

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

174



FROM: Economic Development Agency

SUBMITTAL DATE:
July 29, 2008

SUBJECT: Western Riverside Animal Shelter Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Initial Study EDA / CEQA 2007-13 based on findings incorporated in the Initial Study and the conclusion that the project will not have a significant affect on the environment;
2. Approve the Plans and Specifications for the Western Riverside Animal Shelter; and
3. Authorize the Clerk of the Board to advertise the Notice Inviting Bids for the Project.

BACKGROUND: On May 22, 2006 the Board approved a Consulting Services Agreement with STK Architecture, Inc. for the design of the new Western Riverside Animal Shelter in Jurupa. The project is to be constructed at 6851 Van Buren Boulevard and will serve the City of Riverside and the unincorporated ares of northwest Riverside County. This project will be a state-of-the-art facility and will replace the current outdated facility located at 5950 Wilderness Avenue.

(Continued on page 2)

Robin Zimpfer

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Robin Zimpfer

Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: NO

SOURCE OF FUNDS: County of Riverside Asset Leasing Corporation (CORAL) Funds and City of Riverside Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Jennifer L. Sargent

BY: Jennifer L. Sargent

County Executive Office Signature

Reviewed by CIP/TEAM Christopher Hans
 FORM APPROVED COUNTY COUNSEL 7/16/08 DATE
 BY: JOE S. RANK
 Policy Policy
 Consent Consent
 Dept's Recomm.: Per Exec. Ofc.:

Prev. Agn. Ref.: 5-22-06,4.1

District: 2

Agenda Number:

3.29

BACKGROUND (Continued from page 1)

The current facility was opened in 1995 as a retrofitted 20,000 square foot Toro Sprinkler warehouse building with 5,000 square feet of converted upstairs storage for personnel housing. This facility is undersized and consequently animals are forced to be placed 5 to 6 in a kennel when the standard is 1.5 per kennel. Because the facility was never designed as an animal shelter, there are constant plumbing, electrical, and HVAC issues, the technical capability is inadequate for the current staff needs, and the clinic is inefficient.

The new facility will be 64,000 square feet, almost two and a half times the size of the existing facility, and is designed to accommodate the animals and personnel. The new clinic will utilize state-of-the-art technology and be able to handle three times the work load of the existing clinic.

The City of Riverside will be contributing ten million dollars towards the construction costs of this new facility. It is recommended that the Board approve the plans and specification so that bids may be solicited for construction of the project.

West Riverside Animal Shelter
Initial Study: EDA/CEQA-2007-13

Discussion of Issues

Project Proposal:

The "proposed project" evaluated in this initial study includes the following: the demolition of the existing transportation facility including a small fuel dispensing facility, several small storage sheds and a large corrugated steel building and office, and the removal of all existing concrete and asphalt, and site preparation for and construction of a new animal shelter facility consisting of the following: 12 structures, including a two-story staff headquarter's building, facilities for housing dogs and cats, a barn, a feed storage area and freezer, as well as a horse corral. The proposed project includes up to 65,000 square feet of new construction. The proposed project also provides 224 parking spaces for employees and the public. The north and northwest portions of the proposed project site will remain undeveloped as open space. The proposed project may be constructed in multiple phases with a build-out anticipated by the year 2009/2010. The proposed project will replace the existing animal shelter facility presently located at 5950 Wilderness Avenue, in the city of Riverside. Additional requirements and conditions of approval other than those noted below may be imposed on this proposed project prior to any final development review and approval by the County.

Project Site: Location

The proposed project site (hereinafter referred to as "the site") is located at 6851 Van Buren Boulevard, directly north of and adjacent to the Santa Ana River basin. Surrounding land uses include very low density residential uses and vacant parcels to the northwest, adjacent to the site, and industrial and commercial uses and vacant land to the north, northeast and east. Land uses to the southeast, south and southwest include the basin and the river bottom.

Project Site: Description

The site consists of approximately 12.56 acres. The site is generally located at an elevation below Van Buren Boulevard. The site itself is elevated above the Santa Ana River Basin, which is again elevated above the actual river bottom. The site is the present location of an existing transportation yard facility consisting of one large and several smaller metal buildings, a small fueling station, a large expanse of asphalt paving, areas to store construction machinery and trucks, vacant scrubbed land, large piles of construction materials (northwesterly center) and areas covered with riparian vegetation (north and northwesterly side). The existing transportation yard and debris storage and materials borrow area cover an estimated two-thirds to four-fifths of the site. With the exception of the boundary along Van Buren Boulevard, an on-site perimeter road follows the remaining boundaries of the site. The northwesterly side of the site contains a bifurcated drainage area

that is part of an unimproved system that transfers water from the north side of Van Buren Boulevard. The bifurcated area forms a large and slightly elevated "island," which is accessible via a dirt road over a drainage pipe and appears to have been historically used for debris storage and possibly as a materials borrow area. The drainage area forms a riparian/wetland on the proposed project site. Ultimately, the riparian drainage exits through a pipe located under the aforementioned perimeter road and into the Santa Ana River, at a point along the northwesterly boundary of the site. [Economic Development Agency staff site visit: 4-10-08, 6-2-08 and 6-4-08; Economic Development Agency staff site visit photography: Robert Lucas, 4-10-08 and 6-4-08; *The Thomas Guide: San Bernardino & Riverside Counties Street Guide, Rand McNally, 2006*, Page Nos. 684 and 714; also see proposed Overall Site Plan: West Riverside Animal Shelter - November 30, 2007; information on zoning and parcel size: Riverside County GIS Information Query, <http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm>; information on zoning and parcel size: Riverside County GIS Information Query, <http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm>; re. APN163-300-002, 11/19/2007 – Land Use Exhibit; Aerial Exhibit: "Van Buren & Clay St, Riverside, CA 92509," at 3314 ft., 2007 Tele Atlas @ Europa Technologies / Google; also see USGS 7.5 Min. Riverside West, CA Quad, supplied by Principe and Associates]

1. AESTHETICS

The site is located at the site of an existing transportation yard facility. The site is elevated, overlooking a portion of the Santa Ana River basin to the west and south. The river basin and a small portion of the site contain riparian and other native and non-native vegetation. Some of this area is visible from Van Buren Boulevard. However, the site is generally located below Van Buren Boulevard. The proposed project has been designed to fit the conditions of the site and maintain a low "physical" profile.

When completed, the proposed project will eliminate blight and could actually enhance the viewshed and surrounding area along Van Buren Boulevard through the removal of the existing transportation yard facility and the addition of landscaping appropriate for the site. The roofing of the proposed project will be painted green to compliment as opposed to clash with the colors of the surrounding vegetation. The site contains no rock outcroppings but does contain a number of palm trees, most of which are located along Van Buren Boulevard. To the extent that it is possible and practicable to do so, existing Palm Trees and other trees will be preserved and/or recycled. In addition, the strand of riparian trees and vegetation along the northerly and northwesterly portions of the site will remain in their natural state. No oak trees are located on the site.

While there are historical resources in the communities of Rubidoux and Pedley, such as the Jensen Alvarado Ranch, the Old Rubidoux Grist-Mill and the De Anza Crossing, no structures that are noted or designated as historic, or qualify for historic designation under Section 106 of the *National Historic Preservation Act*, are located on the site. Moreover, a Phase 1 Archaeological Site Assessment found no evidence of cultural/archaeological resources on the site. Development of the proposed project could bring a slight increase in additional nighttime lighting or glare to the site, over and above the current lighting at the existing transportation facility, because of the larger footprint of the proposed project. However, neither daytime nor nighttime views are expected to be adversely affected due to the size of the proposed project and the type of lighting proposed (also, see discussion under Section No. 4, Biological Resources, below). The proposed project is not located in an area that is designated as a viewshed or a scenic highway corridor in the *General Plan*. As such, no significant adverse impacts to aesthetics are anticipated and, therefore, no

mitigation is proposed. [Sources: Economic Development Agency staff site visit: 4-10-08; *Riverside County Landmarks: Guide to the Historic Landmarks of Riverside County California*. Riverside County Historical Commission Press, Riverside, California, 1993; *County of Riverside General Plan: Circulation Element*. Figure C-9: Riverside County Scenic Highways, October 2003; see information report on parcel size: Riverside County GIS Information Query, <http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm> re. APN163-300-002, 11/19/2007; *Phase I Archaeological Site Assessment of Riverside County Transportation Facility, 6851 Van Buren Blvd. Pedley, Riverside County, California* (Prepared for Riverside County Economic Development Agency), URS: Project No. 38001448.20000, Dustin Kay, April 23, 2008]

2. AGRICULTURAL RESOURCES

Development of the proposed project will not result in the conversion of prime, unique or important farmland to a non-agricultural use. In general, a major portion of the site appears to have been used for both storage and transportation yard uses as well as a borrow pit. The site is designated as "Urban Built-up Land" in the Open Space Element of the *General Plan*. Based on its existing and past use, and additional research conducted on the RCLIS system, the site is not under a *Williamson Act* contract. In general, the site is surrounded by existing commercial and industrial development, very low-density residential development and open space (a riparian river basin). The Santa Ana River follows the base of the site at its southerly and southwesterly boundaries. While there is vacant land in proximity to the site, there appear to be no existing farms in area, and development of the site will not result in the conversion of existing farmland to non-agricultural uses. The area in the vicinity of the site will remain in open space or continue to be developed for commercial, industrial or residential purposes as per the existing land use designations in the *General Plan*. As such, no significant adverse impacts to agricultural resources are anticipated and, therefore, no mitigation is proposed. [Sources: Economic Development Agency staff site visit: 4-10-08; *County of Riverside General Plan: Multipurpose Openspace Element*. Figure OS-2: Agricultural Resources, October 2003; *The Thomas Guide: San Bernardino & Riverside Counties Street Guide*, Rand McNally, 2006, Page No. 684; information regarding parcel specifics including agricultural designation: Riverside County GIS Information Query, <http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm> re. APN163-300-002, Agriculture Preserve, Farmland Designation, 3/24/08]

3. AIR QUALITY

Riverside County is located in the South Coast Air Basin (SOCAB). The latest *Air Quality Management Plan* (AQMP) was adopted by the South Coast Air Quality Management District in 1997. This plan proposed various implementation measures and the requirement that those measures be addressed in required air quality "elements" of the general plans of all jurisdictions. Of primary concern in the SOCAB and Riverside County is pollution from particulate matter. The SOCAB is a "non-attainment area" for particulate pollutants as well as ozone due to its inability to meet both federal and state standards governing either pollutant. The proposed project is not expected to generate permanent sources of either ozone or particulate matter pollution. While the site consists of 12.56 acres, it is important to note that new construction activities will not take place on the whole site. In addition, the proposed project will be a replacement for, as opposed to an addition to, the existing facility. Nonetheless, when completed and operational, a slight overall increase in hydrocarbon emissions could be possible due to the additional energy consumed by the operation of the proposed project (65,000 square feet of new construction) as compared to the operation of the existing facility (25,000 square feet). Moreover, temporary increases of particulate matter are likely from the operation of diesel construction equipment during site

preparation and blowing dust and dirt during construction. Because this project is an animal shelter, it may require the installation and periodic use of "back-up" generators to supply the site with electricity, which could result in additional particulate pollution during electrical outages.

Last, the site is subject to high wind conditions and has been given a "high" wind erosion rating in the *General Plan*. The winds blow across the site from a southwesterly direction. This condition could potentially exacerbate particulate air pollution emanating from the proposed project, depending on the number and design of open areas constructed to shelter horses and other large animals. As proposed, the development site plan shows 11 open animal housing areas along the westerly border of the animal shelter complex.

The aforementioned sources of particulate pollution could violate standards that affect air quality in the community of Pedley as well as add to a very minor incremental increase in particulate pollutants in the SOCAB. The *General Plan* delineates policies that apply to new pollutant sources originating from stationary and mobile sources (during construction). In addition, mitigation measures will be used to address potential hydrocarbon emissions resulting from the production of energy required to operate the proposed project. As such, the following mitigation measures are recommended:

Air Quality: Stationary Mitigation Measures

- a. The proposed project shall be designed to comply with the *Title 24* standards of the California Administrative Code.
- b. The proposed project shall be designed with both interior and exterior lighting fixtures, internal plumbing fixtures and an exterior irrigation system that minimize the use of energy and water and thereby reduce potential hydrocarbon emissions at their source.
- c. The proposed project shall be designed with a heating and cooling system that minimizes the use of energy and thereby reduces hydrocarbon emissions at their source.
- d. All back-up generators installed as a part of the proposed project will be designed to operate on an AQMD approved alternative diesel fuel to help cut stationary source particulate emissions or other non-polluting type of fuel such as natural gas.
- e. All outdoor horse corrals and other outdoor living facilities shall be designed to provide mitigation against the potential for high wind conditions on the site.

Air Quality: Secondary/Mobile Source Mitigation Measures

- a. Water will be used on a regular and frequent basis to dampen any airborne dust and particulate matter resulting from all construction activities that take place on or adjacent to the site including any unpaved shoulder areas along Van Buren Boulevard.
- b. All grading activities shall stop when wind speeds reach 25 miles-per-hour.
- c. No idling of diesel operated machinery (including trucks contracted to haul demolition debris, dirt, etc.) and construction equipment shall be allowed on the site other than for the immediate operation of such machinery and equipment.

- d. Van Buren Boulevard shall be either washed or swept daily, as deemed appropriate, to reduce potential particulate matter from any "track out" from dirt, dust and/or mud resulting from site preparation and/or construction of the proposed project.
- e. A designated worker shall be assigned to monitor dust and the use of all on-site diesel construction machinery to ensure compliance with measures a. through d., above.

Given the size and nature of the proposed project and the application of the aforementioned mitigation measures, no significant adverse impacts to air quality are anticipated. [Sources: Economic Development Agency staff site visit: 4-10-08, 6-2-08 and 6-4-08; *County of Riverside General Plan: Air Quality Element*: Figure AQ-1: Air Quality Basins; Chapter 9, Pages AQ-9 through 13 and AQ-15 through 18, October 2003; *South Coast Air Quality Management District: Sample Construction Scenarios for Projects Less than Five Acres in Size*, Mitigation Measure Resources: Fugitive Dust Mitigation Measures, Page Nos. H-1 and H-2, and Combustion Emissions Mitigation Measures, Page No. H-3, James Koizumi, Steve Smith, Ph.D., Jeri Vogue and Barbara A. Radlein, February 2005]

4. BIOLOGICAL RESOURCES

As has been indicated in the previous discussion under "Project Background" above, the site is being used as a transportation yard facility. A majority of the site is devoid of vegetation and is used for storing roadbed materials such as sand, and other items including concrete pipe, mulch, garden waste and construction debris. The improved portion of the site is paved and used for the storage of construction machinery, employee parking and transportation operations. The southeasterly portion of the site has been covered extensively with gravel. A perimeter road follows the northwesterly, westerly and southwesterly boundaries; this road appears to be constructed of various materials including deteriorated asphalt pavement, gravel and decomposed granite.

The northwesterly boundary of the site contains riparian vegetation, a streambed and small wetland area. The streambed is part of a narrow unimproved drainage area that emanates from an area northeast of the site along Pedley Road and flows under Van Buren Boulevard. This drainage is listed on the USGS Quad Map for the area. The drainage enters the proposed project site, is located adjacent to and follows an extension of Lakeview Avenue to the north (this extension road provides access to three or four houses). This road also extends south and into the proposed project site; at present the southerly access has been blocked to prevent vehicular access into the transportation facility property. Comprised of broken asphalt, decomposed granite, dirt and gravel, this road curves to the southwest and follows the periphery of the proposed project site along its southerly boundary with the Santa Ana River basin. The road is built over a drainage pipe that allows the riparian area to drain into the upper Santa Ana River basin. A second ephemeral drainage enters the site several hundred feet to the south of the first drainage, transporting water from an area easterly of Van Buren Boulevard and ultimately connecting with the riparian streambed on the site.

A majority of the site is located within a Western Regional Conservation Multi-Species Habitat Conservation Program (MSHCP) "cell group" No. 617. The proposed project could potentially conflict with the provisions of the MSHCP. As such, a draft biological resources survey (the "survey") was prepared for the site in November 2006 (field surveys completed on September 22 and November 9, 2006) to determine the impact of the potential project

on jurisdictional waters of the United States and wetlands. This survey was revised and updated in March 2008 to include a "Burrowing Owl" study as well as an evaluation of on-site flora and species designated by the MSHCP. The survey found several strands of "Southern Cottonwood-Willow Riparian Forest" and wetlands on the site. It was noted in the survey that this habitat "...provide[s] a movement corridor for wildlife migrations, wildlife foraging movements...between upstream reaches of the tributary and the Santa Ana River." This type of habitat is potential nesting and foraging habitat and is therefore governed by the *Migratory Bird Treaty Act of 1918*. However, no perching bird or raptor nests were found in this area or anywhere else on the site. The site contains a mixture of both native and non-native species of flora. In particular, an evaluation of potential habitats for the following endemic species of plants was made: "San Diego Ambrosia," "Brand's Phacelia," and the "San Miguel Savory." All three species are "designated" under the MSHCP due to their rarity, narrow geographic distribution and specialized habitat requirements and have been assigned various listing categories under criteria established by the California Native Plant Society. Furthermore, the San Diego Ambrosia is federally listed as "Endangered." The San Miguel Savory is also listed by the U.S. Forest Service. However, the biological resources survey found that the on-site soil types and historical surface mining activities had long ago removed suitable habitat for these species.

No sensitive or endangered species of fauna were observed during the survey and the survey found that the site did not contain any "Riversidean Sage Scrub," which is habitat suitable for the "California Gnatcatcher." A focused study (field study including the use of survey transects) for the presence of the "Burrowing Owl" and suitable habitat was conducted as a part of the survey on March 25, 2008. The Burrowing Owl is listed as both a California and Federal "Species of Special Concern." The results of the survey for the Burrowing Owl were negative. The study states that "[T]here was no evidence of either active habitat presently being used by Burrowing Owls, or habitat abandoned within the last three years on the proposed project site...."

The aforementioned survey was submitted to the County Environmental Programs Department for review in March 2008. Supplemental on-site photographs, in addition to a site plan (with a photograph location key) and the survey were submitted in June 2008. A determination was made that the site was extensively disturbed as a result of its current use as a transportation facility.

While the site is located on a plateau adjacent to and above the Santa Ana River and contains riparian habitat along the northwest boundary, a majority of the site is either developed and/or has been used as a storage facility for construction debris and for extraction of building materials for road construction. However, direct development of the area adjacent to the northwest boundary could potentially create adverse impacts to existing on-site riparian vegetation and habitat in this area. As such, the size of the proposed project has been scaled down. As currently designed, approximately one-third of the site—including the riparian streambed/wetland area—will be left vacant. The proposed project has been designed to avoid development in the aforementioned area and minimize potential impacts through the use of internal noise suppression construction materials and implementation of an on-site water quality management plan. It was also noted in the survey that, as currently designed, the project would not trigger the need for permits from

the Army Corps of Engineers, the State Department of Fish and Game or the Regional Water Quality Control Board (for the discharge of dredged or fill material into the waters of the United States). Since the site is not located in an area "above 5,000 feet," *Ordinance 559.7* regulating the removal of trees does not apply. Moreover, the biological resources survey noted that no oak trees were found on the site.

Given the location of the site, the following measures shall be implemented in this proposal to ensure compatibility of the animal shelter project with the aforementioned riparian streambed area:

Mitigation Measures

- a. Drainage: The riparian streambed and vegetation shall be protected from potential damage from construction and post construction/operational activities through implementation of a Stormwater Pollution Prevention Plan and a Water Quality Management Plan (see discussion under Section No. 8, Hydrology and Water Quality, below).
- b. Toxics: A WQMP will be implemented to prevent toxic materials and residual bioproducts such as manure from entering the riparian streambed area from the proposed project footprint (see discussion under Section No. 8, Hydrology and Water Quality, below).
- c. Lighting: All night lighting peripheral to the riparian streambed area as well as the Santa Ana River basin shall be shielded and directed "away" from either area in order to minimize the potential affect that such lighting may have on the habitat viability of either area.
- d. Noise: The riparian streambed will be protected by setbacks of a minimum of 50 feet from all building footprints.
- e. Noise: All dog kennel buildings will employ sound mitigation to militate against excessive noise from barking dogs.
- f. Invasives: To the extent practicable, native plant species shall be used to landscape any area located adjacent to or in close proximity to the riparian streambed.
- g. Barriers: The proposed project will be fenced to prevent access to the riparian streambed or the Santa Ana River Basin should an animal "escape" incident occur.

With the application of the mitigation measures discussed above, no significant adverse impacts to biological resources are anticipated. [Sources: Economic Development Agency staff site visit: 4-10-08 and 6-2-08; *Ordinance No 559.7: An Ordinance of the County of Riverside Amending Ordinance No. 559 Regulating the Removal of Trees*, 10-26-00; *County of Riverside General Plan: Multipurpose Open Space Element*. Figure OS-4: Riverside County Vegetation, Chapter 5, Page Nos. OS-19, 20, October 2003; *Riverside County Jurisdictional Delineation of Waters and Wetlands* (APN163-300-002), Draft Study Prepared for U.S. Army Corps of Engineers, 915 Wilshire Boulevard, 11th Floor, Los Angeles, California 90017-3401, Scot Chandler, Consulting Biologist, Principe and Associates, November 2006; MSHCP Compliance Report and Narrow Endemic Plant Species and Burrowing Owl Habitat Assessments (APN163-300-002)(12.56-Acre (Net) Site: +/-25 Acres Surveyed), Principe and Associates, March 28, 2008 (Surveys conducted on March 17 and 25, 2008); Phone conversation with Principe and Associates, June 3, 2008; Letter to Robert Lucas re. MSHCP Compliance Report for EDA Project MS 4173. Environmental Programs Department, Transportation Management Agency, Ken Baez. June 16, 2008; see habitat protection measures in Multi-Species Habitat Conservation Program (MSHCP), Volume 1, Section 6.1.4. Guidelines Pertaining to the Urban/Wildlands Interface: <http://www.tlma.co.riverside.ca.us/mshcp/volume1/sec6.html>]

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5. CULTURAL RESOURCES

While there are registered historical resources in the adjacent community of Rubidoux, northeast of the site, and in the Pedley area, no structures that are noted or designated as historic, or qualify for historic designation under Section 106 of the *National Historic Preservation Act* are located on or adjacent to the site. However, the *General Plan* notes that the site is located in the general area designated as having the possibility of resources from the “1869 to 1919” period of California history. The site of the Juan Bautista de Anza Santa Ana River crossing is located within two miles of the proposed project site (to the southeast). The “Anza Crossing” is located at the Anza Narrows Park, east of Van Buren Boulevard off of Jurupa Avenue and is a California Registered Historical Landmark. The proposed project, however, is not located on or adjacent to either the park or the crossing, respectively, and therefore will not impact either the facility or the historical landmark. The developed portion of the site consists of several corrugated metal structures used by the County Transportation Department and paving. The existing facilities including all paving will be demolished prior to construction of the animal shelter. The site is located adjacent to the Santa Ana River, a location generally known for early Native American migratory settlement and activity.

An evaluation of the site through the RCLIS/GIS system indicated that the site contains a “low probability” for paleontological resources. Last, the site is not located within the boundaries of any known Native American lands or known burial grounds. Approximately 70 percent of the proposed project site had been previously surveyed for cultural resources in 2001. An updated survey was requested by EDA staff. A second cultural resources survey was completed on the site on April 28, 2008. This study determined “...that the proposed project area has been heavily graded and disturbed with little or no potential cultural integrity. The proposed project area has been impacted by imported soils that have been mixed graded throughout the proposed project area. Therefore, there is a low likelihood of encountering undisturbed cultural resources.” The cultural resources consultant, however, recommended implementation of two (2) specific measures in the event that previously “undiscovered” cultural resources are encountered during project implementation. These measures include the following:

Archaeological Monitoring Measures

- h. “In the event that any prehistoric or historic cultural resources (chipped or ground stone lithics, animal bone, ashy midden soil, structural remains, historic glass or ceramics, etc.) are discovered during the course of construction, all work in the vicinity must halt, and an archaeologist will evaluate the significance of the find. Depending on the significance of the discovery, a program of monitoring and/or mitigation may be necessary.
- i. “If human remains are discovered, the Riverside County Coroner’s office must be notified immediately under state law (California Health and Safety Code 7050.5) and all activities in that area must cease until appropriate and lawful measures have been implemented. If the coroner determines that the remains are Native American, the NAHC must be contacted (California Public Resources Code 5097.98). The

NAHC will designate a Most Likely Descendent (MLD) who will make recommendations concerning the disposition of the remains in consultation with the property owner and the proposed project archaeologist.”

With the application of the mitigation measures discussed above to protect potential undiscovered cultural resources, no significant adverse impacts to any undiscovered cultural resources are anticipated. [Sources: Economic Development Agency staff site visit: 4-10-08; Information obtained on RCLIS/GIS: <http://www3.tlma.co.riverside.ca.us/pa/rclis>, Paleontological Sensitivity, 3/24/08; County of Riverside General Plan: Multipurpose Open Space Element, Figure OS-7: Historical Resources, Figure OS-8: Paleontological Sensitivity, Page Nos. OS-46 through OS-43, Note Page OS-43 / Policy OS 19.2, October 2003; Riverside County Landmarks: *Guide to the Historic Landmarks of Riverside County California*. Riverside County Historical Commission Press, Riverside, California, 1993; *The Thomas Guide: San Bernardino & Riverside Counties Street Guide*, Rand McNally, 2006, Page No. 684; *Phase 1 Archaeological Site Assessment of Riverside County Transportation Facility, 6851 Van Buren Blvd. Pedley, Riverside County, California* (Prepared for Riverside County Economic Development Agency), URS: Project No. 38001448.20000, Dustin Kay, April 23, 2008]

6. GEOLOGY AND SOILS

The site is not located within an Alquist-Priolo Zone or adjacent to a known earthquake fault. However, as noted in the *General Plan*, the site appears to be located in an area designated as being susceptible to “Very High” ground shaking risk. Furthermore, the site is in an area noted as having a “Very High” and “High” potential for liquefaction. Since the site is flat and forms a terrace above the Santa Ana River bottom, the potential for landslides resulting from the collapse of unstable “fill” of manmade slopes is not likely. However, a portion of the site is subject to subsidence and natural landsliding could be a potential issue. The proposed project will be attached to sewers maintained by the Jurupa Community Services District and, as a result, soil incompatibility as it relates to on-site waste disposal is a non-issue. A geotechnical investigation was completed on the site by Inland Foundation Engineering, Inc., on December 4, 2006. According to this report, “[T]he primary geologic hazard affecting the proposed project is that of groundshaking.” The geotechnical report also evaluated issues relating to liquefaction and soil composition and made alternative as well as specific recommendations relating to soil compaction, cleanup and foundation/structural design. Because the site is underlain by “crystalline bedrock,” the report concludes that the actual potential for liquefaction on the site “...is considered nil.” Other geologic hazards were considered to be secondary and not significant to the proposed project. However, given the fact that the site is located in an area susceptible to heavy ground shaking, the following mitigation measures are recommended:

Mitigation for Ground shaking

- a. Mitigation measures recommended in the geotechnical report completed by Inland Foundation Engineering, Inc., and any other required amendments to this report, shall be incorporated into the final design of the proposed project.
- b. The engineer/architect of record shall certify in writing to the Economic Development Agency that the final grading and final structural design plans incorporate the requirements contained in the geotechnical report completed by Inland Foundation Engineering, Inc.

Based on the application of the mitigation measures listed above, no significant adverse impacts relating to geology and soils are anticipated. [Sources: Economic Development Agency staff site visit: 4-10-08; Information obtained on RCLIS/GIS: <http://www3.tlma.co.riverside.ca.us/pa/rclis>, 11-19-07 (see fault zone map for parcel 163-300-002 and Land Use Reports for all proposed project parcels); *County of Riverside General Plan: Safety Element*, Figure S-2: Earthquake Fault Study Zones, Figure S-3: Generalized Liquefaction, Figure S-4: Earthquake-Induced Slope Instability Map, Figure S-5: Regions Underlain By Steep Slopes, Figure S-6: Engineering Geologic materials Map, Figure S-7: Documented Subsidence Areas, Figure S-12: Inventory of Hospital Locations (located in delineated areas of ground shaking risk), also see Figure Nos. S-12 through S-21, Chapter 6, Page Nos. S-10, S-15 and S-16 (see policy S2.2), October 2003; *The Thomas Guide: San Bernardino & Riverside Counties Street Guide*, Rand McNally, 2006, Page No. 684; *Preliminary Geotechnical Report Proposed Riverside Animal Shelter, Riverside County, California* (Prepared for Tony Finaldi, STK Architecture), Inland Foundation Engineering, Inc., Project No. S168-126, December 4, 2006]

7. HAZARDS AND HAZARDOUS MATERIALS

The proposed project is likely to generate some medical waste due to the fact that is an animal shelter and housed animals will likely require some medical attention. However, given its size, the proposed project is not likely to generate large quantities of medical waste or waste that may be considered hazardous; therefore, it is not likely to create a significant hazard to the public through the routine transport of medical waste. While some hazardous waste is currently be generated at the site through its use as a transportation facility and as a household hazardous waste collection facility (operated by Riverside County Waste Management), these uses will be discontinued. Once constructed, the animal shelter is not expected to generate similar hazardous waste. Likewise, a release of generated medical waste into the general vicinity or the Santa Ana River basin is not expected. The disposal of all medical waste, euthanized animals and any chemicals considered hazardous but necessary for the operation of the proposed project will be disposed according to the requirements of the Environmental Health Division of the Riverside County Health Department and the regulations governing the practice of veterinary medicine in California.

A total of three (3) environmental site assessments have been completed on the site since 2006. The first, completed January 6, 2006, indicated an area of potential concern in an area of the site that historically contained three underground storage tanks. A Phase 2 investigation was also completed and included as a part of the Phase 1 study. The Phase 2 investigation included a number of "Geoprobe" borings, a hand-auger boring and soil and groundwater samples. As a result of the Phase 2 investigation, no further action relating to the site was recommended by the consultant. However, given the fact that the site has been in continuous use as a transportation storage facility since the previous two studies were completed, a follow-up Phase 1 study was completed on April 28, 2008. The follow-up study, which included a new field study, noted the possibility that due to the age of the buildings on-site, it was possible that building materials could contain some lead-based paint and asbestos (no testing was done as a part of this study). In addition, there are several above ground fueling tanks currently being used on the site. The consultant commented that while there was no evidence of leaks or staining around these tanks, "...subsurface soil conditions in the vicinity of [these] ASTs may have been impacted by fueling dispensing operations due to spills."

The site is located within 1.5-miles of the Riverside Municipal Airport in the city of Riverside and within "Compatibility Zone D." The proposed project is not likely to jeopardize the safety of employees or the public due to the fact that it is not located within the runway flight safety zone of the airport. Moreover, since the proposed project is a commercial as opposed to a residential project, neither temporary nor permanent "residents" will be exposed to flight hazards or aircraft noise. However, due to the fact that it is located in a flight "compatibility" zone and the airport influence area, the proposed project has been submitted to the Airport Land Use Commission for review. Commission recommendations will be reviewed and, if required, incorporated into the final design of the proposed project.

The proposed project will not interfere with any known emergency response or evacuation plan, and will not expose either people or structures to injury or death due to fire hazards: while the site is located in and adjacent to the Santa Ana River basin, it is not located in an area designated as a high fire hazard area under the *General Plan*. A County fire station is located on Limonite Avenue approximately 1.25 miles northwest of the site. While the site is located on the border of the Santa Ana River basin area, it is adjacent to necessary public service/utilities including adequate fire flow and sewers. Based on the preceding discussion, the following mitigation measures are recommended:

Airport Land Use Commission Review: Riverside Municipal Airport

- a. The proposed project has been submitted to the Airport Land Use Commission for review as a part of the development review process.
- b. Recommendations shall be reviewed and, if deemed appropriate, implemented prior to the construction of the proposed project.

Phase 1 Environmental Site Assessment: Survey for Lead-Based Paint and Asbestos

- a. Prior to the demolition of any on-site structure constructed prior to 1990, a survey shall be conducted for the existence of lead-based paint and asbestos building materials. The survey shall include both the testing and, if appropriate, the removal and evaluation of samples.
- b. The survey shall be completed by a consultant who is qualified and licensed to conduct such surveys.
- c. If any lead-based paint and/or asbestos building materials are found on the site as a result of the aforementioned survey, all such materials shall be removed in accordance with all current County ordinances and any applicable regulations and requirements of the Environmental Health Division of the County Health Department.

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Phase 1 Environmental Site Assessment: Above-Ground Storage Diesel Fuel Tank Area

- a. During the subsurface removal of building materials and grading activities within eight (8') feet of the above-ground diesel fuel tank area, field staff shall report any

evidence of subsurface soil conditions indicating evidence of soils impacted by fuel spills.

- b. Impacted soils shall be remediated and/or removed according to all applicable regulations and requirements as per and determined by the Riverside County Health Services Agency, Department of Environmental Health.

Based on the application of the mitigation measures listed above, no significant adverse impacts relating to hazards and hazardous materials are expected. [Sources: Economic Development Agency staff site visit: 4-10-08; obtained on RCLIS/GIS: <http://www3.tlma.co.riverside.ca.us/pa/rclis>, 3-24-08 and 3-25-08 (see airport compatibility map for parcel 163-300-002 and Land Use Reports for all proposed project parcels); *The Thomas Guide: San Bernardino & Riverside Counties Street Guide, Rand McNally, 2006*, Page Nos. 684 and 714; *County of Riverside General Plan: Jurupa Area Plan*, Figure 5: Jurupa Area Plan/Riverside Municipal Airport and Flabob Airport Influence Area, October 2003; April 3, 2008: phone conversation with John Guerin, TLMA, Airport Land Use Commission staff; Report, *Phase 1 Environmental Site Assessment: Riverside County Transportation Facility, 6851 Van Buren Boulevard, Pedley, Riverside County, California* (Prepared for County of Riverside Economic Development Agency). URS Corporation, URS Project No. 38001448.10000, Chandra S. Paramsetty and Jeffery J. Muller, April 28, 2008].

8. HYDROLOGY AND WATER QUALITY

The proposed project is located in the Jurupa Community Services District and will be attached to piped water and sewers. Development of the site will not violate water quality standards or waste discharge requirements. Any medical waste medical generated on the site will be disposed of according to the regulations of the Environmental Health Division of the Riverside County Health Department. The proposed project is an animal shelter that covers approximately two-thirds of the site. The proposed project will neither affect groundwater supplies or recharge issues nor will it generally alter existing drainage patterns on or off-site: the existing riparian drainage area along the northerly and northwesterly portions of the site will remain intact and undeveloped, so that natural flows from those sources will not be altered. One exception is the northeasterly corner of the site: in this case, existing drainage from Van Buren Boulevard that enters the site will flow into a large on-site trapezoidal grass swale that services the northeasterly portion of the proposed project, prior to exiting through a final headwall using No. 2 backing utilizing MRAFI 700X filter fabric. While surface runoff is expected to increase due to additional paved parking areas and related development, a water quality management plan (WQMP) has been created and built into the design of the proposed project to address all on-site surface flow water. The construction phase of the proposed project could potentially result in water quality issues resulting from on-site stormwater runoff, particularly during winter and spring months when construction of the proposed project will likely be underway. A NPDES Stormwater Pollution Prevention Plan will be required that utilizes best management practices in managing potential water quality issues during construction.

Due to its size, and based on the implementation of the WQMP, the proposed project is not expected to contribute significant amounts of pollution from waste or runoff that will exceed the capacity of any planned storm water drainage facility. Dog and cat feces will be treated (emulsified) on-site and disposed in the existing sewer system. While minimal waste is expected (possibly 2 – 4 cubic yards per month) from these sources, all horse, pig and cattle dung will be placed in a bin(s) and transferred to a recycler. According to the *General Plan*, A small area along the northerly and northwesterly borders of the site is

located within a 100-year flood hazard area; however, this specific area is a riparian wetland and will remain undeveloped. The site is not in a dam inundation area and it is not located in an area exposed to inundation by seiche, tsunami or mudflow. While the *General Plan* indicates that the site is not located within a 500-year flood hazard area, a portion of the site along the southerly and northwesterly borders is located in an area “subject to a flood plain review.” However, this area is not demarcated in the *General Plan* as being within the 100-year flood plain. This particular area presently contains a perimeter road, which will remain in place and be improved where it is located adjacent to the proposed project. Based on the preceding discussion, the following mitigation measures are recommended:

Construction Phase: NPDES Stormwater Pollution Prevention Plan

- a. Prior to the issuance of any grading or building permit, a Stormwater Pollution Prevention Plan (SWPPP) shall be prepared by the proposed project contractor. The SWPPP shall follow the guidelines outlined by the Santa Ana Regional Water Quality Control Board for the use of BMPs for “construction projects greater than one-acre in size.”
- b. The proposed project contractor shall be responsible for preparation of the SWPPP as well as preparation and submission of the NOI (notice of intent) and NOT (notice of termination) to the Santa Ana Regional Water Quality Control Board (local Riverside office).

Based on the application of the mitigation measures listed above, no significant adverse impacts relating to hydrology and water quality are expected.

[Sources: Economic Development Agency staff site visit: 4-10-08; Information obtained on RCLIS/GIS: <http://www3.tlma.co.riverside.ca.us/pa/rclis>, 11-19-07 (Flood Zones); *County of Riverside General Plan: Safety Element*, Figure S-9: 100- and 500-Year Flood Hazard Zones, Figure S-10: Dam Failure Inundation Zones, Chapter 6, Page S-40 (“High-Risk Facilities”), October 2003; discussions with Robert Lucas, RDA Project Manager, West Riverside Animal Shelter, 6-08 ; Staff review of construction design plans (on-site water filtration and retention basins) 5-08 and 6-08; *Project Specific Water Quality Management Plan: Riverside City / County Animal Shelter*. Trans-Pacific Consultants, Inc., September 2007/June 2008 (for STK Architecture); discussion with Alex Gann, Riverside County Executive Office: 6-30-08]

9. LAND USE AND PLANNING

The proposed project is neither in a location nor of a size that would divide the community. The proposed project is consistent with the “Business Park” designation in the *General Plan* and “Manufacturing-Commercial Service” (M-SC) zoning, which both allow for development of an animal shelter. A small portion of the site (southwesterly node) is designated as “Open space Conservation” (OS-CH); while the reason for this designation is unclear due to a lack of any habitat and current and historical uses in the southeasterly portion of the designated area, the proposed project does not propose construction in the area containing riparian streambed habitat. The County is not proposing to subdivide the site and, therefore, is not required to amend either designation to construct the proposed project, which is a public facility. The proposed project has been designed by a licensed architect to fit the site and blend in with the surrounding terrain. The development of the proposed project will replace an existing transportation storage facility and, as a result, improve the site with new construction and landscaping. A portion of the site is located in

the Santa Ana River Policy Area of the *General Plan* as well as in the Riverside Municipal Airport Influence area, and issues relating to both policy areas have been addressed in Section No. 8, Hydrology and Water Quality, and Section No.11, Noise, respectively. The proposed project will be reviewed for architectural consistency by Facilities Management, the Health Department and the Economic Development Agency. While the proposed project is located in a "criteria cell" and could potentially conflict with the County's Multi-species Habitat Conservation Plan, this issue has been previously addressed in this initial study (see discussion under Section No. 4, Biological Resources, above). As such, no significant adverse impacts to land use are anticipated and, therefore, no mitigation is proposed. [Sources: Economic Development Agency staff site visit: 4-10-08; RCLIS/GIS: <http://www3.tlma.co.riverside.ca.us/pa/rclis>, 11-19-07 (WRCMSHCP Cell/Cell Group for APN# 163-300-002 and Land Use Report); RCLIS/GIS: <http://www3.tlma.co.riverside.ca.us/pa/rclis>, 11-19-07 (Land Use and Zoning); *County of Riverside General Plan: Jurupa Area Plan*, Figure 3: Jurupa Area Plan Land Use Plan, and Page Nos. 23 and 24, October 2003]

10. MINERAL RESOURCES

The site is located along the Santa Ana River basin in the community of Pedley. The site is not located in a "classified" mineral resource extraction area in the *General Plan*. The site is not located within or adjacent to a known state designated mineral resource area. Due to its location, development of the proposed project will not prevent or impact the extraction of resources from any known existing mining areas or state designated resource areas, respectively. As such, no significant adverse impacts to mineral resources are anticipated and, therefore, no mitigation is proposed. [Sources: Economic Development Agency staff site visit: 4-10-08; *County of Riverside General Plan: Multi-Purpose Open Space Element*, Figure OS-5: Mineral Resources, Chapter 5, Page Nos. OS-26 and OS-29, October 2003]

11. NOISE

The proposed project is not likely to expose persons to noise levels in excess of what is permitted under existing ordinances. Due to the nature of the proposed project, scattered existing residences to the northwest are not likely to be impacted by additional noise generated by the proposed project. The northwest portion of the site, which includes a large strand of tall riparian vegetation, will remain undeveloped as open space and provide attenuation between the proposed project footprint and the rural area to the northwest. The distance between the closest proposed building footprint and the nearest residence is approximately 500 feet. Furthermore, soundproofing materials will be used in the construction of the dog kennel facilities. Ground borne vibration and noise will not be generated during either the construction or occupancy of the proposed project because no blasting will be necessary. Construction of the proposed project is likely to increase noise levels beyond those currently present at the site; however, the contractor will be required to comply with the provisions of Ordinance No. 457.98 regulating construction noise. A slight increase in normal noise is also expected due to the operation of the animal shelter and additional parking required for the facility. However, a majority of the parking for the proposed project is located in the southeasterly portion of the site adjacent to Van Buren Boulevard. While the proposed project is located in an airport compatibility zone, it is a public facility, as opposed to a residential project, and therefore not likely to be impacted by the noise from planes flying in and out of Riverside Municipal Airport. Issues relating to airports have been discussed previously, and mitigation has been proposed under topic

No. 7, Hazards and Hazardous Materials, above. Given the fact that the proposed project is located in the vicinity of scattered residential uses to the northwest, the following mitigation measures are proposed:

Noise Mitigation

a. *Ordinance No. 457.98* shall apply to the proposed project as follows:

No construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

b. Sound proofing construction materials shall be added to all buildings housing dogs to help muffle barking.

Based on the application of the mitigation measures listed above, no significant adverse impacts relating to noise are expected. [Sources: Economic Development Agency staff site visit: 4-10-08; *The Thomas Guide: San Bernardino & Riverside Counties Street Guide, Rand McNally, 2006, Page No. 684; County of Riverside General Plan: Noise Element, Chapter 7, Page Nos. N-17 through 20, (see Policy N11.2), October 2003; Ordinance No. 457.98, Section G. Construction Noise, 1; Memo to Robert Lucas, Project Manager, from Steven Hinde, CIH, REHS, Office of Industrial Hygiene, County of Riverside Department of Public Health. June 26, 2008]*

12. POPULATION AND HOUSING

While the proposed project will likely create some additional employment, it will not be substantial and is not likely to induce substantial population growth in either the community of Pedley or the region. The proposed project will be relocated from an existing location in the region (see discussion under Project Proposal, above). The proposed project will neither destroy substantial numbers of existing houses nor displace substantial numbers of residents and/or tenants. There are no residents or houses located on the site. The site is currently used by County as a transportation yard/storage facility. As such, no significant adverse impacts are anticipated relating to either population or housing and, therefore, no mitigation is proposed. [Sources: Economic Development Agency staff site visit: 4-10-08; *The Thomas Guide: San Bernardino & Riverside Counties Street Guide, Rand McNally, 2006, Page No. 684]*

13. PUBLIC SERVICES

The proposed project will be completely fenced and secured to minimize public safety incidents and impacts. Adequate fire flow to service the site is currently available at Van Buren Boulevard and Clay Street. As has been discussed previously under the topic "Project Site: Description," above, the site is the current location of the County Transportation Department's Pedley facility. Existing piles of stored materials will be removed from the site and moved to a new Transportation Department facility. However, a large portion of the site is paved with asphalt and concrete, and there is an existing corrugated metal building, several small metal storage buildings and a fueling facility on

the site. The complex office contains some wood and drywall construction materials. While the demolition and removal of these materials and their disposal could potentially add a significant amount of construction waste to the County's landfill system, a majority of these materials will be recycled: all concrete and asphalt will be shipped to an off-site recycler and all metal structures, tanks and parts will be dismantled and sold for scrap metal. A small amount of wood and drywall waste (estimated to be 1 to 2-tons) may need to be disposed in a County landfill. Due to the size and design of the proposed project and the cost of construction materials, construction waste is expected to be kept to a bare minimum. The proposed project will be constructed primarily out of cement block, utilizing steel framing and metal (roofing). To the extent that it is feasible to do so, all waste resulting from the construction of the proposed project will be recycled. The most likely landfill to receive demolition and construction waste is the El Sobrante Landfill. According to the County Waste Management Department, the El Sobrante landfill is authorized to receive 4,000 tons-per-day (reserved) of waste generated within Riverside County. The amount of waste expected to be generated from the demolition and construction activities related to the proposed project is expected to be insignificant due to implementation of extensive recycling and use of the aforementioned construction materials, which generates much less construction waste than more traditional stick-built construction.

The proposed project will contain facilities for an estimated 12 horses, pigs and cattle. The need to house pigs and cattle is rare and waste from these sources as well as any housed horses is expected to be minimal at two to four cubic yards per month; this waste will be placed in a bin and sent to a recycler on an as needed basis. Sewers are available to serve the site at the same location. A lift/pump system will be installed at the site to pump sewage to the existing sewer line. Dog and cat waste will be pretreated through an emulsification process and disposed into the sewer system through an on-site lift-pump system.

A fire station is located approximately 1.25 miles from the site on Limonite Avenue. The proposed project will have no affect on any park or other public facilities located in the area because it is not a residential project and therefore not likely to increase the existing population of the community on a permanent basis. Due to its location, size and development type, the construction and occupancy of the proposed project is not anticipated to significantly impact public services or any other public facilities off-site, respectively. The proposed facility is a replacement facility for the existing animal shelter that serves the area. As such, no significant adverse impacts to public services are anticipated and, therefore, no mitigation is proposed. [Sources: Economic Development Agency staff site visit: 4-10-08; *The Thomas Guide: San Bernardino & Riverside Counties Street Guide, Rand McNally, 2006*, Page No. 684; discussions with Robert Lucas, RDA Project Manager, West Riverside Animal Shelter, 6-08; Riverside County Waste Management Department, RE: Request for Comments on West Riverside Animal Shelter, January 24, 2008; EDA staff review of construction plans; discussion with Bob Lucas, Project Manager, Riverside County Economic Development Agency, [demolition, construction and post construction waste disposal] 6-24-08]

14. RECREATION

The proposed project is not located near and therefore not expected to have an adverse impact on the use of any neighborhood parks or recreational facilities in the area. Since the proposed project is not a residential in nature and is not likely to result in an addition of

permanent or temporary households in the community, no "use" impacts to existing recreational facilities are expected. The proposed project does not include any recreational facilities which would have a significant adverse physical effect on the environment or surrounding residents. As such, no significant adverse impacts are anticipated to recreation and, therefore, no mitigation is proposed. [Sources: Economic Development Agency staff site visit: 4-10-08; see proposed Site development Plan: West Riverside Animal Shelter, November 30, 2007]

15. TRANSPORTATION/TRAFFIC

An existing transportation storage facility/yard is currently in operation on the site. It is unlikely that the proposed project will generate substantial traffic from the addition of either relocated or new employees. The animal shelter is expected to generate public clients; however, the proposed project is designed to provide adequate parking for both the public as well as facility employees (224 parking spaces). As proposed, there will be one (1) primary entrance to the proposed project. This entrance will be located on the south side of Van Buren Boulevard, at the intersection with Clay Street. There is an existing signal at this intersection to provide traffic control and safe ingress and egress to the site.

Due to the location of the site and the fact that it takes its primary access off of Van Buren Boulevard, the proposed project will include the following transportation improvements: (1) the northerly left turn lane on Van Buren will be lengthened to accommodate more vehicles entering the proposed site; (2) curbs, gutters and sidewalks will be installed on the westerly side of Van Buren along the length of the proposed site; and (3) an elongated right-turn lane or pocket will also be constructed allowing for safer entrance into the proposed project for vehicles traveling south on Van Buren. The proposed project will not result in inadequate emergency access or conflict with alternative transportation programs. The proposed project has been designed to provide adequate internal circulation, which includes a secondary access for emergencies and the ability to drive around the complete facility. Although impacts to air traffic patterns are not expected, the proposed project will be reviewed by the Airport Land Use Commission as per the discussion under No. 7, Hazards and Hazardous Materials, above. As such, no significant adverse impacts to transportation are anticipated and, therefore, no mitigation is proposed. [Sources: Economic Development Agency staff site visit: 4-10-08; see proposed Site Development Plan: West Riverside Animal Shelter, November 30, 2007; *The Thomas Guide: San Bernardino & Riverside Counties Street Guide*, Rand McNally, 2006, Page No. 684; see proposed Overall Site Plan: West Riverside Animal Shelter - November 30, 2007; discussion with Bob Lucas, Project Manager, Riverside County Economic Development Agency, (transportation improvements as per discussion with the Riverside County Transportation Department) 6-24-08]

16. UTILITIES AND SERVICE SYSTEMS

The proposed project will replace the existing animal shelter in Riverside, which will be closed when the new facility is completed. While the proposed project will be larger than the current facility, is neither expected to exceed the wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board nor result in the need for construction of any new wastewater treatment facilities that could cause significant environmental effects. The proposed project will require connection to the water and sewer lines at Van Buren Boulevard and Clay Street and the installation of an on-site lift/pump (see Section 8, Hydrology and Water Quality and Section 13, Public Services, above); however, the

existing systems will not be significantly expanded and their connection is not expected to cause any significant impacts on the local or regional environment. While a slight increase in the use of water can be expected, the proposed project is not expected to cause a significant increase in water usage due to the closure of the existing facility.

There is adequate landfill capacity to accommodate the weekly disposal of solid non-hazardous waste resulting from the proposed project (see discussion under Section 13, Public Services, above). As previously discussed under Section 7, Hazards and Hazardous Materials, above, all medical waste will be addressed under the requirements imposed on the proposed project by the Environmental Health Division of the Riverside County Health Department. As such, no significant adverse impacts regarding utilities and service systems are anticipated and, therefore, no mitigation is proposed. [Sources: Economic Development Agency staff site visit: 4-10-08; see proposed Site Development Plan: West Riverside Animal Shelter, November 30, 2007]

17. MANDATORY FINDINGS OF SIGNIFICANCE

a) The proposed project is located in a semi-rural setting. The site is surrounded by scattered low density rural residential uses, developed commercial uses, vacant land and the Santa Ana River basin. In general, the site is scrubbed. A majority of the site is used for an existing transportation yard facility and the storage of materials and machinery relating to road construction and maintenance activities. A large portion of the site is paved and the facility consists of several corrugated metal buildings and a diesel fueling area. Based on the conclusions of the biological resources study, the proposed project does not have the potential to degrade the any species of plants or wildlife or have an adverse affect on any endangered species of plants or animals. Development of the riparian streambed area along the north and northwesterly portion of the site, however, could potentially affect habitat suitable for endangered species of birds associated with willow riparian habitat. As such, the size of the project was reduced and the aforementioned riparian streambed area will remain undeveloped (see Section 4. Biological Resources). A cultural resources survey completed on the site revealed that no cultural resources were present. However, the consultant recommended several conditions of approval to address the presence of any subsurface cultural resources that may be present and discovered during the site preparation and construction phases of the proposed project (see Section 5. Cultural Resources - observational grading conditions as recommended by consultant). The Mitigation Monitoring Program for Initial Study EDA/CEQA-2007-13 is included with this report as Attachment "B."

b) The proposed project does not create or have impacts that are "cumulatively considerable." Once the proposed project is completed, the existing animal shelter at 5950 Wilderness Avenue in Riverside will be closed. However, one area of concern was the temporary impact to air quality created by construction of the proposed project. There are several other construction projects underway in the community. While the proposed project is not unusually large, it will require complete demolition of an existing Transportation Department facility and site preparation over approximately 66 percent of a 12.56 acre site. Site preparation and any needed excavation could create additional dust and additional airborne particulate matter. A number of mitigation measures have been proposed to specifically address this issue. A stormwater pollution prevention plan will ensure the

management of all on-site water flows and address the quality of water flowing into the Santa Ana River from the proposed project footprint during the construction phase of the project. The proposed project has been designed to include an on-site water quality management plan (WQMP) to ensure that potential pollutants from on-site water flows are prevented from entering the Santa Ana River, and transportation improvements to Van Buren Avenue have been included as a part of the overall project design. Furthermore, the proposed project has been designed to address a number of potential concerns and conditioned with a number of mitigation measures to reduce potential impacts to a level of insignificance (see Section 3, Air Quality). Long term hydrocarbon emission issues have been addressed through the application of *Title 24* standards and other energy saving measures. Other proposed mitigation measures are noted under the following topics: 6. Geology and Soils, 7. Hazards and Hazardous Materials and 11. Noise. The Mitigation Monitoring Program for Initial Study EDA/CEQA-2007-13 is included with this report as Attachment "B."

c) As designed, the proposed project is not expected to cause or create any environmental effects which will either directly or indirectly have an adverse affect on human beings. All potential significant adverse impacts have been mitigated to a level of insignificance.

S:\Strategic Planning\Projects\ANIMAL_SHELTER_Pedley_EDA_CEQA_Initial Study_RDA-CEQA-2007-13_Attachment A.doc

MITIGATION MONITORING PROGRAM
for the
WEST RIVERSIDE ANIMAL SHELTER PROJECT
[Initial Study Number: EDA/CEQA-2007-13]

3. Air Quality:

- a. *Prior to the issuance of a building permit, a licensed engineer/architect of record for the project shall certify in a letter that, as designed, the project has been designed to comply with Title 24 energy standards of the California Administrative Code.*

[executed certification letter received from engineer/architect or other type of verification]

Economic Development Agency:

Signature: _____ Date: _____

Organization: _____ Title: _____

- b. *Prior to final inspection or occupancy, the licensed engineer/architect of record or Developer's contractor shall certify in writing that the generator installed for use during electrical emergencies is of the type capable of using alternative, low-emission diesel fuels as approved by the AQMD, or an alternative non-polluting fuel such as natural gas.*

[executed certification letter received from engineer/architect, developer's contractor or developer or other type of verification]

Economic Development Agency:

Signature: _____ Date: _____

Organization: _____ Title: _____

- c. *Prior to the issuance of any grading and/or building permit, whichever comes first, the Developer's contractor shall certify that an on-site employee has been assigned responsibility to ensure that the following mobile source mitigation measures will be fully implemented during the grading and site preparation phase and construction phase (if necessary) of the project: 1) Water will be used to dampen any airborne dust and particulate matter resulting from grading and related construction activities that take place on the project site, including any unpaved shoulder areas on Van Buren Boulevard; 2) All grading activities shall stop when wind speeds reach 25 miles-per-hour;*

3) No idling of diesel operated machinery and/or construction equipment, including trucks delivering construction materials, shall be allowed on-site other than what is necessary for the immediate operation of such machinery and equipment; and 4) Effected areas of Van Buren Boulevard and Clay Street shall be either washed or swept regularly to remove particulate matter from dirt, dust and/or mud (“track out”).

[executed certification letter or air quality monitoring plan received from and signed by engineer/architect, developer’s contractor or developer]

Economic Development Agency:

Signature: _____ Date: _____

Organization: _____ Title: _____

4. Biological Resources:

- a. This project has conditions of approval that apply to protection of the riparian streambed and associated vegetation area located along portions of the north and northwest boundaries of the project site.

(1) *Prior to the issuance of any grading or building permit*, whichever comes first, the Developer’s contractor(s) shall certify in writing that he/she has read and understands that the aforementioned area is to remain unmolested other than to remove any preexisting piles of construction materials, dirt and/or debris and/or implement the WQMP for the project. This condition applies to the demolition, site preparation/grading and construction phases of this project.

[contractor’s certification that Condition Nos. (1) above has been read and understood]

Contractor’s Signature:

Signature: _____ Date: _____

- b. The following mitigation measures shall apply to this project and be certified as having been implemented *prior to the issuance of a building permit* or the beginning of construction for the project:

- (1) The riparian streambed area shall be protected by setbacks of a minimum of 50 feet from all building footprints.[project design – plot plan footprint]
- (2) Noise: All areas used to house dogs shall be designed and constructed with sound mitigation building materials to militate against excessive noise from barking dogs. [project design – internal design and noise suppression building materials]

- (3) Invasives: To the extent practicable, native plant species shall be used to landscape any area located adjacent or in close proximity to the riparian streambed area. [project design – landscaping plan]
- (4) Barriers: The project will be fenced to prevent access to the riparian streambed or the Santa Ana River Basin should an animal “escape” incident occur. [project design – fencing plan]
- (5) Lighting: All night lighting peripheral to the riparian streambed area as well as the Santa Ana River Basin shall be shielded and directed “away” from either area in order to minimize the potential affect that such lighting may have on the habitat viability of either area. [project design – lighting plan]

[Certification: Project Manager or other type of verification]

Economic Development Agency:

Signature: _____ Date: _____

Division: _____ Title: _____

5. Cultural Resources:

c. This project has conditions of approval that apply to the discovery of potential cultural/archaeological resources, should it occur. *Prior to the issuance of any grading or building permit*, whichever comes first, the Developer’s contractor shall certify in writing that he/she has read and understands the following conditions that apply to the site preparation/grading phase of this project:

- (1) “In the event that any prehistoric or historic cultural resources (chipped or ground stone lithics, animal bone, ashy midden soil, structural remains, historic glass or ceramics, etc.) are discovered during the course of construction, all work in the vicinity must halt, and an archaeologist will evaluate the significance of the find. Depending on the significance of the discovery, a program of monitoring and/or mitigation may be necessary.
- (2) “If human remains are discovered, the Riverside County Coroner’s office must be notified immediately under state law (California Health and Safety Code 7050.5) an all activities in that area must cease until appropriate and lawful measures have been implemented. If the corner determines that the remains are Native American, the NAHC must be contacted (California Public Resources Code 5097.98). The NAHC will designate a Most Likely Decendent (MLD) who will make recommendations concerning the disposition of the remains in consultation with the property owner and the project archaeologist.”

[contractor’s certification that Condition Nos. (1) and (2) above have been read and are understood]

Contractor's Signature:

Signature: _____ Date: _____

Economic Development Agency:

Signature: _____ Date: _____

Division: _____ Title: _____

6. Geology and Soils:

- a. *Prior to the issuance of any grading or building permit, whichever comes first, all recommended design mitigation measures recommended in the geotechnical report completed by Inland Foundation Engineering, Inc., (December 4, 2006) shall be incorporated into the final design of the project.*

[certification letter from engineer/architect of record regarding incorporation of recommended design mitigation measures]

Copy of certification letter received: Date _____

Economic Development Agency:

Signature: _____ Date: _____

Organization: _____ Title: _____

7. Hazards and Hazardous Materials:

- a. *Prior to the issuance of any grading or building permit, whichever comes first, any recommendations received from the Airport Land Use Commission shall be reviewed and, if necessary, incorporated into the design of the project.*

[verification of receipt and review of ALUC recommendations]

Economic Development Agency:

Signature: _____ Date: _____

Organization: _____ Title: _____

Recommendations: _____

[certification (if required) by the engineer/architect of record that ALUC recommendations received and incorporated into the design of the project]

Engineer/Architect of Record:

Signature: _____ Date: _____

Organization: _____ Title: _____

- b. *Prior to the issuance of any grading or building or demolition permit, whichever comes first, a qualified consultant shall be hired to conduct a survey of all existing on-site structures to determine whether or not there are existing lead-based paint and/or asbestos building materials in the existing on-site facilities.*

[certification that qualified consultant has been hired]

Economic Development Agency:

Signature: _____ Date: _____

Organization: _____ Title: _____

[results of survey for lead-based paint and asbestos]

Economic Development Agency:

(1) asbestos: yes _____ no _____

(2) lead-based paint: yes _____ no _____

[if yes to either (1) or (2) above, ultimate remediation solution as described below]

Signature: _____ Date: _____

Organization: _____ Title: _____

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/// /// ///

8. Hydrology and Water Quality:

- a. *Prior to the issuance of any grading or building permit, whichever comes first, the following shall take place: (1) a NPDES Stormwater Pollution Prevention Plan shall be created. This plan shall be prepared by the project contractor and shall follow the guidelines outlined by the Santa Ana Regional Water Quality Control Board for the use of "BMPs for construction projects greater than one-acre in size. (2) The NPDES Stormwater Pollution Prevention Plan shall be implemented as required prior to any grading or construction on the project site. In addition, (3) the project contractor shall prepare and submit at the appropriate times both a "Notice of Intent" and a "Notice of Termination" to the Santa Ana Regional Water Quality Control Board (local Riverside office).*

[certification letter from project contractor or other form of verification indicating that the above requirements have been read, understood and agreed to]

Copy of certification letter received: Date _____

Economic Development Agency:

Signature: _____ Date: _____

Organization: _____ Title: _____

11. Noise:

- a. *Prior to the issuance of any grading or building permit, whichever comes first, the project contractor shall be provided copies of Ordinance 457.98 and shall agree to adhere to the standards outlined in Section G (regulating construction noise).*

[verification of contractor's receipt of Ordinance 457.98, Section G]

Contractor:

Signature: _____ Date: _____

Organization: _____ Title: _____

- b. *Prior to the issuance of any building permit, the engineer/architect of record shall certify in writing that noise suppression building materials to reduce the potential noise generated from barking dogs have been incorporated into the design of the buildings or will be added to the buildings used to house dogs.*

[certification by the engineer/architect of record or other means of verification]

Signature: _____ Date: _____

Organization: _____ Title: _____

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