survey for narrow Endemics-Special Status Plants APN's: 155-040-004 and 155-040-005, dated July 28, 2013, by Gonzales, Habitat Assessment & Focused Surveys for Southwestern Willow Flycatcher APN's: 155-040-004 and 155-040-005, dated July 12, 2013, by Gonzales, Habitat Assessment & Focused Surveys for Yellow-Billed Cuckoo APN's: 155-040-004 and 155-040-005, dated July 28, 2013, by Gonzales, Agreement Regarding Proposed Stream or Lake Alteration – State Department of Fish and Wildlife, effective July 2004)*

The subject site is included in Biology Assessments that were prepared for the project in 2003, 2004, 2006 and 2013. The Biological Technical Reports prepared by Thomas Leslie Corporation (TLC), in 2003 & 2004 that were prepared for Proposed Tract 28987 and 31541 concluded that the site is outside of any critical habitat (none observed) for threatened or endangered species indicated by the California Department of Fish and Wildlife (CDFW) and the U.S. Fish & Wildlife Service (USFW).

The subsequent Habitat Assessment Including the results of a Focused Burrowing Owl Survey, Narrow Endemic Plant Species Suitability Assessment and MSHCP, dated July 28, 2013, by Gonzales indicated that during their surveys the only observed threatened or special species was an incidence of one dispersing juvenile Least Bell's vireo. Gonzales concluded that 'anticipated impacts to most sensitive wildlife species would be relatively minor, for the flowing reasons: a) most of the potentially impacted species are common, (b) the project area is already disturbed by anthropogenic activities, and (c) the threatened/endangered species present and with potential to occur in the project area would do so as rare or occasional visitors, under current conditions." MM BIO 1 requires that if construction occurs during the Migratory Bird Treaty Act (MBTA) nesting cycle than a nesting bird survey should be conducted by a qualified biologist.

The Project will comply with the MSHCP. (MM BIO 2) The MSHCP compliance adequately mitigates for any potential impacts to 146 separate species, including species and their habitat 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. Fish and Wildlife Service. These species include Stevens Kangaroo Rat, burrowing owl, and Least bell's Vireo. All 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. Fish and Wildlife Service are covered by the SKR HCP or the Western Riverside MSHCP. MM BIO

2 requires that the Project satisfy both the SKR HCP and the Western Riverside MSHCP. Both habitat conservation plans were created to allow projects while preserving the subject species and habitat. Therefore, compliance with these conservation plans reduces project impacts to less than significant levels. Implementation of MM BIO 1 , 2, 5 & 6 will reduce impacts to less than significant.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

4b. Response: : *(Source: General Plan 2025 Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 – MSHCP Criteria Cells, Biological Assessment of Tentative Tract 28987, dated April 18, 2003, by Thomas Leslie Corporation (TLC), Habitat Assessment and Jurisdictional Delineation Report for Tentative Tract 31541, dated September 10, 2004, by TLC, Determination of Biologically Equivalent or Superior Preservation for Tentative Tract 28987 and 31541, dated February 25, 2006, by Gonzales Environmental Consulting, LLC (Gonzales), Narrow Endemic Plant Species Habitat Suitability Assessment and MSHCP Consistency Analysis, dated July 28, 2013, by Gonzales,, Jurisdictional Delineation APN's: 155-040-004 and 155-040-005,dated July 9, 2013 by Gonzales, Agreement Regarding Proposed Stream or Lake Alteration – State Department of Fish and Wildlife, effective July 2004)*

See Response 4a. The Jurisdictional Delineation APN's: 155-040-004 & 155-040-005, dated July 9, 2013, by Gonzales, indicates potential total Ag Park impacts. In the grading project area impacts are expected to be as follows: 3.8553 acres of wetlands, 0.6250 acres of Riparian Scrub and 0.2650 acres of Streambed. However, in July, 2013, environmental cleanup/excavation activities occurred on the site. The result of these activities was the elimination of native vegetation in the project area. Mitigation for impacts to loss of jurisdictional habitats will be required per the CDFW, refer to (MM BIO 3).

A Streambed Alteration Agreement - Notification No. 1600-2003-5019-R6 was executed by CDFW in July 2004 for the Ag Park Cleanup project impacts. This agreement expired in 2009. Consultation with the CDFW has been initiated and a new Streambed Alteration Agreement will be required for the 4.7453 acres of permanent impacts to CDFW jurisdictional area (MM BIO 4).

With implementation of MM BIO 1, 3 & 4 impacts to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service will be less than significant.

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐

4c. Response: *(Source: General Plan 2025 Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 – MSHCP Criteria Cells, Biological Technical Report for the Jurupa Avenue Extension, dated August 7, 2000, by RECON Regional Environmental Consultants (RECON), Biological Assessment of Tentative Tract 28987, dated April 18, 2003, by Thomas Leslie Corporation (TLC), Habitat Assessment and Jurisdictional Delineation Report for Tentative Tract 3154, dated September 10, 2004, by TLC, Determination of Biologically Equivalent or Superior Preservation for Tentative Tract 28987 and 31541, dated February 25, 2006, by Gonzales Environmental Consulting, LLC (Gonzales), Habitat Assessment including the Results of a focused Burrowing Owl Survey, dated July 30, 2013, by Gonzales, Narrow Endemic Plant Species Habitat Suitability Assessment and MSHCP Consistency Analysis, dated July 28, 2013, by Gonzales, Habitat Assessment & Focused Surveys for Least Bell's Vireo APN's:155-040-004 and 155-040-005, dated July 28, 2013 by Gonzales, Habitat Assessment & Rare Plant Survey for narrow Endemics-Special Status Plants APN's: 155-040-004 and 155-040-005, dated July 28, 2013, by Gonzales, Habitat Assessment & Focused Surveys for Southwestern Willow Flycatcher APN's: 155-040-004 and 155-040-005, dated July 12, 2013, by Gonzales, Habitat Assessment & Focused Surveys for Yellow-Billed Cuckoo APN's: 155-040-004 and 155-040-005, dated July 28, 2013, by Gonzales, Jurisdictional Delineation APN's: 155-040-004 and 155-040-005,dated July 9, 2013 by Gonzales, Department of the Army Nationwide Permit Authorization, dated June 22, 2006)*

A Department of the Army Nationwide Permit Authorization was executed on June 22, 2006 based on the

Habitat Assessment and Jurisdictional Delineation Report for Tentative Tract 31541, dated September 10, 2004, by TLC. That authorization included impacts to all those Federally impacted waters on the Ag Park Property and was valid through March 19, 2007.

The Jurisdictional Delineation APN's: 155-040-004 and 155-040-005 Report, dated July 9, 2013 by Gonzales indicates potential total Ag Park federally protected impacts. In the grading project area Federal impacts are expected to be as follows: 0.1600 acres of non-wetlands waters of the U.S. and 0.8759 acres Wetlands Waters of the U.S., totaling 1.0359 acres of Federal Waters impact. However, in July, 2013, environmental cleanup/excavation activities occurred on the site. The result of these activities was the elimination of native vegetation in the project area. Mitigation for impacts to loss of Federal jurisdictional habitats will be required per the Army Corps of Engineers (USACE), refer to (MM BIO 4). Consultation has been initiated with the USACE to obtain a new or revised USACE 404 Permit.

Coordination with the Santa Ana Regional Water Quality Control Board (SARWQCB) began on the Ag Park property in 2006 resulting in a conditional Clean Water Act Section 401 Water Quality Standards Certification for Tracts 28987 and 31541, dated March 6 2006. These Tracts comprise the entire Ag Park property and all of the property's federally Jurisdictional areas, including that area impacted for the subject project. Consultation with the SARWQCB has been initiated for the subject project to obtain a new or revised/updated 401 Certification. (MM BIO 4).

With implementation of MM BIO 1, 3 & 4 impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act will be less than significant.

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?	☐	☐	☒	☐

4d. Response: *(Source: General Plan 2025 Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 – MSHCP Criteria Cells, Narrow Endemic Plant Species Habitat Suitability Assessment and MSHCP Consistency Analysis, dated July 28, 2013, by Gonzales)*
A portion of the site is within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), Cell #617. The MSHCP addresses wildlife movement corridors by delineating existing and proposed Cores, extensions of Existing Cores, Linkages, and Constrained Linkages. The project site is not within an existing or proposed Core, Linkage, or Constrained Linkage. The project site is surrounded on three sides by urban development and abutting a planned major arterial making it unsuitable for a regional wildlife corridor. The development of the site will not interrupt any linkage between biologically significant habitat areas in the vicinity; therefore, this impact would be less than significant.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐

4e. Response: The project will not conflict with any local policies or ordinances protecting biological resources. The proposed project is subject to, and will comply with, the MSHCP and any other ordinances protecting biological resources. Because the Project can fully comply with those policies and ordinances, there will be no conflict. With the implementation of MM BIO 2 the project impacts are reduced to less than significant.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

4f. Response: The project is in full compliance with the Stephens Kangaroo Rat HCP by paying the required mitigation fee as appropriate and the Multiple Species Habitat Conservation Plan by adhering to the requirements set forth in the MSHCP Guidelines. Implementation of MM BIO 2 will reduce impacts to less than significant levels.

5. CULTURAL RESOURCES:

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☒	☐	☐

5a. Response: *(Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 – Archaeological Sensitivity, Figure 5.5-2 – Prehistoric Cultural Resources Sensitivity, & Appendix D – Cultural Resources Study for the City of Riverside General Plan 2025 Update Program EIR, Title 20 of the Riverside Municipal Code, Cultural Resources Survey of the Proposed Jurupa Avenue Extension Riverside, California , dated May 19, 2000 by RECON, City of Riverside Camp Anza/Arlanza 2006-2007 Certified Local Government Grant Historical Resources Inventory and Context Statement – Galvin Preservation Associates – September 2007, A Cultural Resources Assessment of Tentative Tract 28987, a 42 acre parcel located northeast of the intersection of Crest Avenue and Mandalay Court, City of Riverside, Riverside County, dated January 5, 2003 by TLC)*

The cultural resource investigation performed for the proposed Jurupa Extension Project in 2000 (RECON, May 19, 2000) found remains of a sewage treatment facility and settling ponds associated with Camp Anza during the 1940's. RECON concluded that these remains did not retain the level of integrity or association that would meet criteria for importance under CEQA, for inclusion in the California Registrar of Historical Resources or for designation under Title 20. In 2003 TLC prepared a Cultural Resources Assessment of TT 28987. According to the TLC report no cultural resources were identified within the area proposed for development. It should be noted that the 2003 TLC report was prepared for all that property known as the Ag Park. Due to environmental site cleanup existing concrete and the settling basins have been removed and those materials trucked offsite. No impact to an historical resource will be caused by this grading project. However, if during construction cultural resources are encountered, work should be halted or diverted in the area while a qualified archeologist evaluates the finds and makes recommendations. (MM CULT 1). <u>With the implementation of MM CULT 1, the impacts to significant historical resourecs will be less than significant.</u>

b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	☐	☒	☐	☐

5b. Response: *(Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 – Archaeological Sensitivity, Figure 5.5-2 – Prehistoric Cultural Resources Sensitivity, & Appendix D – Cultural Resources Study for the City of Riverside General Plan 2025 Update Program EIR, Title 20 of the Riverside Municipal Code, Cultural Resources Survey of the Proposed Jurupa Avenue Extension Riverside, California , dated May 19, 2000 by RECON, City of Riverside Camp Anza/Arlanza 2006-2007 Certified Local Government Grant Historical Resources Inventory and Context Statement – Galvin Preservation Associates – September 2007, A Cultural Resources Assessment of Tentative Tract 28987, a 42 acre parcel located northeast of the intersection of Crest Avenue and Mandalay Court, City of Riverside, Riverside County, dated January 5, 2003 by TLC)* **The cultural resource investigation performed on the project on 2000 (RECON, May 19, 2000) found that there are no known archaeological resources within the project site area; however, because some of the area of the project involves previously undisturbed soils MM CULT 1 is being imposed should buried archaeological resources be discovered during construction. <u>With the implementation of MM CULT 1, the impacts to archeological resources will be less than significant.</u>**

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

5c. Response: *(Source: General Plan 2025 Policy HP-1.3, Phase I Project Cultural Resources Investigation for the Proposed Jurupa Avenue Extensions, Between Van Buren Boulevard and Tyler Avenue in the City of Riverside, Riverside County, California – McKenna et.al. – April 16, 2009, Cultural Resources Survey of the Proposed Jurupa Avenue Extension Riverside, California – RECON – May 19, 2000, EP-007-007, City of Riverside Camp Anza/Arlanza 2006-2007 Certified Local Government Grant Historical Resources Inventory and Context Statement – Galvin Preservation Associates – September 2007 and Notice of Determination & Initial Study, Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003)*

The earlier analysis used to obtain the Notice of Determination & Initial Study, Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003 found there to be no impact to paleontological resources or geologic features. Further, no identified paleontological resources or paleontologically sensitive areas are known to occur within the City. Although no evidence of fossil specimens is known, there is the potential for such resources to be present in older alluvium. Therefore, paleontological monitoring should be considered

during grading operations, as the project requires extensive excavations and will impact deposits of older alluvium. As such MM CULT 1 is being imposed. <u>With the implementation of MM CULT 1, the impacts to paleontological resources will be less than significant.</u>				
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
5d. Response: *(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Cultural Resources Survey of the Proposed Jurupa Avenue Extension Riverside, California – RECON – May 19, 2000, City of Riverside Camp Anza/Arlanza 2006-2007 Certified Local Government Grant Historical Resources Inventory and Context Statement – Galvin Preservation Associates – September 2007)* **No known human remains exist on-site and due to the level of past disturbance on-site, it is not anticipated that human remains would be encountered during earth removal or disturbance activities. Should human remains be encountered during construction, all activities would cease immediately and the Riverside County Coroner would be immediately contacted pursuant to California Health and Safety Code §7050.5 and California Public Resources Code § 5097.98. If the Coroner determines that the remains are of Native American origin, the Coroner shall proceed as directed by Section 15064.5(e) of the CEQA Guidelines. <u>Therefore project implementation would not create a significant impact to human remains.</u>**				
6. GEOLOGY AND SOILS: Would the project:				
Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. 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? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
6i. Response: *(Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Appendix E – Geotechnical Report, Project Tentative Tract Map 28987, 42+/- acres Extension of Jurupa Avenue, City of Riverside, California, dated December 4, 2002, by Sid Geotechnical, Inc, Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003)* **Seismic activity is expected in Southern California. Southern California has numerous potentially active faults that could affect the project site. In the City of Riverside, there are no Alquist-Priolo zones. Surface traces of active faults are associated with the San Jacinto Fault, located about 11 miles northeast of the project site and the North Elsinore fault zone about 10 miles to the southwest. No known faults exist within the project area and the project geotechnical investigation did not disclose any visible lineaments of fault topography on or around the project site, based on aerial photographic evidence. Further, the Mitigated Negative Declaration for Tract 28987 approved July 8, 2003 found there to be no impact. The project does not propose the introduction of additional people or residential structures into the area. <u>The impacts are less than significant.</u>**				
ii. Strong seismic ground shaking?	☐	☐	☒	☐
6ii. Response: *Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Appendix E – Geotechnical Report, Project Tentative Tract Map 28987, 42+/- acres Extension of Jurupa Avenue, City of Riverside, California, dated December 4, 2002, by Sid Geotechnical, Inc, Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003)* **Southern California has numerous potentially active faults that could affect the project site. Surface traces of active faults are associated with the San Jacinto Fault, located 11 miles northeast of the project site, and the Elsinore fault zone about 10 miles to the southwest. In the City of Riverside, there are no Alquist-Priolo zones. No known faults exist within the project area and the project geotechnical investigation did not disclose any visible lineaments of fault topography on or around the project site, based on aerial photographic evidence. Further, the Mitigated Negative Declaration for Tract 28987 approved July 8, 2003 found there to be no impact. The site is located within Seismic Zone 4. According to Sid Geotechnical, 2002, the site is expected to be subject to moderate to strong from a regional seismic event within the projected life of the project. Ground shaking is judged to be the hazard most likely to affect the project, based upon its' proximity to the regional faults. However, due to the location of the project and the nature of the project, <u>the impacts of strong seismic ground shaking are less than significant.</u>**				
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
6iii. Response: *(Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction*				

Zones, General Plan 2025, FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Tentative Tract Map 28987, 42+/- acres Extension of Jurupa Avenue, City of Riverside, California, dated December 4, 2002, by Sid Geotechnical, Inc, Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003)

Liquefaction is most likely to occur when a site's water table is less than 30 feet below ground surface. According to Sid Geotechnical, December 2002, due to the project site's soils types and depth of bedrock 'liquefaction is not likely'. They add that the site is not located within liquefaction zones as shown on ENVICOM 1976 maps. The site is located in an area of high potential for liquefaction on the Riverside County Transportation and Land Management Agency, 2005 maps (PS-2). Further, the Mitigated Negative Declaration for Tract 28987 approved July 8, 2003 found there to be no impact. Due to the project site's soils types and depth of bedrock 'liquefaction is not likely'. Impacts are less than significant.

iv. Landslides?	☐	☒	☐	☐

6iv. Response: *(Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Preliminary Tentative Tract Map 28987, 42+/- acres Extension of Jurupa Avenue, City of Riverside, California, dated December 4, 2002, by Sid Geotechnical, Inc, Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003, Title 18 – Subdivision Code, Title 17 – Grading Code, & Storm Water Pollution Prevention Plan SWPPP)*

Landslides are earthquake-induced ground failure occurs primarily in areas with steep slopes, which have loose, granular soils that lose their cohesive characteristics when they become water saturated. Landslides are generally limited to areas with a combination of poorly consolidated material and slopes that exceed 30%. The project site exhibits areas within the existing drainage gully beneath the proposed right-of-way that are underlain by slopes 15% to 30% but according to the Project Preliminary Soils Report the project landslides are not a potential hazard for the project site. All fill slopes will be placed per the recommendations of the project Geotechnical Engineer. (MM GEO 1 & 3). With the implementation of MM GEO 1 & 3 impacts are reduced to less than significant.

b. Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐

6b. Response: *(Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code, & & Storm Water Pollution Prevention Plan SWPPP)*

The highest erosion potential occurs in loose and/or shallow soils on steep slopes. Project construction would produce loose soils, which are subject to erosion if the surface area were to be disturbed or vegetation were to be removed. Grading and trenching for construction may expose soils to short-term wind and water erosion. Implementation of erosion control measures as required. Therefore, adherence to all requirements set forth in the National Pollutant Discharge Elimination System (NPDES) permit for construction activities (MM HYD 1) will reduce potential impacts to less than significant impacts.

c. 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, subsidence, liquefaction or collapse?	☐	☒	☐	☐

6c. Response: *(Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Figure 5.6-1 - Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types Tentative Tract Map 28987, 42+/- acres Extension of Jurupa Avenue, City of Riverside, California, dated December 4, 2002, by Sid Geotechnical, Inc, Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003,)*

Although the project area displays no risk of liquefaction potential, the undocumented alluvium below the project site creates hazard unless treated properly during construction. Alluvium will be excavated, removed and replaced with competent compacted, engineered material to avoid any issues with liquefaction (MM GEO 1). Therefore, with the implementation of MM GEO 1 & 3, impacts will be less than significant.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

6d. Response: *(Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, & California Building Code as adopted by the City of Riverside, Tentative Tract Map 28987, 42+/- acres Extension of Jurupa Avenue, City of Riverside, California, dated December 4, 2002, by Sid Geotechnical, Inc, Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003)*

According to the General Plan 2025 a small portion of the project site exhibits an area with potential for moderate shrink/swell potential. The Project Preliminary Geotechnical Investigation (MAG April, 2009) found little or no evidence of expansive soils within the project area. Therefore the project impact is less than significant.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

6e. Response: *(Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils & Table 5.6-B – Soil Types)*

The project proposes grading and storm drain site improvements. It would not be necessary to install septic tanks or alternative wastewater disposal systems, as an existing sewer line is to be relocated with the project construction. Since the project does not involve the use of septic tanks or alternative wastewater disposal systems no impact would occur.

7. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

7a. Response: *(CalEEMod)*

Operation Emissions:

As the proposed project does not directly generate traffic (additional vehicle miles traveled), it would not result in a significant increase of greenhouse gasses beyond "no project" conditions. Therefore, this Project will have less than significant impacts with respect to GhG emissions when completed.

Construction Emissions:

The project would result in short-term emissions of greenhouse gases during construction. The following table lists the estimated greenhouse gas emissions associated with construction of the project.

SCAQMD Threshold Emissions

Phase	Pollutant (lbs/day)					
	ROG	NO_X	CO	PM_{10}	$PM_{2.5}$	SO_X
Construction	75	100	550	150	55	150

Project Construction Emissions

Phase	Pollutant (lbs/day)					
	ROG	NO_X	CO	PM_{10}	$PM_{2.5}$	SO_X
Unmitigated Construction Emissions	9.94	78.35	49.64	9.58	5.34	.01
Mitigated Emissions	9.94	78.35	49.64	5.84	3.25	.01
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Determining Significance

As shown in the above tables, the project would result construction emissions that are is less than the SCAQMD threshold without mitigation. Impacts are considered less than significant. MM AIR 1-4 have been included to ensure that construction practices continually consider impacts to air quality.

b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

7b. Response:

The SCAQMD supports State, Federal and international policies to reduce levels of ozone depleting gases through its Global Warming Policy and rules and has established an interim Greenhouse Gas (GHG) threshold. The project would comply with all SCAQMD applicable rules and regulations during construction and, as demonstrated in the CalEEMod Analysis, will not interfere with the State's goals of reducing GHG emission to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GHG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Therefore, the project will not conflict with any applicable plan, policy or regulation related to the reduction in the emissions of GHGs. Impacts are considered less than significant.

8. HAZARDS & HAZARDOUS MATERIALS:

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐

8a. Response: *(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1 and OEM's Strategic Plan)*

(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1 and OEM's Strategic Plan, Response Action Plan (RAP), dated August 23, 2005, by Frey Environmental, Inc. (Frey))

The proposed project itself would not produce or generate any significant hazard to the public or the environment from the routine transport, use or disposal of hazardous wastes or material. During construction, small amounts of hazardous materials may be found in solvents, chemicals and petroleum products used for landscaping. The materials would be similar to those found in common household products such as cleaning products or pesticides. Hazardous materials and/or wastes will be managed in accordance with all applicable Federal, State and local guidelines and as a result would not be a significant hazard to the public or the environment. No hazardous substances are planned to be stored on the project site. Any potential impacts from routine disposal, use or transport of hazardous materials will be reduced to a level of less than significant by conforming to existing guidelines and regulations for the disposal, use or transport of hazardous materials (MM HAZ 2).

The project site, however, has been identified as containing potential hazardous materials on site, including the discovery of polychlorinated biphenyls (PCBs). The site was first developed with a sewage treatment plant over 70 years ago, and ceased operation in 1965. With the demolition of the existing structures on site associated with the treatment plant in about 2003, a sludge spill occurred and the city began the cleanup of the site. The sludge and soil samples collected at that time determined the presence of the PCBs. The spilled sludge and impacted soil were removed and transported to a Class I hazardous waste disposal facility, and all demolition activity on the site was discontinued. Since 2003 additional testing has occurred on the site and PCBs were detected as the primary contaminant of concern.

In order to proceed with site cleanup and in turn this proposed extension project the applicant has submitted a Response Action Plan (RAP) prepared by Frey to address the cleanup of the site to bring it to the level that would be acceptable to the requirements of the California Health & Safety Code, codifying AB 389. The plan is subject to review by the State Department of Toxic Substances Control (DTSC). The cleanup project was part of an MND approved by the city of Riverside on April 11, 2006 and was the subject of a State of California DTSC Responsible Agency Checklist, executed August 8, 2006. The RAP provides a summary of the contaminants that were noted from the various soil samples taken from the site, address the various parties involved in the review and cleanup of the site, and provides a detailed description of the measures for the site remediation.

ALL WORK PRIOR TO RECEIVING A 'NO FURTHER ACTION' (NFA) LETTER FROM DTSC WILL BE PERFORMED PER THE EXSITING RAP. (MM HAZ 1)

The plan specifies the site is to be prepared for single family residential development (Tract 28987) through the excavation, removal and disposal of soils containing PCB concentrations in excess of residential preliminary remediation goals of 0.220mg/kg. The soils containing PCB concentrations and related depths are noted in Figure 3-8 of the RAP. An approximate area of 35-40 acres is estimated to contain concentrations of PCBs in excess of 0.220 mg/kg.

The actual site remediation includes the excavation, loading, transporting and off-site disposal of the soils containing the PCBs. Ingress and egress roads are provided to handle the volume of trucks required for the operation. Specific air monitoring and dust control measures are provided based on the best available control measures consistent with the South Coast Air Quality Control District (SCAQMD) and per the specific control measures in Section 8.3 of the RAP.

There are two gullies on the site in the eastern and western that are also required to be excavated, both for soil removal and concrete removal, with ongoing soil samples collected at regular intervals to confirm the removal of the soils greater than 0.220 mg/kg. The gullies were heavily vegetated which has been removed as green waste.

Trucks loaded with soil exit the site, travel east on Jurupa Avenue to van Buren Boulevard, then northwest to the 60 Freeway to the designated disposal site. It is planned that the cleanup operations will be complete prior to this subject expansion project begins, therefore transportation mitigation measures regarding the transportation and disposal of the removed soil and concrete are included in the RAP.

A post-remediation health risk assessment will be conducted following the completion of the remediation of the site per the RAP, (MM HAZ 3) to evaluate potential health risks to humans associated with chemicals in the site soils. The assessment will be prepared in accordance with work plan included as Appendix G in the RAP. <u>With the implementation of MM HAZ 1-3 impacts will be reduced to less than significant.</u>

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?	☐	☒	☐	☐

8b. Response: *(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside's EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)*

See Response 8a above. As well, the project contractor shall prepare a 'spill plan' to be utilized in the rare event of a spill emergency that will include immediate steps to reduce the potential for environmental harm (MM HAZ 4). <u>Therefore, with the implementation of MM HAZ 4, impacts due to release of hazardous materials will be less than significant.</u>

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

8c. Response: *Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-3 AUSD Boundaries, Table 5.13-E AUSD Schools, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code)*

There are no proposed or existing schools within one-quarter mile of the project site. <u>Therefore no impacts are identified.</u>

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☒	☐	☐

8d. Response: *(Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)*

The project is located within a site which is included on a list of hazardous materials by the Department of Toxic Substance's (DTSC) EnviroStor Database for the Camp Anza Military Reservation and is also listed in the General Plan 2025 as a contaminated site on Figure PS-5. PCB's (polychlorinated biphenyl) have been uncovered as a result sewage ponds constructed for the Camp Anza Military Base. See response 8a above. With the implementation of MM HAZ 1-3 impacts will be reduced to less than significant.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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?	☐	☐	☐	☒

8e. Response: *(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, Notice of Determination & Initial Study, Mitigated Negative Declaration for Tract 28987, adopted July 8, 2006)*

The project is located in the Inner Approach Departure Zone of Riverside County Airport Land Use Compatibility Plan (RCALUCP) for the Riverside Municipal Airport, and within two miles of the Riverside Municipal Airport. Being that the project is a roadway and is consistent with the General Plan 2025 this ensures that the project will not create a safety hazard for the airport and therefore, there will be no impact.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

8f. Response: *(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas and RCALUCP)*

The project is not located in the vicinity of a private airstrip. Therefore, there will be no impact.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

8g. Response: *(Source: GP 2025 FPEIR– Hazards & Hazardous Materials, City of Riverside's EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM's Strategic Plan)*

The proposed project would not interfere with an adopted emergency response or evacuation plan. The project will not impede existing emergency access for adjacent or surrounding properties during construction or operation. Therefore, the impacts to emergency response and evacuation plans less than significant impact.

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

8h. Response: *(Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, City of Riverside's EOP, 2002, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM's Strategic Plan)*

The minor expansion of an existing roadway will not result in any increased fire hazards. The site encompasses an area of vacant land that has been excavated to remove toxic substances uncovered in 2003. Approximately 150,000 tons of material is expected to be removed by October 2013. The project does not propose any structures; therefore there is a less than significant impact.

9. HYDROLOGY AND WATER QUALITY:

Would the project:

a. Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐

9a. Response: *(Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water, Project Preliminary grading plan, Street Improvement and Storm Drain Plans, prepared by Adkan Engineers, Project Specific – Hydrology Study for Tract 28987 Prepared by Adkan Engineers, August 15, 2003 and Hydrology Study for the Open Space/Remainder Parcels of Tract 28987 Prepared by Adkan Engineers, August 15, 2003)*

The site is traversed by drainage ways that are, proposed to be filled in by this grading project. These gullies carry onsite and offsite flows through the project site. Offsite flows enter the site on the west, south and east sides of the property where two primary and six minor gullies carry flows to the north side of the property. Eventually flows enter the Sana Ana River, offsite. Flows entering the site have been estimated as follows:

Flows from the westerly existing residential Tracts – 14.70 acres/Q_{100}= 32.3cfs
Flows from the southwesterly existing residential Tracts – 52.0 acres/Q_{100}= 124.7cfs
Flows from the south existing residential Tracts – 41.8 acres/Q_{100}= 69.9cfs
Flows from the easterly existing residential Tracts – 62.4 acres/Q_{100}= 183.5cfs
Total offsite flows entering site – 170.9acres/ Q_{100}= 170.9cfs

Trash/illegal dumping within the gullies has, historically, reduced the filtering capabilities of these ravines. The subject project proposes to accommodate onsite and offsite runoff by directing street surface flows to catch basins and storm drains and onto a mitigation basin, prior to the flows leaving the site.

Impacts to water quality typically range over three periods: 1) during earthwork and construction phase, when the potential for erosion, siltation and sedimentation would be the greatest; 2) following construction, prior to the establishment of ground cover, when the erosion potential may remain relatively high and 3) following completion of the project, when impacts related to sedimentation would decrease markedly, but those associated with urban runoff would increase.

The nature of this project does not in itself create additional urban runoff, therefore impacts related to post construction sedimentation would only be related to soil erosion. With the implementation of this project urban storm flows that are currently not required to be treated will be, with the construction of the onsite mitigation basin. (MM HYD 2)

The proposed project would result in disturbance of soil that would require compliance with the NPDES General Permit, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activities, as it is a phase of a larger project. This Statewide General Permit regulates discharges from construction sites that disturb one or more acres of soil. Compliance with Water Quality requirements by preparing a site specific Water Quality Management Plan and the Statewide NPDES General Permit for Storm Water Discharges Associated with Construction Activities, which includes MM HYD 1 and MM HYD 2, would mitigate the project to a less than significant impact.

Federal water quality objectives are dictated by section 303(d) of the Clean Water Act (CWA) and the U.S. Environmental Protection Agency (EPA) water quality planning and management regulations, which require states to identify waters that do not meet, or are expected to meet, water quality standards, even after technology based or other required controls are in place. The subject culvert is not 303(d) listed but the Santa Ana River, downstream of the planned culvert is 303(d) listed for pathogens. Therefore, the project during all stages of construction would be required to clean first flush waters for pathogens and any other potential pollutants (MM HYD 1).

<u>With the implementation of MM HYD 1-2 and MM GEO 3 the impacts to water quality standards are reduced to a less than significant impact.</u>

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐

9b. Response: *(Source: General Plan 2025 Table PF-1.1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, RPU Map of Water Supply Basins, RPU Urban Water Management Plan)*

This project does not involve direct withdrawal of groundwater, but with the construction of the onsite basin may contribute to groundwater recharge. This project does not propose impervious improvements but earthwork compaction will impact groundwater capabilities. However, the size of this project is small in comparison to the overall sizes of the adjacent Arlington and Chino Basins. <u>Therefore, impacts to groundwater supplies and recharge are less than significant directly, indirectly and cumulatively.</u>

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐

9c. Response: *(Source: Project Preliminary grading plan, Street Improvement and Storm Drain Plans, prepared by Adkan Engineers, and Project Specific – Hydrology Study for Tract 28987 Prepared by Adkan Engineers, August 15, 2003 and Hydrology Study for the Open Space/Remainder Parcels of Tract 28987 Prepared by Adkan Engineers, August 15, 2003)*

Storm water runoff from the project site drains to engineered facilities which reduce erosion potential. The overall project is subject to NPDES requirements and is subject to preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) (MM HYD 1) for the prevention of runoff during construction. The nature of the proposed project will improve storm flows with the implementation of the planned onsite basin. Therefore, with the implementation of MM HYD 1 and 2 the project will have a less than significant impact with mitigation directly, indirectly or cumulatively to existing drainage patterns.

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐

9d. Response: *(Source: Project Preliminary grading plan, Street Improvement and Storm Drain Plans, prepared by Adkan Engineers, and Project Specific – Hydrology Study for Tract 28987 Prepared by Adkan Engineers, August 15, 2003 and Hydrology Study for the Open Space/Remainder Parcels of Tract 28987 Prepared by Adkan Engineers, August 15, 2003)*

See responses 9a and 9c above. In addition, as previously indicated, the project would increase the impervious area by a negligible amount, through new compacted fills. This increase in runoff generated by the proposed project is considered insignificant and would not result in potential impacts. Additionally, storm water runoff from the project site drains to engineered facilities which reduce erosion potential. As a result, project implementation would not alter the existing drainage pattern of the area, as the graded roadway currently exists. No resulting substantial alteration of existing drainage patterns or increase in erosion or siltation on-site or in the project vicinity is anticipated. Therefore the impacts will be less than significant.

e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐

9e. Response: *(Source: Project Preliminary grading plan, Street Improvement and Storm Drain Plans, prepared by Adkan Engineers, and Project Specific – Hydrology Study for Tract 28987 Prepared by Adkan Engineers, August 15, 2003 and Hydrology Study for the Open Space/Remainder Parcels of Tract 28987 Prepared by Adkan Engineers, August 15, 2003)*

See responses 9a and 9c above. In addition, as previously indicated, the project would increase the impervious area by a negligible amount, through new compacted fills. This increase in runoff generated by the proposed project is considered insignificant and would not result in potential impacts. Additionally, storm water runoff from the project site drains to engineered facilities which prevent erosion. As a result, project implementation would not significantly alter the existing drainage pattern of the area, outlet currently exists. With the implementation of MM HYD 2 the project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts will be less than significant.

f. Otherwise substantially degrade water quality?	☐	☒	☐	☐

9f. Response: *(Source: Project Preliminary grading plan, Street Improvement and Storm Drain Plans, prepared by Adkan Engineers, and Project Specific – Hydrology Study for Tract 28987 Prepared by Adkan Engineers, August 15, 2003 and Hydrology Study for the Open Space/Remainder Parcels of Tract 28987 Prepared by Adkan Engineers, August 15, 2003)*

The site is traversed by drainage ways that are, proposed to be filled in by this grading project. These gullies

carry onsite and offsite flows through the project site. Offsite flows enter the site on the west, south and east sides of the property where two primary and six minor gullies carry flows to the north side of the property. Eventually flows enter the Sana Ana River, offsite. Flows entering the site have been estimated as follows:

Flows from the westerly existing residential Tracts – 14.70 acres/Q_{100}= 32.3cfs
Flows from the southwesterly existing residential Tracts – 52.0 acres/Q_{100}= 124.7cfs
Flows from the south existing residential Tracts – 41.8 acres/Q_{100}= 69.9cfs
Flows from the easterly existing residential Tracts – 62.4 acres/Q_{100}= 183.5cfs
Total offsite flows entering site – 170.9acres/ Q_{100}= 170.9cfs

Trash/illegal dumping within the gullies has, historically, reduced the filtering capabilities of these ravines. The subject project proposes to accommodate onsite and offsite runoff by directing street surface flows to catch basins and storm drains and onto a mitigation basin, prior to the flows leaving the site.

Impacts to water quality typically range over three periods: 1) during earthwork and construction phase, when the potential for erosion, siltation and sedimentation would be the greatest; 2) following construction, prior to the establishment of ground cover, when the erosion potential may remain relatively high and 3) following completion of the project, when impacts related to sedimentation would decrease markedly, but those associated with urban runoff would increase.

The nature of this project does not in itself create additional urban runoff, therefore impacts related to post construction sedimentation would only be related to soil erosion. With the implementation of this project urban storm flows that are currently not required to be treated will be, with the construction of the onsite mitigation basin. (MM HYD 2)

The proposed project would result in disturbance of soil that would require compliance with the NPDES General Permit, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activities, as it is a phase of a larger project. This Statewide General Permit regulates discharges from construction sites that disturb one or more acres of soil. Compliance with Water Quality requirements by preparing a site specific Water Quality Management Plan and the Statewide NPDES General Permit for Storm Water Discharges Associated with Construction Activities, which includes MM HYD 1 and MM HYD 2, would mitigate the project to a less than significant impact.

Federal water quality objectives are dictated by section 303(d) of the Clean Water Act (CWA) and the U.S. Environmental Protection Agency (EPA) water quality planning and management regulations, which require states to identify waters that do not meet, or are expected to meet, water quality standards, even after technology based or other required controls are in place. The subject culvert is not 303(d) listed but the Santa Ana River, downstream of the planned culvert is 303(d) listed for pathogens. Therefore, the project during all stages of construction would be required to clean first flush waters for pathogens and any other potential pollutants (MM HYD 2).

With the implementation of MM GEO 3 MM HYD 1&2 the potential for water quality degradation is reduced to a less than significant impact.

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

9g. Response: *(Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas and FEMA Flood Hazard Maps None Panel No. 06065C0705G)*

The proposed project does not involve the construction of any housing and does not lie within a flood zone. Therefore, there is no impact.

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

9h. Response: *(Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps None Panel No. 06065C0705G)*

The proposed project does not involve the construction of any structures except the actual placement of an additional storm drain culvert and the actual roadway. The project site is not within a flood hazard zone, as it is designated by FEMA as Zone "x". Therefore, there is no impact.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐

9i. Response: *(Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps None Panel No. 06065C0705G)*

The project itself involves grading and placement of storm drain facilities and does not involve the construction or modification of a levee or dam. The project proposes a storm drain that will allow storm flows through the crossing area, lessening the potential for back-up. Therefore, there is a less than significant impact.

j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

9j. Response: *(Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality)*

There is no risk of seiche or tsunami in the project area. The proposed project is not situated on a hillside area subject to inundation by mudflow. Therefore, there is no impact.

10. LAND USE AND PLANNING:

Would the project:

a. Physically divide an established community?	☐	☐	☐	☒

10a. Response: *(Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers)*

The proposed project involves grading and storm drain placement only on a vacant site, planned to be traversed by an 110 foot General Planned Arterial. Therefore, there is no impact.

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

10b. Response: (*Source: General Plan 2025, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Notice of Determination & Initial Study, Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003)*

The grading of the site does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect and is not of Statewide, Regional or Area wide Significance. As such, this project will not conflict with other applicable land use plans, policies or regulations. Therefore there is no impact.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☒	☐	☐

10c. Response: *(Source: MSHCP, General Plan 2025 – Figures OS-6 to OS-8 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), MSHCP Core Reserves and Linkage and MSHCP Cell Areas)*

See Response to 4a through 4f above. The project site is located within the boundaries of an adopted habitat conservation plan (MSHCP) and a portion within a criteria cell. With the implementation of MM BIO 2 impact will be less than significant.

11. MINERAL RESOURCES:

Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the	☐	☐	☐	☒

residents of the state?				

11a. Response: *(Source: General Plan 2025 Figure – OS-1 – Mineral Resources)*

The project does not involve extraction of mineral resources. No mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. The project site is not, nor is it adjacent to, a locally important mineral resource recovery site delineated in the City's General Plan 2025. There is no evidence that the project will result in a significant adverse impact on mineral resources and <u>therefore there is no impact.</u>

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?	☐	☐	☐	☒

11b. Response: *(Source: General Plan 2025 Figure – OS-1 – Mineral Resources)*

See Response 11a. <u>Therefore, there is no impact</u>

12. NOISE:

Would the project result in:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐

12a. Response: *(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, Figure N-10 – Noise/Land Use Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code, and Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003)*

The earlier analysis in the 2003 Mitigated Negative Declaration for Tract 28987 adopted July 8, 2003 found noise impacts to be less than significant. The project area is located in an area impacted by noise from the existing Jurupa Avenue and the Riverside Municipal Airport.

Thus, based on the findings of the earlier analysis in 2003 Mitigated Negative Declaration for Tract 28987 adopted July 8, 2003, and based on the fact that the project does not create long-term noise, the project's long term noise impacts will be less than significant.

As to construction noise, any impacts will be temporary in nature. The project will comply with standards and requirements of Title 7 of the Riverside Municipal Code (MM NOISE 1) to reduce any construction related impacts. Further, all construction equipment shall be staged as far away from residential structures as possible to reduce any construction noise impacts (MM NOISE 2).

<u>With the implementation of MM NOISE 1 and 2 noise impacts will be less than significant.</u>

b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☒	☐	☐

12b. Response: *(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, Figure N-10 – Noise/Land Use Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code, and Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003)*

The earlier analysis in the 2003 Mitigated Negative Declaration for Tract 28987 adopted July 8, 2003 found noise impacts to be less than significant. The project area is located in an area impacted by noise from the existing Jurupa Avenue and the Riverside Municipal Airport.

Thus, based on the findings of the earlier analysis in 2003 Mitigated Negative Declaration for Tract 28987 adopted July 8, 2003, and based on the fact that the project does not create long-term noise, the project's long term noise impacts will be less than significant.

Construction activities, however, have the potential to create short-term ground-borne vibration. Typically ground-borne vibration generated by man-made activities attenuates rapidly as distance from the source of

the vibration increases. Grading operation immediately adjacent to the existing residences, has the potential for short-term construction-related vibration levels from bulldozers that would result in potential residential annoyance at the closest existing residences. However, this annoyance is approximately equivalent to rail traffic at a 50 foot distance and is limited to short infrequent periods when the bulldozer is directly adjacent to the curb behind a residence. The time spent in this upper range is limited to a matter of minutes, affecting only about those homes adjacent the site and will occur during the daylight hours. Compliance with mitigation measures NOISE 1-2will ensure the impacts of the project are less than significant.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒

12c. Response: *(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, Figure N-10 – Noise/Land Use Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code, and Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003)*

A project will normally have a significant effect on the environment related to noise if it will substantially increase the ambient noise levels for adjoining areas of conflict with adopted environmental plans and goals of the community in which it is located. The applicable noise standards governing the project site are the criteria in the City's Noise Element of the General Plan 2025 and the Riverside Municipal Code, Title 7. Permanent increase in ambient noise from this grading project is not anticipated. Therefore, the increase in ambient noise from the project is considered less than significant.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐

12d. Response: *(FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing Conditions Report)*

Short-term noise impacts would be associated with the excavation and grading on site during construction of the proposed project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area today but the noise level would decrease once project construction is completed.

Two types of short-term noise impacts could occur during construction of the proposed project. First, construction crew commutes and the transport of construction equipment and materials to the project site would increase noise levels incrementally on site access roads. It is anticipated that there will be a single-event noise exposure potential at a maximum level of 85 dBA Lmax with assessment of passing bull dozers at 50 ft. However, the projected construction traffic will be minimal for this project. Therefore, short-term construction-related worker commutes and equipment transport noise impacts would not be substantial. Construction of the proposed project would generate short-term increases in nearby ambient noise levels. However with the implementation of MM NOISE 1 and 2, impacts will be less than significant.

The second type of short-term noise impact is related to noise generated during excavation, grading, and construction on site. Construction is performed in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on site. Therefore, the noise levels vary as construction progresses.

However, due to the nature and location of the project this impact will be mitigated by requiring the contractor to fully comply with the City's Noise Ordinance, (Title 7), including limited hours and days of operation, and by requiring that all construction equipment be maintained in efficient operating condition (MM NOISE 1) The Project Contractor shall place all stationary construction equipment such that emitted noise is directed away from residential areas, and shall locate stockpiling and construction vehicle staging areas as far away as practical from residential receptors during construction activities (MM NOISE 2). With the implementation of MM NOISE 1 and 2, impacts associated with ambient noise levels will be less than significant.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to	☐	☐	☒	☐

excessive noise levels?				

12e. Response: *(Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-10 – Noise/Land Use Compatibility Criteria, RCALUCP, and Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003)*

The project is located in the Inner Approach Departure Zone of the Riverside Municipal Airport, and within two miles of the Riverside Municipal Airport. As the project involves the extension of an existing roadway and is located near the Riverside Municipal Airport, and that the roadway extension was considered in the analysis of the General Plan 2025, the project would not expose people to excessive noise levels. Therefore, the impact will be less than significant.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

12f. Response: *(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas and RCALUCP)*

The project is located in the Inner Approach Departure Zone of the Riverside Municipal Airport. It is not located in the vicinity of a private airstrip. Therefore, there will be no impact.

13. POPULATION AND HOUSING

Would the project:

a. Induce substantial 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)?	☐	☐	☐	☒

13a. Response: *(Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG's RCP & RTP, and Initial Study, Mitigated Negative Declaration for Tract 28987, adopted July 8, 2003)*

This grading project will have no direct impact on population or housing growth, or potential to cause any such growth either during construction, or after construction. Therefore there is no impact to population growth for this project.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

13b. Response: : *(Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG's RCP & RTP)*

This grading project will displace any housing during construction, after construction. Therefore, the project will not result in the loss of any housing and there is no impact.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

13c. Response: : *(Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG's RCP & RTP)*

This grading project will displace any housing during construction, after construction. Therefore, the project will not result in the loss of any housing and there is no impact.

14. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 public services:

a. Fire protection?	☐	☐	☐	☒

14a. Response: *(Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)*

The project will not result in any significant changes in local population, and as such will have no negative impact on fire protection services within the area. <u>There is no impact.</u>

b. Police protection?	☐	☐	☐	☒

14b. Response: *(Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)*

The project will not result in any significant changes in local population, and as such will have no negative impact on police protection services within the area. There is no impact.

c. Schools?	☐	☐	☐	☒

14c. Response: *(Source: FPEIR Figure 5.13-3 – AUSD Boundaries, Table 5.13-E – AUSD, and Table 5.13-G – Student Generation for RUSD and AUSD By Education Level)*

The project will not result in any significant changes in local population, and as such will have no negative impact on school services within the area. <u>Therefore, there is no impact</u>

d. Parks?	☐	☐	☐	☒

14d. Response: *(Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative)*

The project will not result in any significant changes in local population, and as such will have no negative impact on park services within the area. <u>Therefore, there is no impact</u>

e. Other public facilities?	☐	☐	☒	☐

14e. Response: *(Source: General Plan 2025 Figure LU-8 – Community Facilities, FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers, Table 5.13-H – Riverside Public Library Service Standards)*

The project will not significantly impact other public facilities. <u>Therefore, there not a significant impact</u>

15. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

15a. Response: *(Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master Plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)*

The project will not result in any intensification of land use and therefore no additional demand for neighborhood parks, regional parks or other recreational facilities will be created by the project. <u>Therefore, there is no impact</u>

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

15b. Response: ***(Source: General Plan 2025 Figure PR-1 – Parks, Open Space and Trails)***

The project does not include recreational facilities nor does it create the need for additional facilities. Therefore, there is no impact to recreational facilities. <u>Therefore, there is no impact</u>

16. TRANSPORTATION/TRAFFIC

Would the project:

a. Conflict with an applicable plan, ordinance or policy	☐	☐	☐	☒

establishing measures of effectiveness for the performance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
16a. Response: **Given the scope and nature of the proposed project it does not impact any modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. Therefore, there is no impact**				
b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
16b. Response: **Given the scope and nature of the proposed project, it does not conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Therefore there is no impact.**				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
16c. Response: **Given the scope and nature of the proposed project, no changes in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks are anticipated. Therefore there is no impact.**				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
16d. Response: **Given the scope and nature of the proposed project, no increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) are anticipated. Therefore there is no impact.**				
e. Result in inadequate emergency access?	☐	☐	☒	☐
16e. Response: *(Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code)* **The project site has access points along its' entire westerly side of the project, three points on the south and one on the east. The planned grading will allow emergency vehicles to more easily access the site, if needed. The impact is less than significant.**				
f. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒
16f. Response: **Given the scope and nature of the proposed project, it does not conflict with adopted policies, plans, or programs supporting alternative transportation. Therefore there is no impact.**				
17. UTILITIES AND SYSTEM SERVICES Would the project:				
a. Exceed wastewater treatment requirements of the applicable	☐	☐	☐	☒

Regional Water Quality Control Board?				
17a. Response: **The project will not result in any intensification of land use and therefore no additional demand for wastewater treatment will be created by the project. Therefore there is no impact.**				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
17b. Response: **The project will not result in any intensification of land use and therefore no additional demand for water or wastewater treatment facilities or expansion of existing facilities will be created by the project. Therefore there is no impact.**				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐
17c. Response: *(Source: FPEIR Figure 5.16-2 - Drainage Facilities)* **The project site is located in an urbanized area and exhibits a natural drainage gullies on-site. The project includes accommodating street runoff by directing street surface flows during storm events to drainage facilities and a basin that will be used for mitigation. The project will impact jurisdictional areas of the California Department of Fish and Wildlife (CDFW) jurisdictional areas and of the U.S. Army Corps of Engineers (USACE).** **A Streambed Alteration Agreement - Notification No. 1600-2003-5019-R6 was executed by CDFW in July 2004 for the Ag Park Cleanup project impacts. This extension project site area is a portion of this cleanup project and streambed alteration. A new Streambed Alteration Agreement will be required for permanent impacts to CDFW jurisdictional area. (MM BIO 3).** **In addition, a Water Quality Certification from the Santa Ana Regional Water Quality Control Board (SARWQCB) will be required, and notification to the USACE in accordance with State and Federal regulations will be performed prior to permanent disturbance of the USACE jurisdictional areas (MM BIO 3). With the implementation of mitigation measures MM BIO 1 thru MM BIO 5 impacts to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or as defined by the CDFW, the USACE will be less than significant.** **In addition, a Water Quality Certification from the SARWQCB will be required. (MM BIO 1 -3). With the implementation of MM BIO 1 – 3, there will be a less than significant impacts to existing storm drain facilities.**				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
17d. Response: **The project will not result in any intensification of land use and therefore no additional demand for utility services will be created by the project. Therefore there is no impact.**				
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
17e. Response: *(Source: General Plan 2025 Figure PF-2 – Sewer Facilities Map)* **The project will not result in any intensification of land use and therefore no additional demand for wastewater treatment will be created by the project. Therefore, there is no impact**				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
17f. Response: *(Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste*				

Generation from the Planning Area)

The project will not result in any intensification of land use and therefore no additional demand for solid waste will be created by the project. Therefore, there is no impact

g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

17g. Response: *(Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)*

The project will not result in any intensification of land use and therefore no additional demand for solid waste will be created by the project. Therefore, there is no impact

18. MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

18a. Response: *(Source: Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, (Source: General Plan 2025 Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 – MSHCP Criteria Cells, Biological Technical Report for the Jurupa Avenue Extension, dated August 7, 2000, by RECON Regional Environmental Consultants (RECON), Biological Assessment of Tentative Tract 28987, dated April 18, 2003, by Thomas Leslie Corporation (TLC), Habitat Assessment and Jurisdictional Delineation Report for Tentative Tract 3154, dated September 10, 2004, by TLC, Determination of Biologically Equivalent or Superior Preservation for Tentative Tract 28987 and 31541, dated February 25, 2006, by Gonzales Environmental Consulting, LLC (Gonzales), Habitat Assessment including the Results of a focused Burrowing Owl Survey, dated July 30, 2013, by Gonzales, Narrow Endemic Plant Species Habitat Suitability Assessment and MSHCP Consistency Analysis, dated July 28, 2013, by Gonzales, Habitat Assessment & Focused Surveys for Least Bell's Vireo APN's:155-040-004 and 155-040-005, dated July 28, 2013 by Gonzales, Habitat Assessment & Rare Plant Survey for narrow Endemics-Special Status Plants APN's: 155-040-004 and 155-040-005, dated July 28, 2013, by Gonzales, Habitat Assessment & Focused Surveys for Southwestern Willow Flycatcher APN's: 155-040-004 and 155-040-005, dated July 12, 2013, by Gonzales, Habitat Assessment & Focused Surveys for Yellow-Billed Cuckoo APN's: 155-040-004 and 155-040-005, dated July 28, 2013, by Gonzales, Jurisdictional Delineation APN's: 155-040-004 and 155-040-005,dated July 9, 2013 by Gonzales, Department of the Army Nationwide Permit Authorization, dated June 22, 2006, FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Title 20 of the Riverside Municipal Code)*

See detailed responses in Sections 4 (Biological Resources). The project will have impacts to State and Federal Jurisdictional waters. And potential impacts to animal species. However, with the implementation of MM BIO 1-5 impacts will be less than significant.

b. Does the project have impacts that 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, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

18b. Response:

The Grading of the site to create landform that will allow for storm drain construction and remedial grading due to environmental brownfield cleanup, combined with the Jurupa Avenue extension, currently being reviewed and the construction of Tract 28987, previously approved and ready to be constructed will impact the character of the immediate area. However, the project site is in an urbanized area, surrounded on three sides by single family residential development. The construction of Jurupa Avenue from Crest to Van Buren will positively impact the area and the residential development of Tract 28987 has been previously approved and achieved an NOD in 2003. Possible future projects include the potential development of this subject site

for residential single family homes. This grading project's incremental effect on area will not be cumulatively considerable, due to the nature of this project as a reconfiguration of existing vacant land.				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐
18c. Response: **This project will not directly or indirectly cause substantial environmental effects on human beings. Therefore, the environmental impacts, directly or indirectly will be less than significant.**				

Note: Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151, Public Resources Code; Sundstrom v. County of Mendocino, 202 Cal.App.3d 296 (1988); Leonoff v. Monterey Board of Supervisors, 222 Cal.App.3d 1337 (1990).

4.0 Staff Recommended Mitigation Measures

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
Aesthetics	**MM AES 1: To reduce impacts of temporary visual changes as a result of construction activities:** • Store features such as fill materials in areas with the least amount of visibility • Replant all disturbed areas, including cut and fill slopes, as soon as possible following disturbance. Hydro seed all locations with exposed soil and steep slopes with native grasses to prevent soil erosion, reduce water pollution, and help preserve the existing landscape character. • Locate construction staging areas where they are least visible from streets and residential neighborhoods.	Prior to Grading Permit Issuance During Grading Operations	Public Works	Grading Plan, Construction Plans, SWPPP

[1] All agencies are City of Riverside Departments/Divisions unless otherwise noted.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
Air Quality	**MM AIR 1: To mitigate for potential adverse impacts resulting from construction activities, development projects must abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures to include:** • Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site; • Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public road, water sweepers with reclaimed water preferred; • Wash off trucks and other equipment @ indicated wash areas before leaving the site; • Replace ground cover in disturbed areas immediately after construction; • Keep disturbed/loose soil moist at all times; • Suspend all grading activities when wind speeds exceed 25 miles per hour;	Issuance of grading permit, Throughout construction, Traffic Control Plans shall be submitted with the project grading plans	Public Works	Construction Inspection, SWPPP
	MM AIR 2: To reduce NO_x during construction activities, the contractor shall: • The number of pieces of equipment operating simultaneously must be minimized through efficient management practices**;**	Issuance of grading permit, Throughout construction,	Public Works Inspections	Proof of power source to be provided from City PU, Construction Inspection, SWPPP

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	• Construction equipment must be maintained in tune per manufacturer's specifications; • Equipment shall be equipped with 2- to 4-degree engine timing retard or precombustion chamber engines; • Catalytic converters shall be installed, if feasible; • Restrict idling of construction equipment to 10 minutes; • Contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible; • Configure construction parking to minimize traffic interference; and • Provide traffic controls, such as a flag person, during all phases of construction to maintain a smooth traffic flow. • NOx emissions during construction shall be reduced by limiting the operation of heavy-duty construction equipment to no more than 5 pieces of equipment at any one time.			
	MM AIR 3: To reduce construction related particulate matter the following measures shall be required: • The generation of dust shall be controlled as required by the AQMD; grading activities shall cease during periods of high winds (greater than 25 mph); • Trucks hauling soil, dirt or other emissive materials shall have their loads	Prior to issuance of construction permit. The plan for traffic control shall be submitted with the grading plans	Public Works	Construction Inspection, SWPPP

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	covered with a tarp or other protective cover as determined by the Public Works Department; • The contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan; and • A stabilized construction entrance shall be place at all project construction entrances; • Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.			
	MM AIR 4: To mitigate for potential adverse impacts resulting from general construction activities: • The contractor shall keep dirt drive isles and stockpiles moist by dampening three times daily to prevent excessive dust; • During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.			

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	• During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.			
Biological Resources	**MM BIO 1:** • The Project Proponent shall obtain the approval of all federal, state and local agencies having jurisdiction over the Jurupa Extension Project.	Site-Specific Environmental Review and/or prior to the issuance of a grading permit.	Planning Division	Compliance with Project Conditions of Approval
	MM BIO 2: • Participation in Stephens' Kangaroo Rat Habitat Conservation Plan and the Western Riverside Multiple Species Habitat Conservation Plan. If required, the project proponent shall pay the appropriate mitigation fee in conformance with the Stephens' Kangaroo Rat Habitat Conservation Plan. All work associated with the project shall adhere to the provisions set forth in the Western Riverside Multiple Species Habitat Conservation Plan.			
	MM BIO 3: **Impacts to wetland habitats shall be mitigated through negotiations with:** • The United States Army Corps of Engineers (USACE) and California Department of Fish and Wildlife (CDFW) using the following impact data: 1) USACE permanent jurisdictional impacts will be 1.0359 acres and 2) CDFW	Site-Specific Environmental Review and/or prior to the issuance of a grading permit.	Planning Division USACE CDFG	Compliance with Project Conditions of Approval

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	permanent impacts cover 4.7453 acres. As mitigation for the impacts, the project proponent proposes to either: 1. secure off-site acreage of biologically equal or greater value for permanent conservation on at least a 2:1 ratio basis; 2. pay fees or purchase mitigation credits to an appropriate mitigation bank for the restoration and permanent conservation of habitat on at least a 2:1 basis; 3. create and permanently conserve on-site habitat within the proposed basin area, up to one acre or 4. a combination of 1, and 2 and/or 3, as agreed to by the project proponent, the USACE and the CDFW in the permitting process.			
	MM BIO 4: **Impacts to jurisdictional areas shall be mitigated by**: • Obtaining a stream or lake alteration agreement from the California Department of Fish and Wildlife (CDFW); • Complying with Clean Water Act section 404, consultation with the United States Army Corps of Engineers (USACE); • Complying with Clean Water Act 401 Certification, consultation with the Santa Ana Regional Water Quality Control Board (SARWQCB).	Site-Specific Environmental Review and/or prior to the issuance of a grading permit.	Planning Division USACE CDFW SARWQCB	Compliance with Project Conditions of Approval, Agency Permit Issuance
	MM BIO 5: **The following measures shall be implemented to minimize impacts to nesting birds for compliance to MBTA provisions:** • To avoid take of nesting birds removals and initial ground disturbance should occur outside the nesting bird breeding	Site-Specific Environmental Review and/or prior to the issuance of a grading permit.	Planning Division	Compliance with Project Conditions of Approval

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	season, which is approximately February 1 through September 1. If ground disturbance and pipe installation/removal must begin within the bird breeding season, then a nesting bird pre-construction survey shall be conducted by a qualified biologist within the disturbance footprint plus a 100-foot buffer no more than two weeks prior to initiation of such activities. A report of all survey efforts shall be submitted to the Planning Department within 5 business days of completion.			
	MM BIO 6: • Thirty days prior to construction for the project a Pre-Construction survey for the Burrowing Owl shall be completed.	Site-Specific Environmental Review and/or prior to the issuance of a grading permit.	Planning Division	Compliance with Project Conditions of Approval
Cultural Resources	**MM CULT 1:** • Prior to construction, a qualified archeologist shall be retained to meet with the construction crew regarding the existing archeological sites and their need to avoid them. If buried archaeological resources are uncovered during construction, all work must be halted in the area of the discovery until the archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource.	During Grading Activities	Planning Division	Construction Inspection
	MM CULT 2: • A project paleontologist shall monitor during extensive excavations in and around the areas of older alluvium, to assist in the identification of any previously unidentified components of the site and proper recordation of these			

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	features.			
Geology & Soils	**MM GEO 1:** **The following shall be performed/placed per the recommendations of the project Geotechnical Engineer:** • Fill Slopes shall be placed per the direction of a Registered Geotechnical Engineer • All areas containing alluvium potential will be excavated, removed and replaced with competent fill material. A Registered Geotechnical Engineer shall monitor the grading operations to the satisfaction of the Department of Public Works.	Grading Permit Issuance	Public Works	Public Works Department, Construction Inspection, Geotechnical Engineering Field Reports
	MM GEO 2: All import material shall be very low in expansion potential and should be sandy, preferably USCS "SM" or "SW". A Registered Geotechnical Engineer shall monitor the import and grading operations to the satisfaction of the Department of Public Works.	Grading Permit Issuance	Public Works	Public Works Department, Construction Inspection, Geotechnical Engineering Field Reports
	MM GEO 3: All cut/fill slopes shall be designed at an inclination of 2:0 (horizontal to vertical or flatter. All slopes shall be planted or covered with soils binder as soon as possible subsequent to construction.			

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
Hazards and Hazardous Materials	**MM HAZ 1**: All work performed on the project site prior to issuance of a 'No Further Action' (NFA) letter from DTSC will be performed under the over site of DTSC and per the existing RAP.	On-going	Public Works	NFA
	MM HAZ 2: If hazardous wastes are discovered during grading activities by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). The project should also obtain a United States Environmental Protection Agency Identification Number by contacting 1-800-618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). If soil and groundwater contamination is suspected, construction/ demolition in the area should cease and the appropriate health and safety procedures should be implemented.	During Grading Activities	Public Works	Construction Inspection
	MM HAZ 3: Prior to the commencement of construction a post-remediation health risk assessment will be conducted following the completion of the remediation of the site per the RAP to evaluate potential health risks to humans associated with chemicals in the site soils.	Subsequent to completion of site environmental cleanup	Public Works	Emergency Spill Plan

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	MM HAZ 4: The project contractor shall prepare a 'spill plan' to be utilized in the rare event of a spill emergency.	Spill plan to be submitted upon selection of Project Contractor and approved by the City PW Department prior to project construction commencement.	Public Works	Emergency Spill Plan
Hydrology & Water Quality	**MM HYD 1**: The project is required to implement best management practices (BMP's) and eliminate storm water pollution caused by construction activities. A site specific SWPPP shall be prepared by the contractor and approved by the SARWQCB.	Prior to Grading permit issuance	Public Works SARWQCB	Compliance with Project Conditions of Approval.
	MM HYD 2: The construction of a dual use Water Quality/Incremental Increase basin that will mitigate the increase of flows from the area and facilitate a way to clean waters that were not previously being cleaned nor conditioned to be cleaned for sediment.	Prior to Grading permit issuance	Public Works SARWQCB	Compliance with Project Conditions of Approval.
Noise	**MM NOISE 1:** On-site project construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. on weekdays, and 8:00 a.m. to 5:00 p.m. on Saturdays. No on-site project construction shall be allowed at any hour on Sundays or federal holidays.	During Construction,	Public Works	Construction Inspection
	MM NOISE 2: To mitigate for temporary noise from construction activities: • The Project Contractor shall place all stationary construction equipment such that emitted noise is directed away from residential areas; • The project contractor shall locate	During Construction,	Public Works	Construction Inspection

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	stockpiling and construction vehicle staging areas as far away as practical from residential receptors during construction activities; • Electrical power shall be used to run air compressors and similar power tools;			
Transportation/ Traffic	**MM TRANS 1:** The contractor will be required to file for FAA Rule 77 if construction equipment height level exceeds or encroaches into flight paths depending upon its' distance to the runway (slope = 100:1)	Site-Specific Environmental Review,	Public Works Riverside Municipal Airport Director	Compliance with Project Conditions of Approval.