Final

RIVERSIDE COUNTY REGIONAL MEDICAL CENTER EXPANSION PROJECT

Initial Study/Mitigated Negative Declaration

Prepared for
Riverside County
Economic Development Agency

December 2009

ESA

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Riverside County Regional Medical Center Expansion Project
Final Initial Study/Mitigated Negative Declaration

Acronyms and Abbreviations

IS/MND	Initial Study/Mitigated Negative Declaration
MMRP	Mitigation Monitoring and Reporting Program
NPDES	National Pollutant Discharge Elimination System
RCRMC	Riverside County Regional Medical Center
SWPPP	Storm Water Pollution Prevention Plan
WQMP	Water Quality Management Plan

CHAPTER 1
Introduction

1.1 Background

The County of Riverside Economic Development Agency (County) has proposed the expansion of the existing Riverside County Regional Medical Center (RCRMC) by developing a Plant Operations/Warehouse and additional parking (proposed project). Staffed with over 2,100 full-time employees, the RCRMC is one of the largest employers in Riverside County, providing healthcare services 24-hours a day, seven days a week. In April 2007, the County developed a Master Plan Study for the RCRMC to determine future operation and expansion needs based on growth anticipated for the region (HGA Architects and Engineers, 2007). The Master Plan Study recommends development of a new Plant Operations/Warehouse facility to provide approximately 50,000 square foot (sf) of additional space for maintenance, storage, and receiving functions. In addition, approximately 820 new parking spaces have been proposed to support existing and future operations.

As provided in the Master Plan Study, the vacant land located adjacent and to the west of the main RCRMC facility is the most feasible area for expansion. Consequently, the Plant Operations/Warehouse and additional parking are proposed for development within this area. The Plant Operations/Warehouse facility would be located adjacent to the northwest and the additional parking would be located adjacent to the west/southwest of the main RCRMC.

Section 15004 of the *CEQA Guidelines* states that before the approval[1] of any project subject to CEQA, the lead agency must consider the final environmental document, which in this case is this Final Initial Study/Mitigated Negative Declaration (Final IS/MND).

This Final IS/MND has been prepared pursuant to the requirements of CEQA. This Final IS/MND incorporates comments from public agencies and contains appropriate responses by the lead agency to those comments.

[1] The word "approval" is defined by Section 15352 of the *CEQA Guidelines* to mean "the decision by a public agency which commits the agency to a definite course of action in regard to a project intended to be carried out by any person…" In addition, the *CEQA Guidelines* state that "[w]ith private projects, approval occurs upon the earliest commitment to issue or the issuance by the public agency of a discretionary contract, grant, subsidy, loan, or other form of financial assistance, lease, permit, license, certificate, or other entitlement for use of the project."

1.2 Use of the Final IS/MND and the CEQA Process

This Final IS/MND allows the public an opportunity to review revisions to the Draft IS/MND. As required by Section 15073(a) of the *CEQA Guidelines*, the Draft IS/MND was available for a 30-day public review and comment period from October 22, 2009 through November 23, 2009. The Final IS/MND contains all comments received during the public review period on the contents of the Draft IS/MND, the lead agency's response to those comments, and subsequent revisions and/or corrections to the Draft IS/MND resulting from these comments, prior to approval of the project. The Final IS/MND serves as the environmental document to support approval of the proposed project, either in whole or in part, if the project is approved. After completing the Final IS/MND, and before approving the project, the decisionmaking body of the lead agency must make the following considerations, as required by Section 15074(b) of the *CEQA Guidelines*:

> *"Prior to approving the projects, the decisionmaking body of the lead agency shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process. The decisionmaking body shall adopt the proposed negative declaration or mnuituiges negative declaration only id it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence tat the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis."*

1.3 Method of Organization

This Final IS/MND for the proposed project contains information in response to concerns raised by written comments sent to the County. The Final IS/MND is organized into the following chapters:

- Chapter 1, *Introduction*, consists of a summary of the background for the proposed project, information about the certification of the Final IS/MND, and a brief discussion of the intended uses of the Final IS/MND.

- Chapter 2, *Additions and Corrections*, discusses the revisions to the proposed project and Draft IS/MND, including text changes made by the County, as lead agency, in response to comments received on the proposed project. Chapter 2 does not contain any changes to the Draft IS/MND appendices.

- Chapter 3, *Response to Comments*, contains a matrix of agencies that submitted written comments on the Draft IS/MND. This matrix identifies the issue areas addressed by those comments. Chapter 3 also includes a copy of each written comment letter, and a written response to each comment.

- Chapter 4, *Final Mitigation Monitoring and Reporting Program*, provides a reporting plan that identifies each mitigation measure; when the mitigation measure would be required to be implemented; and which agency would be responsible for monitoring implementation of the mitigation measure.

- Chapter 5, *Draft IS/MND with Strikethrough Revisions,* provides a copy of the Draft IS/MND with strikeout changes implemented in response to comments received on the proposed project. These additions and/or corrections are also found in Chapter 2 of this Final IS/MND.

1.4 Focus of Comments

Section 15200 of the *CEQA Guidelines* establishes the purpose of public review of a draft environmental document:

> *"The purposes of review of EIRs and negative declarations include:*
>
> *(a) Sharing expertise;*
>
> *(b) Disclosing agency analyses;*
>
> *(c) Checking for accuracy;*
>
> *(d) Detecting omissions;*
>
> *(e) Discovering public concerns;*
>
> *(f) Soliciting counter proposals"*

Sections 15204(a) and (c) of the *CEQA Guidelines* further state:

> *"(b) In reviewing negative declarations [or mitigated negative declarations], persons and public agencies should focus of the proposed finding that the project will not have a significant effect on the environment. If persons and public agencies believe that the project may have a significant effects, they should:*
>
> *(1) Identify the specific effect,*
>
> *(2) Explain why they believe the effect would occur, and*
>
> *(3) Explain why they think the effect would be significant."*
>
> *(c) Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence."*

Section 15204(f) of the *CEQA Guidelines* establishes the rule that a responsible or trustee agency may submit proposed mitigation measures, limited to the resources subject to the statutory authority of that agency. These measures must include complete and detailed performance objectives for the measures or refer the lead agency to the appropriate guidelines or reference materials.

1.5 Certification of the Final IS/MND

The Final IS/MND will be available for public review at the following location:

Ms. Claudia Steiding
Senior Environmental Planner
County of Riverside
Economic Development Agency
3133 Mission Inn Avenue
Riverside, CA 92507-4138
Email: CSteiding@rivcoeda.org

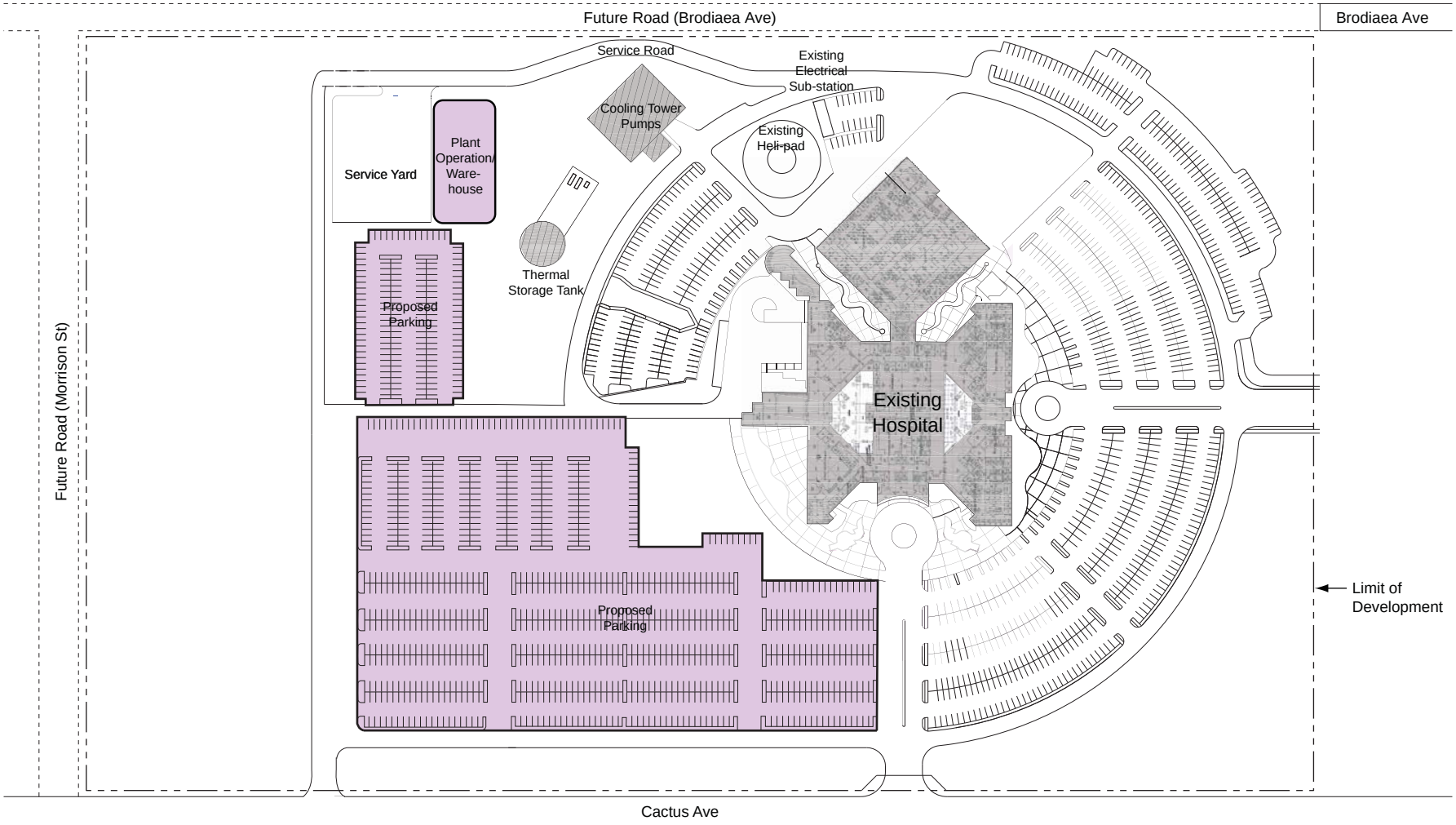
CHAPTER 2
Additions and Corrections

This section contains the revised pages of the Draft IS/MND based on comments received during the 30-day public review period. The following additions and corrections are made to the Draft IS/MND, and are incorporated herein as part of the Final Draft IS/MND. Revised language or new language is underlined. Deleted language is indicated by ~~strikethrough~~ text.

It should be noted that revisions in this chapter do not change any of the conclusions presented in the Draft IS/MND.

2.1 Revisions to Draft IS/MND in Response to Comments Received

1) Based on comments received by the City of Moreno Valley Community Development Department, Figure 1.2 on page 3 of the Draft IS/MND has been revised as shown below:



SOURCE: LBL, 2008

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Figure 1.2
Proposed Project Components

2) Page 9 of the Draft IS/MND, first paragraph following Figure 1.5:

Landscaping: The County of Riverside is currently finalizing the design of the proposed project's landscape plans. The parking landscape plan would include shade trees in diamond planters within the interior of the parking lot, as well as other shade trees located along the perimeter of the parking lot. The project site landscape plan will include, but not be limited to, screening materials such as green screens or green wall fencing; shrubbery trees, including low shrub and umbrella-type shade trees; and partial block and wrought iron walls. Although still in the early stages of design, this landscape plan would be designed to include landscaping around the proposed Plant Operation Warehouse, the area of the proposed parking expansion, the area between the parking expansion and the existing RCRMC facility, and along the southern boundary of the project site adjacent to Cactus Avenue, to the extent feasible. Both the parking landscape plan and the project site landscape plan would be consistent with the requirements of Riverside County Policy H-25 and with Riverside County Ordinance 859 regarding water efficient landscaping.

3) Page 9 of the Draft IS/MND, first and second sentence under the subheading *Construction*:

Construction for the proposed project is anticipated to begin in ~~November~~ February 20~~09~~10 and would continue for approximately seven months, ending in early ~~May~~ August 2010. Operation of the proposed project is anticipated to begin in late ~~May~~ August 2010.

4) Page 61 of the Draft IS/MND, third paragraph under item 23(b), third sentence:

The proposed project will continue to discharge into the local drainage which discharges into the Perris Valley Storm Drain and eventually on to Canyon ~~Land~~ Lake and occasionally Lake Elsinore.

5) Pages 65 through 66 of the Draft IS/MND, under the discussion of item 24(a-b):

The project site is 250 feet east of a drainage that flows along ~~Moreno Road~~ Morrison Street. The project site does not contain any tributaries, streams or rivers. Neither construction nor operation of the proposed project would involve alterations to an existing stream or river. Implementation of the proposed project would result in an increase in impermeable surfaces on-site as compared to existing conditions, which has the potential to result in an increase in surface water runoff and reduce the absorption rate of the project site. The proposed project would be required to design and construct drainage improvements that have sufficient capacity to handle the increase runoff and meet CBC standards, and comply with the MS4 permit and the project-specific WQMP. Additionally, the project would be required to implement a SWPPP pursuant to NDPES permitting compliance. This SWPPP would contain BMPs that would reduce impacts from on- and off-site flooding to less than significant levels during ~~both~~ construction ~~and~~

~~operation~~. The proposed project would also be required to implement a Water Quality Management Plan (WQMP). The WQMP would address potential impacts to water quality during operation of the proposed project. Preparation and implementation of both a SWPPP and WQMP would ensure that the proposed project would not 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 that would result in flooding on- or off-site during either construction or operation.

6) Page 75 of the Draft IS/MND, under the discussion of item 34(b):

The operation of heavy equipment during construction would result in temporary increases in noise in the immediate vicinity of the construction site. The proposed expansion of the RCRMC would be required to adhere to all County of Riverside noise regulations, including those related to acceptable construction hours. Specifically, the County's construction noise regulations are outlined in Riverside County Ordinance 847, which states that the appropriate hours for private construction projects located within one-quarter mile from an inhabited dwelling are from 6:00AM to 6:00PM (June through September), and from 7:00AM to 6:00 PM (October through May). Construction activities associated with the proposed project would not likely occur outside of these hours; however, there may be times when exceptions are necessary in order to complete construction of the project in a timely manner. The exceptions could include, but are not limited to, electrical shutdowns, concrete plant hours of operation, and certain staging activities.

7) Page 88 of the Draft IS/MND, first and second sentence under the discussion of item 41(i):

Emergency access would be provided from ~~Brodiaea Avenue~~ the service road located north of the proposed Plant Operations Warehouse. Off-site access to the proposed Plant Operations Warehouse would be provided by Cactus Avenue.

CHAPTER 3
Response to Comments

As stated in *CEQA Guidelines*, Section 15074(b), "*Prior to approving a project, the decisionmaking body of the lead agency shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process. The decisionmaking body shall adopt the proposed negative declaration or mitered negative declaration only if it finds on the basis of the whole record (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis.*"

One (1) comment letter was received during the 30-day public review period for the proposed project. This chapter provides a copy of this letter, as well as the lead agency's response to the comments presented in the letter. **Table 3-1** below briefly summarizes the contents of the comment letter.

TABLE 3-1
LIST OF COMMENTS RECEIVED

ID No.	Date Of Letter	Commenter	Agency	Environmental Issue Area
Draft Subsequent EIR Comments				
A	November 12, 2009	John C. Terrel, AICP Planning Official	City of Moreno Valley, Community Development Department, Planning Division	Aesthetics/Hydrology and Water Quality/Noise

The responses to comments presented in the aforementioned letter are discussed below. The following responses do not alter the proposed project, nor do they change the conclusions presented in the Draft IS/MND.

09 NOV 16 PM 1:21

Comment Letter A

Community Development Department
Planning Division
14177 Frederick Street
P. O. Box 88005
Moreno Valley CA 92552-0805
Telephone: 951.413-3206
FAX: 951.413-3210

November 12, 2009

Ms. Claudia Steiding
Senior Environmental Planner
Department of Facilities Management
County of Riverside
3133 Mission Inn Avenue
Riverside, CA 92507-4138

Re: Notice of Intent to Adopt a Mitigated Negative Declaration – Riverside County Regional Medical Center Expansion

Dear Ms. Steiding:

Thank you for the opportunity to comment on the above-referenced action. The City is pleased about the continued expansion of the Medical Center Campus as a major provider of services and employment to the local community. In reviewing the proposed action, the City is providing the following questions and comments on the document, as follows:

1. Figure 1.2 indicates access to the planned Plant Operation Warehouse from Brodiaea Avenue. Brodiaea Avenue is not currently improved adjacent to the Medical Center Campus. If this roadway is to be improved, such activity should be reflected in the project description and assessed in the document. If not, the exhibit should be revised, as should the discussion in item 41(i) on page 88 of the document. 1

2. Figure 1.2 indicates a parking lot design that is not consistent with current City regulations. Most notably, the design does not include shade trees in diamond planters placed every three spaces in a double loaded parking aisle and similarly along the periphery of the parking lot. The addition of trees would reduce potential aesthetic impacts and reflected heat and glare "heat island effect" from the large expanse of pavement and parked vehicles. 2

3. Figure 1.2 and the following project description do not indicate if, or how the proposed Service Yard will be screened from view by adjacent development, or what level of landscaping will be provided around the proposed Plant Operation Warehouse and adjacent parking, or the Medical Center Campus parking 3

expansion. Will landscaping be included in these areas, including the area between the parking expansion and the existing Hospital (where parking will be removed) and Cactus Avenue? It is recommended that Figure 1.2 and the following project description be expanded to address all areas to be improved. 3

4. Item 32(b) on pages 74 and 75 does not include any limitation on hours of construction. It is recommended that construction activities be limited to 7 a.m. to 7 p.m. to be consistent with City noise restrictions for such activities. 4

5. For clarity, Figure 1.2 should include a north arrow. 5

6. The project description indicates a construction period from November 2009 to May 2010. Given the timing of the environmental action, has the construction period changed? 6

7. Paragraph 3 on page 61 includes a typographical error referring to Canyon Land rather than Canyon Lake. 7

8. Item 24 (a-b) on Page 65 includes a typographical error referring to Moreno Road rather than Morrison Street. The same passage to reflect that the SWPPP addresses construction phase impacts and the WQMP addresses operation phase impacts. 8

Thank you again for the opportunity to comment on the proposed Mitigated Negative Declaration. Should you have any questions or concerns, please contact me by telephone at 413-3238 or e-mail at johnt@moval.org.

Sincerely,

John C. Terell AICP
Planning Official

cc: Clement Jimenez PE, Senior Land Development Engineer
Michael Lloyd PE, Senior Transportation Engineer

Comment Letter A

City of Moreno Valley
Community Development Department
November 12, 2009

A-1 The commenter states that Figure 1.2 of the Draft IS/MND indicates access to the Plant Operations Warehouse from Brodiaea Avenue, which is not currently improved adjacent to the project site. The commenter requests that if this roadway is to be improved, such activity should be reflected in the Draft IS/MND. If access to the Plant Operations Warehouse would not be provided by Brodiaea Avenue, then the commenter requests that Figure 1.2 and the discussion under item 41(i) on page 88 of the Draft IS/MND (regarding emergency access to the site), be revised.

Please refer to Chapter 3, *Additions and Corrections*, of this Final IS/MND for textual and graphical revisions made in response to this comment. As illustrated on revised Figure 1.2 and discussed in Chapter 3 of this Final IS/MND, emergency access to the proposed Plant Operations Warehouse would be provided by the service road located north of the proposed structure. Off-site access to the proposed Plant Operations Warehouse would be provided by Cactus Avenue. This minor revision does not change the analysis of emergency access, nor does it change the significant conclusions presented in the Draft IS/MND. No further response is required.

A-2 The commenter states that Figure 2.1 of the Draft IS/MND indicates a parking lot design that is not consistent with current City of Moreno Valley regulations. Specifically, the commenter states that the design of the on-site parking lot does not include: (1) shade trees in diamond planters, placed every three spaces in a double-loaded parking isle, or (2) shade trees planted along the periphery of the parking lot. The commenter states that the addition of these trees would not only reduce potential aesthetic impacts, but would also reduce the amount of reflected heat and glare (i.e., heat island effect) from the large expanse of pavement and parked vehicles.

Please refer to Chapter 3, *Additions and Corrections*, of this Final IS/MND for textual revisions made in response to this comment. The County of Riverside is currently revising the design for the parking landscape plan associated with the proposed project. This revised parking landscape plan would include shade trees in diamond planters within the interior of the parking lot, as well as other shade trees located along the perimeter of the parking lot. The parking landscape plan would be consistent with the requirements of Riverside County Policy H-25 and with Riverside County Ordinance 859 regarding water efficient landscaping. Therefore, the commenter's request has been adequately addressed and no further response is required.

A-3 The commenter states that the analysis presented in the Draft IS/MND does not indicate if or how the proposed Service Yard area will be screened from view by adjacent development. Further, the commenter states that the Draft IS/MND does not discuss the level of landscaping that will be provided around the proposed Plant Operation Warehouse and adjacent parking lot, or around the area of the proposed parking expansion. The commenter also states that the Draft IS/MND does not discuss whether landscaping would be provided in the area between the parking expansion and the existing RCRMC facility, or if landscaping would be provided along the southern boundary of the project site adjacent to Cactus Avenue.

Please refer to Chapter 3, *Additions and Corrections*, of this Final IS/MND for textual revisions made in response to this comment. The County of Riverside is currently in the process of revising the project site's landscape plan. The revised landscape plan will include, but not be limited to, screening materials such as green screens or green wall fencing; shrubbery trees, including low shrub and umbrella-type shade trees; and partial block and wrought iron walls. Although still in the early stages of design, this landscape plan would be designed to include landscaping around the proposed Plant Operation Warehouse, the area of the proposed parking expansion, the area between the parking expansion and the existing RCRMC facility, and along the southern boundary of the project site adjacent to Cactus Avenue, to the extent feasible. The landscape plan would be consistent with the requirements of Riverside County Policy H-25 and with Riverside County Ordinance 859 regarding water efficient landscaping. Therefore, the commenter's request has been adequately addressed and no further response is required.

A-4 The commenter states that the discussion under item 32(b) on pages 74 through 75 of the Draft IS/MND does not include a limitation on the hours of construction. The commenter recommends that construction activities associated with the propped project be limited to between the hours of 7:00AM and 7:00PM, in accordance with the City of Moreno Valley's noise restrictions.

Please refer to Chapter 3, *Additions and Corrections*, of this Final IS/MND for textual revisions made in response to this comment. The proposed expansion of the RCRMC would be required to adhere to all County of Riverside noise regulations, including those related to acceptable construction hours. Specifically, the County's construction noise regulations are outlined in Riverside County Ordinance 847, which states that the appropriate hours for construction are from 6:00AM to 6:00PM (June through September), and from 7:00AM to 6:00 PM (October through May). Construction activities associated with the proposed project would not likely occur outside of these hours; however, there may be times when exceptions are necessary in order to complete construction of the project in a timely manner. The exceptions could include, but are not limited to, electrical shutdowns, concrete plant hours of operation, and certain staging activities. No further response is required.

A-5 The commenter requests that Figure 1.2 be revised to contain a north arrow. Please refer to Chapter 3, *Additions and Corrections*, of this Final IS/MND. As shown in the revised Figure 1.2 made in response to this comment, a north arrow has been added in order to clarify the orientation of the project site. No further response is required.

A-6 The commenter sates that the page 9 of Chapter 2, *Project Description*, of the Draft IS/MND indicates a construction period of November 2009 to May 2010 for the proposed project. The commenter questions whether the construction period has changed, given the timing of this environmental action.

Please refer to Chapter 3, *Additions and Corrections*, of this Final IS/MND for textual revisions made in response to this comment. Due to changes in the phasing of the project, construction of the proposed improvements are now anticipated to begin in February 2010 and end in August 2010. Construction of the proposed project is still anticipated to take approximately seven months, as was originally anticipated in the Draft IS/MND. No further response is required.

A-7 The commenter states that paragraph 3 on page 61 of the Draft IS/MND contains a typographical error referring to Canyon Land, rather than Canyon Lake. Please refer to Chapter 3, *Additions and Corrections*, of this Final IS/MND for textual revisions made in response to this comment. The commenter is correct and therefore the Draft IS/MND has been revised to incorporate this correction. No further response is required.

A-8 The commenter states that item 24(a-b) on page 65 of the Draft IS/MND contains a typographical error referring to Moreno Road, rather than Morrison Street. Further, the commenter also states that item 24(a-b) incorrectly states that the proposed project's Storm Water Pollution Prevention Plan (SWPPP) would address both construction and operational activities. Rather, the commenter requests that the passage be revised to correctly state that the SWPPP would address construction impacts, while the proposed project's Water Quality Management Plan (WQMP) would address operational impacts.

Please refer to Chapter 3, *Additions and Corrections*, of this Final IS/MND for textual revisions made in response to this comment. The commenter is correct and therefore the Draft IS/MND has been revised to incorporate these corrections. No additional response is required.

CHAPTER 4
Final Mitigation Monitoring and Reporting Program

Pursuant to Section 21081.6 of the Public Resources Code and the *CEQA Guidelines* Section 15097, a public agency is required to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to a proposed development. As stated in the Public Resources Code:

> *"…the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects."*

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the document. The public agency may delegate reporting or monitoring responsibilities to another public agency or a private entity, which accept delegations. The lead agency, however, remains responsible for ensuring that implementation of the mitigation measures occur in accordance with the program.

The mitigation monitoring table below lists mitigation measures required of the proposed project in order to reduce potential significant impacts. These measures may also be included as conditions of approval for the project. These measures correspond to those outlined in Section VI. *Environmental Issues Assessment* of the Draft IS/MND. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure.

This Final Mitigation Monitoring and Reporting Program (MMRP) is set up as a compliance report, with space for confirming the correct mitigation measures have been implemented for the proposed project. In order to sufficiently track and document the status of mitigation measures, the matrix below has been prepared with the following components:

- Mitigation measures;
- Monitoring Phase:
  - Pre-construction, including the design phase;
  - Construction; and/or
  - Occupancy (post-construction).

- Enforcement agency/Responsible agency;
- Verification of Compliance (for use during the reporting/monitoring).

Information pertaining to compliance with mitigation measures or any necessary modifications and refinements will be documented in the verification of compliance portion of the matrix. The mitigation matrix follows this section.

TABLE 4-1
RIVERSIDE COUNTY REGIONAL MEDICAL CENTER FINAL MITIGATION MONITORING REPORT PROGRAM

Mitigation Measure	Monitoring Phase	Enforcement Agency & Responsible Agency	Verification of Compliance		
			Initials	Date	Remarks
Air Quality					
Mitigation Measure AIR-1: Any construction activities that are capable of generating fugitive dust shall implement dust control measures to reduce the amount of particulate matter entrained in the ambient air. If these dust factors generate, SCAQMD District Rule 403 requires that the construction crew apply soil stabilizers to inactive construction areas. Exposed surfaces shall have water applied twice daily or as appropriate to weather conditions or apply soil stabilizers. Covering of stockpiles and any earth moving activities shall be pre-watered to the depth of proposed cuts and re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction. All trucks hauling dirt, sand, soil or other loose material shall be covered or watered prior to leaving the site to prevent dust from impacting surrounding areas. Adjacent streets to the project site will be swept at the end of the day if visible soil material carries over to adjacent roads. Other acceptable Best Available Control Measures (BACM) include, but are not limited to, gravel, rumble plates, and if necessary, temporary wheel washers.	Construction	The construction foreman shall verify compliance with this measure.			
Biological Resources					
Mitigation Measure BIO-1: Conduct a preconstruction survey for burrowing owl. The following measures shall be implemented prior to ground disturbing activities: A preconstruction survey shall be conducted by a qualified biologist within and adjacent to ruderal habitat within 30 days of the on-set of construction. If preconstruction surveys are undertaken during the breeding season (February 1st through August 31st) and an active nest is located, a 500-foot buffer shall be placed around the nest. Orange-mesh construction fencing shall be installed to delineate the buffer area surrounding the nest and shall remain in place through the duration of the breeding	Pre-Construction	The County of Riverside shall verify compliance with this measure.			

Mitigation Measure	Monitoring Phase	Enforcement Agency & Responsible Agency	Verification of Compliance		
			Initials	Date	Remarks
season or until the nest is no longer occupied as determined by a qualified biologist. If preconstruction surveys are conducted during the non-breeding season (September 1st through January 31st), owls may be relocated to adjacent suitable habitat. Prior to the relocation of any owls, a burrowing owl relocation plan shall be prepared by a qualified biologist and approved by the CDFG. This plan must include methods for removing the owls, assessment and location of suitable sites for relocating owls, and a coordination plan with CDFG and USFWS.					
Mitigation Measure BIO-2: To avoid impacts to nesting birds, should ground disturbing construction activities take place during the breeding season (February 1st through August 31st): The County shall retain a qualified biologist to conduct nest surveys in potential nesting habitat within and adjacent to the project site within 30 days prior to construction or site preparation activities. Surveys shall include examination of trees, shrubs, and the ground within grassland for nesting birds, as several bird species known to occur in the area are shrub or ground nesters. If active nests are found, clearing and construction activities within a buffer distance determined by CDFG or the qualified biologist, shall be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting during the same year. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. The results of the survey, and any avoidance measures taken, shall be submitted to the County of Riverside within 30 days of completion of the preconstruction surveys and construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.	Pre-Construction	The County of Riverside shall verify compliance with this measure.			

Mitigation Measure	Monitoring Phase	Enforcement Agency & Responsible Agency	Verification of Compliance		
			Initials	Date	Remarks
Cultural Resources					
Mitigation Measure CUL-1: Any accidental discovery of cultural resources during construction shall be evaluated by a qualified archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Qualification Standards for professional archaeology. If the find is determined to be potentially significant, the archaeologist, in consultation with the County and appropriate Native American group(s), shall develop a treatment plan. All work in the immediate vicinity of the unanticipated discovery shall cease until the qualified archaeologist has evaluated the discovery, or the treatment plan has been implemented.	Construction	The construction foreman shall verify compliance with this measure.			
Mitigation Measure CUL-2: If human remains are unearthed during construction activities, State Health and Safety Code Section 7050.5 require that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who shall then help determine what course of action shall be taken in dealing with the remains.	Construction	The construction foreman shall verify compliance with this measure.			
Mitigation Measure CUL-3: In the event any unique paleontological resource is encountered during excavation, construction shall be halted in the area of discovery. The County Economic Development Agency would be notified and a qualified paleontologist monitor would inspect the findings within 24 hours of the discovery. If a paleontological resource is discovered the paleontologist would then salvage, recorded, and curate the resource.	Construction	The County of Riverside shall verify compliance with this measure.			
Noise					
Mitigation Measure NOI-1: The construction contractor shall ensure that all construction equipment, fixed or mobile, are properly	Construction	The County of Riverside shall verify			

Mitigation Measure	Monitoring Phase	Enforcement Agency & Responsible Agency	Verification of Compliance		
			Initials	Date	Remarks
operating (tuned-up) and mufflers are working adequately. The construction contractor shall ensure that all construction equipment is located such that emitted noise is directed away from sensitive noise receivers. The construction contractor shall ensure that stockpiling and vehicle staging areas are located as far as practical from noise-sensitive receptors during construction activities.		compliance with this measure.			

CHAPTER 5
Draft IS/MND with Strikethrough Revisions

Draft

RIVERSIDE COUNTY REGIONAL MEDICAL CENTER EXPANSION PROJECT

Initial Study/Mitigated Negative Declaration

Prepared for
Riverside County
Economic Development Agency

October 2009

ESA

Draft

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COUNTY OF RIVERSIDE

Environmental Assessment Form: Initial Study

Environmental Assessment (E.A.) Number: 08430003953

Project Case Type (s) and Number(s): Riverside County Regional Medical Center Expansion

Lead Agency Name: County of Riverside Economic Development Agency

Address: 3133 Mission Inn Avenue, Riverside, California 92507

Contact Person: Claudia Steiding, Senior Environmental Planner

Telephone Number: (951) 955-8174

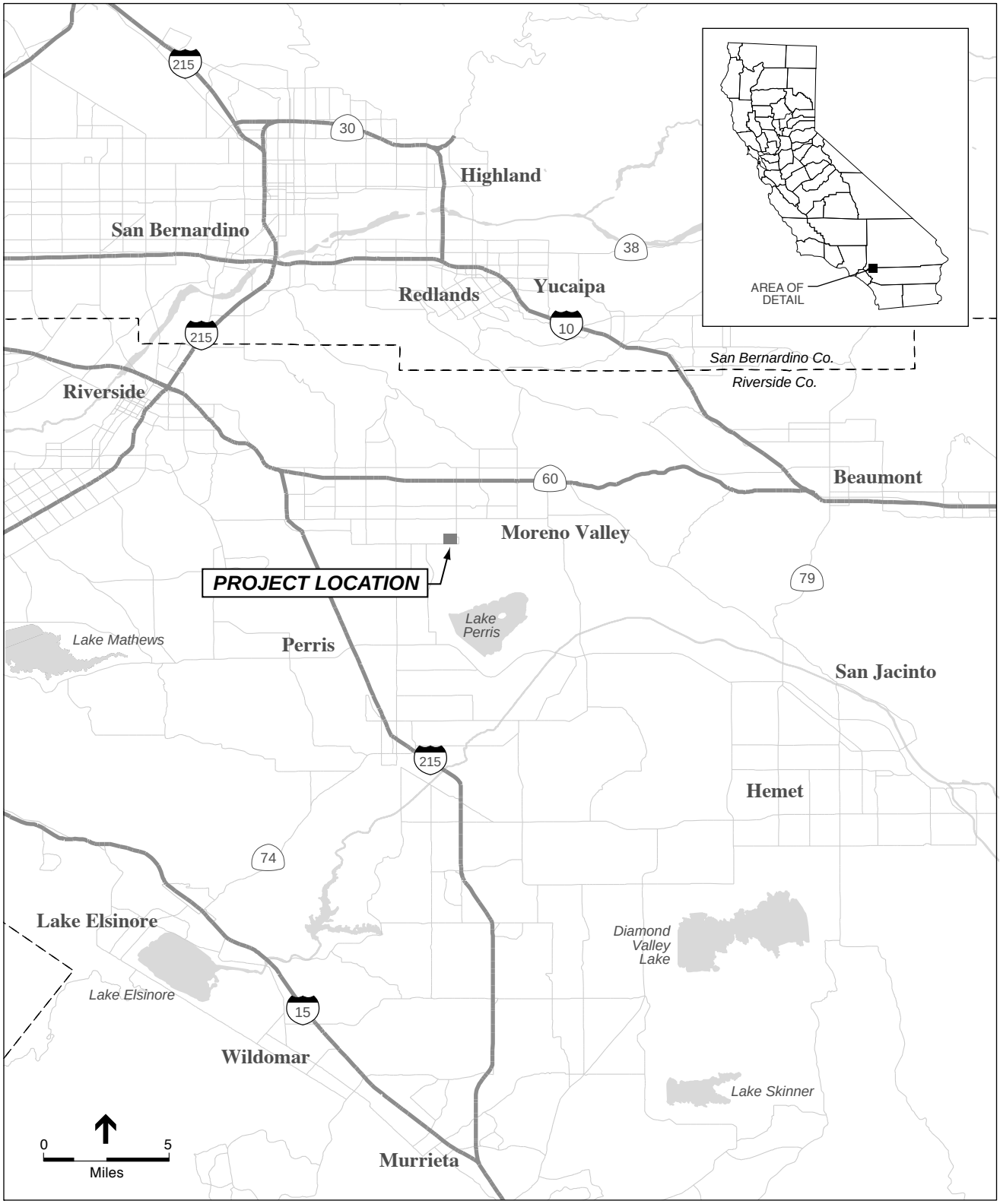
I. Project Information

A. Project Description:

Background: The County of Riverside Economic Development Agency (County) has proposed the expansion of the existing Riverside County Regional Medical Center (RCRMC) by developing a Plant Operations/Warehouse and additional parking (proposed project). The existing RCRMC is located south of State Road 60 and east of Interstate 215, on 26520 Cactus Avenue, Moreno Valley, California (see **Figure 1.1**). Staffed with over 2,100 full-time employees, the RCRMC is one of the largest employers in Riverside County, providing healthcare services 24-hours a day, seven days a week.

In April 2007, the County developed a Master Plan Study for the RCRMC to determine future operation and expansion needs based on growth anticipated for the region (HGA Architects and Engineers, 2007). The Master Plan Study recommends development of a new Plant Operations/Warehouse facility to provide approximately 50,000 square foot (sf) of additional space for maintenance, storage, and receiving functions. In addition, approximately 820 new parking spaces have been proposed to support existing and future operations. This Initial Study/Mitigated Negative Declaration (IS/MND) considers the environmental impacts of the proposed project.

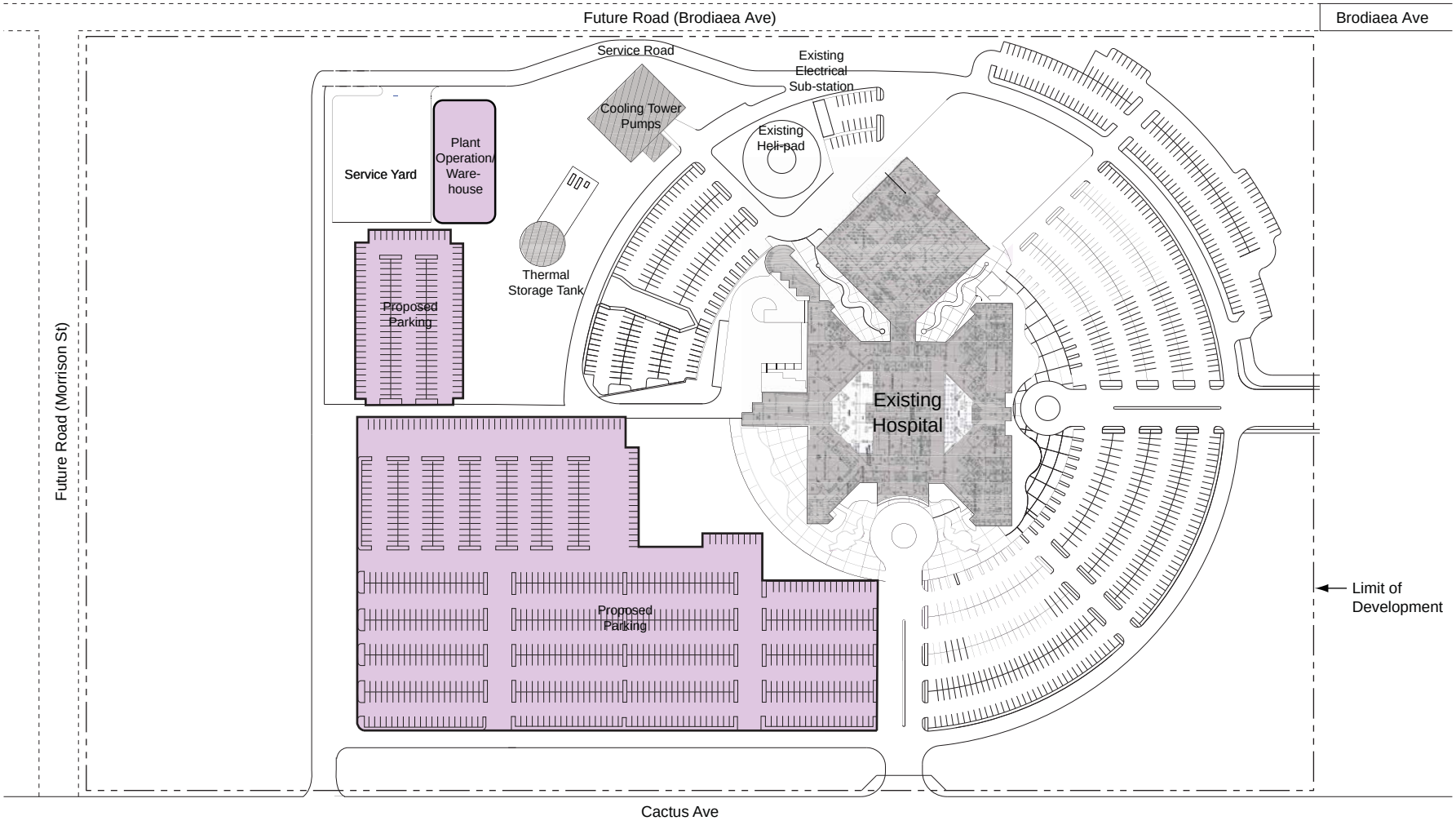
As provided in the Master Plan Study, the vacant land located adjacent and to the west of the main RCRMC facility is the most feasible area for expansion. Consequently, the Plant Operations/Warehouse and additional parking are proposed for development within this area (see **Figure 1.2**). As shown, the Plant Operations/Warehouse facility would be located adjacent to the northwest and the additional parking would be located adjacent to the west/southwest of the main RCRMC.



SOURCE: Riverside County, 2007.

Riverside County Regional Medical Center Expansion Project . 207276.05

Figure 1.1
Regional Location Map



SOURCE: LBL, 2008

Riverside County Regional Medical Center Expansion Project . 207276.05

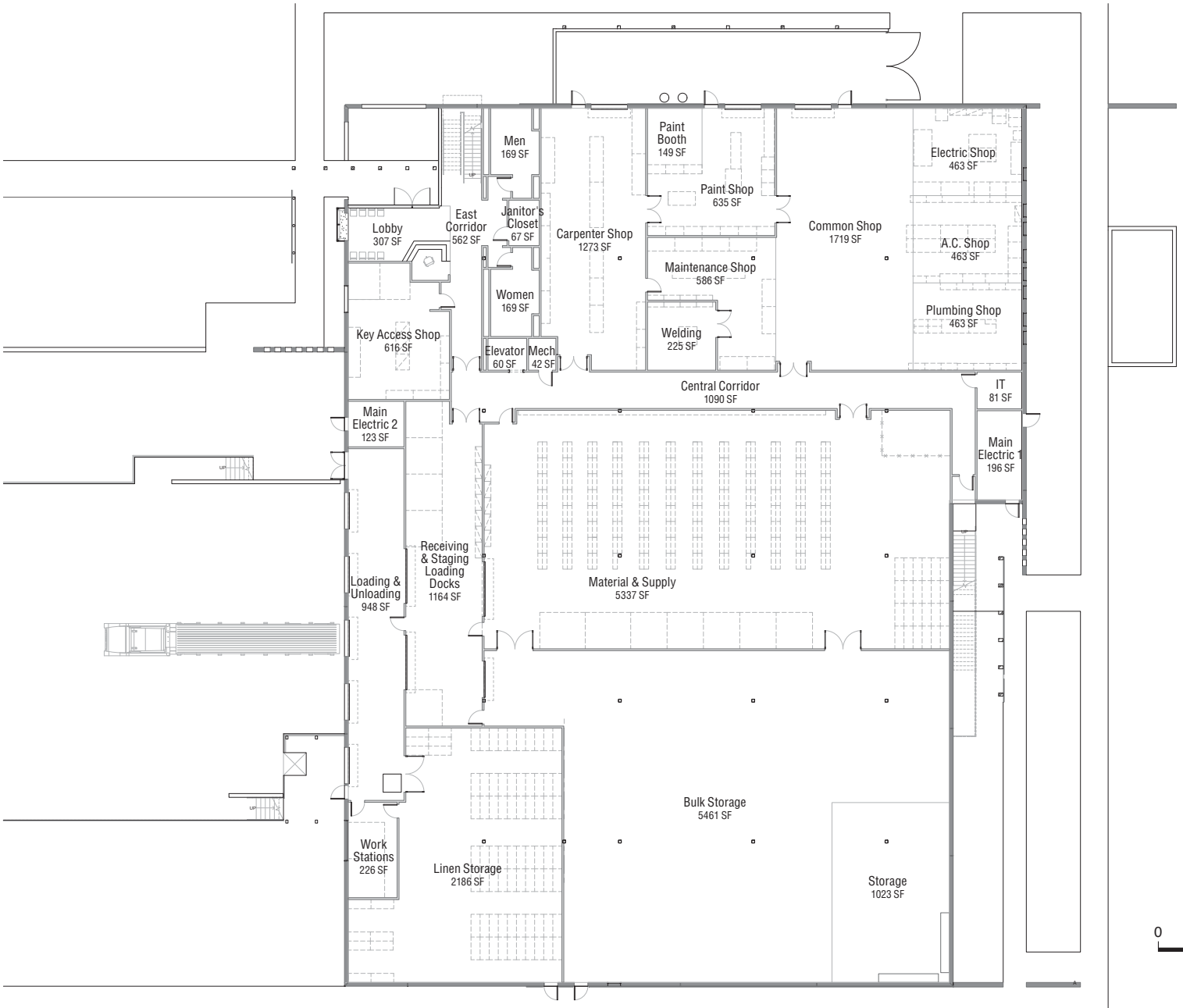
Figure 1.2
Proposed Project Components

Currently, the RCRMC contains maintenance shops and storage areas within the main facility, which are presently overcrowded with equipment and supplies. Due to space limitations, equipment maintenance and repair activities cannot occur in an efficient manner. In addition, there is inadequate space for equipment being stored pre- and post-repair. Consequently, storage areas for hospital supplies are at full capacity. As a result, equipment and supplies are often stored in the hallway areas. The limited space for maintenance and storage operations is resulting in under utilization of hospital space and personal. Supply delivery operations are also constrained at the RCRMC, as the four truck docking stations do not meet delivery capacity needs. The proposed project would provide additional space for maintenance and storage, as well as delivery operations. In addition, the existing parking would be reconfigured to provide an additional 820 parking spaces to support existing and future operations as outlined in the Master Plan Study (HGA Architects and Engineers, 2007).

Project Components: Below is a detailed description of the proposed project components:

1. *Plant Operations/Warehouse*. The proposed project includes the construction of an approximate 50,000 sf Plant Operations/Warehouse facility to supplement the maintenance, storage, and receiving functions at the existing RCRMC. The services provided by the proposed facility would be divided between plant operations services and materials management services. Plant operations services would include craft support (i.e., electrical, plumbing and painting), maintenance, bio-medical engineering activities, and repairs and construction services for the existing RCRMC facility. Materials management services would include warehousing and storage of bulk supplies, servicing of soiled linens, distribution of clean linens, as well as the breakdown and distribution of various other materials and supplies to the main hospital. (LBL Architecture, Planning Interiors, 2008).

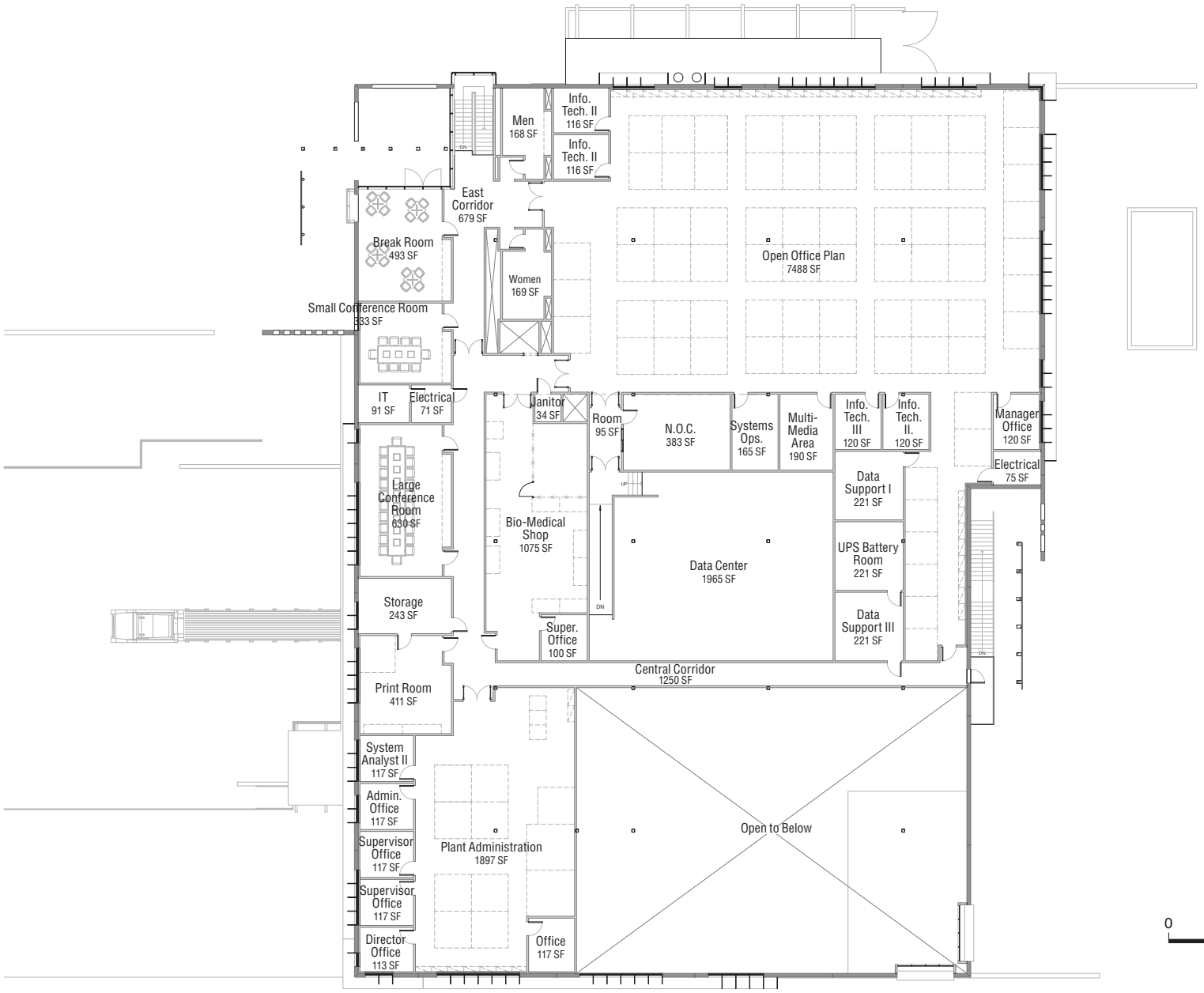
   As shown in **Figure 1.3** and **Figure 1.4**, the proposed Plant Operations/Warehouse Facility would be two stories in height, with several large storage spaces that would service both daily and bulk storage of hospital materials. Items requiring storage would include, but are not limited to food service and dietary materials, critical care materials (i.e., crash carts), pharmacy receiving and storage, daily use items, medical records storage and linen storage. The storage area would be dedicated solely to the storage, distribution and servicing of hospital linens. In addition, the facility would also include receiving and breakdown areas located adjacent to the proposed loading docks along the west side of the proposed building. This would facilitate the flow material distribution from the hospital. In addition to the maintenance and storage of RCRMC equipment, the proposed facility would include a carpenter shop, a spray / paint booth, industrial power equipment, a battery station, loading docks, and areas providing access for large trucks. The proposed facility would have enlarged shops with enough space for work benches, workspace and the storage of equipment and supplies. The proposed Plant Operations/Warehouse facility would also contain a multi-use maintenance area with service stations that would assist with the flow of service when more than one shop is required for maintenance of an item. (LBL Architecture, Planning Interiors, 2008).



SOURCE: WWCOT, 2009

Riverside County Regional Medical Center Expansion Project . 207276.05

Figure 1.3
Plant Operations/
Warehouse Facility
First Floor Site Plan



SOURCE: WWCOT, 2009

Riverside County Regional Medical Center Expansion Project . 207276.05

Figure 1.4
Plant Operations/
Warehouse Facility
Second Floor Site Plan

Below is an itemized list of all components associated with the proposed Plant Operations/Warehouse facility, categorized by story and square-footage (HGA Architects and Engineers, 2007):[1]

First-Story Components:

- Common Shop (1,719 sf), Key Access Shop (616 sf), Carpenter Shop (1,273 sf), Maintenance Shop (586 sf), and Welding Shop (225 sf);
- Electric Shop, A.C. Shop, Plumbing Shop (463 sf each);
- Paint Shop (635 sf), Paint Booth (149 sf) and Information Technology (81 sf);
- Two Receiving/ Staging Loading Docks (1,164 sf each) and Loading (948 sf);
- Linen Storage area (2,186 sf);
- Material and Supply areas (5,337 sf each) and Bulk Storage area (5,641 sf);
- Work Stations (226 sf) and Miscellaneous Storage area (1,023 sf).

Second-Story Components:

- Break Room (493 sf), Small Conference Room (333 sf) and Large Conference Room (630 sf);
- Open Office area (8,488 sf);
- Bio-Medical Shop (1,075 sf) and Superintendants Office (500 sf);
- Plant Administration area (1,897 sf) and Ancillary Office areas (1,818 sf);
- Data Center (1,965 sf); Data Support areas (totaling 442 sf) and IT areas (563 sf);
- Battery Room (221 sf); and
- Three Electrical Rooms (245 sf each).

2. *Parking Expansion*. The proposed project would include the reconfiguration of existing parking, resulting in approximately 820 new parking spaces upon completion. As demonstrated in Figure 1.2, the new parking would be located in a manner to support RCRMC operations.

Building Design. As shown in **Figure 1.5**, the two-story Plant Operations/Warehouse facility would be designed in a rectangular shape, with the longest edge located along a north-south axis. The exterior design would be compatible with the existing RCRMC.

[1] The size (sf) of individual components associated with Plant Operations/Maintenance Warehouse is conceptual and subject to change based on final site plan / approval.

East Elevation

Northeast Corner

North Elevation

Southwest Corner

West Elevation

Main Entrance

South Elevation

SOURCE: WWCOT, 2009

Figure 1.5
Building Scheme and Elevation

Landscaping: The County of Riverside is currently finalizing the design of the proposed project's landscape plans. The parking landscape plan would include shade trees in diamond planters within the interior of the parking lot, as well as other shade trees located along the perimeter of the parking lot. The project site landscape plan will include, but not be limited to, screening materials such as green screens or green wall fencing; shrubbery trees, including low shrub and umbrella-type shade trees; and partial block and wrought iron walls. Although still in the early stages of design, this landscape plan would be designed to include landscaping around the proposed Plant Operation Warehouse, the area of the proposed parking expansion, the area between the parking expansion and the existing RCRMC facility, and along the southern boundary of the project site adjacent to Cactus Avenue, to the extent feasible. Both the parking landscape plan and the project site landscape plan would be consistent with the requirements of Riverside County Policy H-25 and with Riverside County Ordinance 859 regarding water efficient landscaping.

***Construction*.** Construction for the proposed project is anticipated to begin in ~~November~~ February 20~~09~~10 and would continue for approximately seven months, ending in early ~~May~~ August 2010. Operation of the proposed project is anticipated to begin in late ~~May~~ August 2010. There would be no significant demolition required as no structures currently exist in the area of development. The existing parking would be reconfigured, requiring removal of a portion the surface lot located to the southwest of the main RCRMC facility. The unpaved portions of the site have been rough graded, and as a result, only fine grading would be required followed by the completion of necessary trenching and compacting for utility hookups. It is anticipated that the earthwork associated with the proposed project would involve approximately 10,000 cubic yards of soil, which would be balanced on-site.

***Level of CEQA Review*.** Development projects within California are required to undergo an environmental review to determine the environmental impacts associated with implementation of the project, in accordance with the California Environmental Quality Act (CEQA). Riverside County, as the lead agency, determined that the proposed project is subject to CEQA and initiated the preparation of this IS/MND to address the potential for significant environmental impacts. The purpose of this IS/MND is to inform the decision-makers, affected agencies, and the public, of potential environmental impacts associated with the implementation of the proposed project.

As provided herein, environmental impacts from project implementation result in either "no impact", are "less than significant", or are "less than significant with implementation of mitigation." As a result, the County has concluded that an IS/MND is the appropriate level of CEQA documentation for the proposed project.

The CEQA analysis provided herein considers a conceptual site layout for the proposed project. When final facility plans are available, the County will determine if the conceptual site layout considered herein adequately represents final site design. The CEQA analysis provided in this IS/MND and approval of the proposed action will allow the proposed project to proceed to the final design and implementation stage, and the County will not implement additional CEQA review or discretionary approvals provided the final site design is similar to the conceptual site design depicted herein.

As required by CEQA, this IS/MND is available for a 30-day public review and comment period, from October 22, 2009 through November 23, 2009. Please provide written or email comments to:

Ms. Claudia Steiding
Senior Environmental Planner
County of Riverside
Economic Development Agency
3133 Mission Inn Avenue
Riverside, CA 92507-4138
Email: CSteiding@rivcoeda.org

Please include “Riverside County Regional Medical Center Expansion” in the subject line.

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

B. Total Project Area: Approximately 20 acres.

C. Assessor's Parcel No(s): 486280025, 486280026, 486280037.

D. Street References: The southeast corner of Brodiaea Avenue and Morrison Street (future extension), Moreno Valley, California.

E. Section, Township, and Range Description or reference/attach a Legal Description: Section 16, Township 3 South, Range 3 West (USGS 7.5' Quadrangle for Sunnymead).

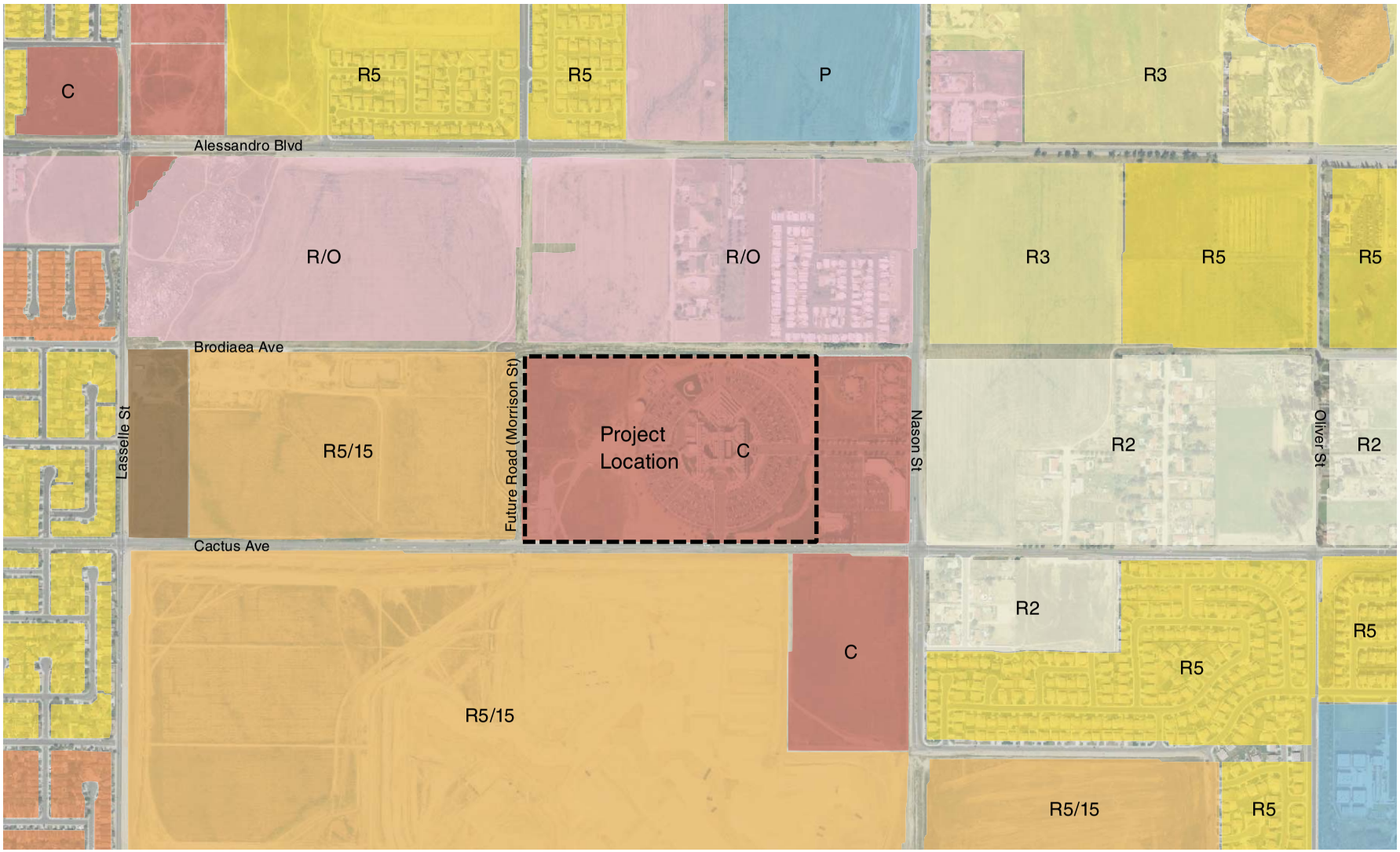
F. Brief description of the existing environmental setting of the project site and its surroundings:

Project Site: The site for new development is currently vacant and has been rough graded; no mature vegetation appears on-site though disturbed desert scrub is sparsely scattered throughout. The areas adjacent to the project site consist of structures and parking lots associated with the existing RCRMC operations. The land use designation for the site is Commercial (City of Moreno Valley, 2009a). The project site is zoned Community Commercial (CC) (City of Moreno, 2009b). Refer to **Figure 1.6** and **Figure 1.7** for the general plan land use and zoning designations. Photo-documentation of the project site and surrounding area is provided in **Appendix A**.

Surrounding Area: The project site is surrounded primarily by vacant land, with some commercial and residential land uses dispersed throughout. The paragraphs below provide a more detailed overview of the land uses surrounding the project site.

***North Land Uses*:** Brodiaea Avenue borders the project site to the north, followed by vacant parcels with a land use designation of Residential/Office (RO) and zoned for Office Commercial (O/C) uses. Land to the northwest of the project site is also vacant, designated for RO land uses; land to the northeast of the project site is also located within the RO land use designation and is comprised of single- and multi-family residential development. Further northwest of the project site, at the northwest corner of Brodiaea Avenue and Morrison Street, parcels have a land use designation of RO and a zoning designation of Multi-Family Residential (R15). (City of Moreno Valley, 2009a and 2009b).

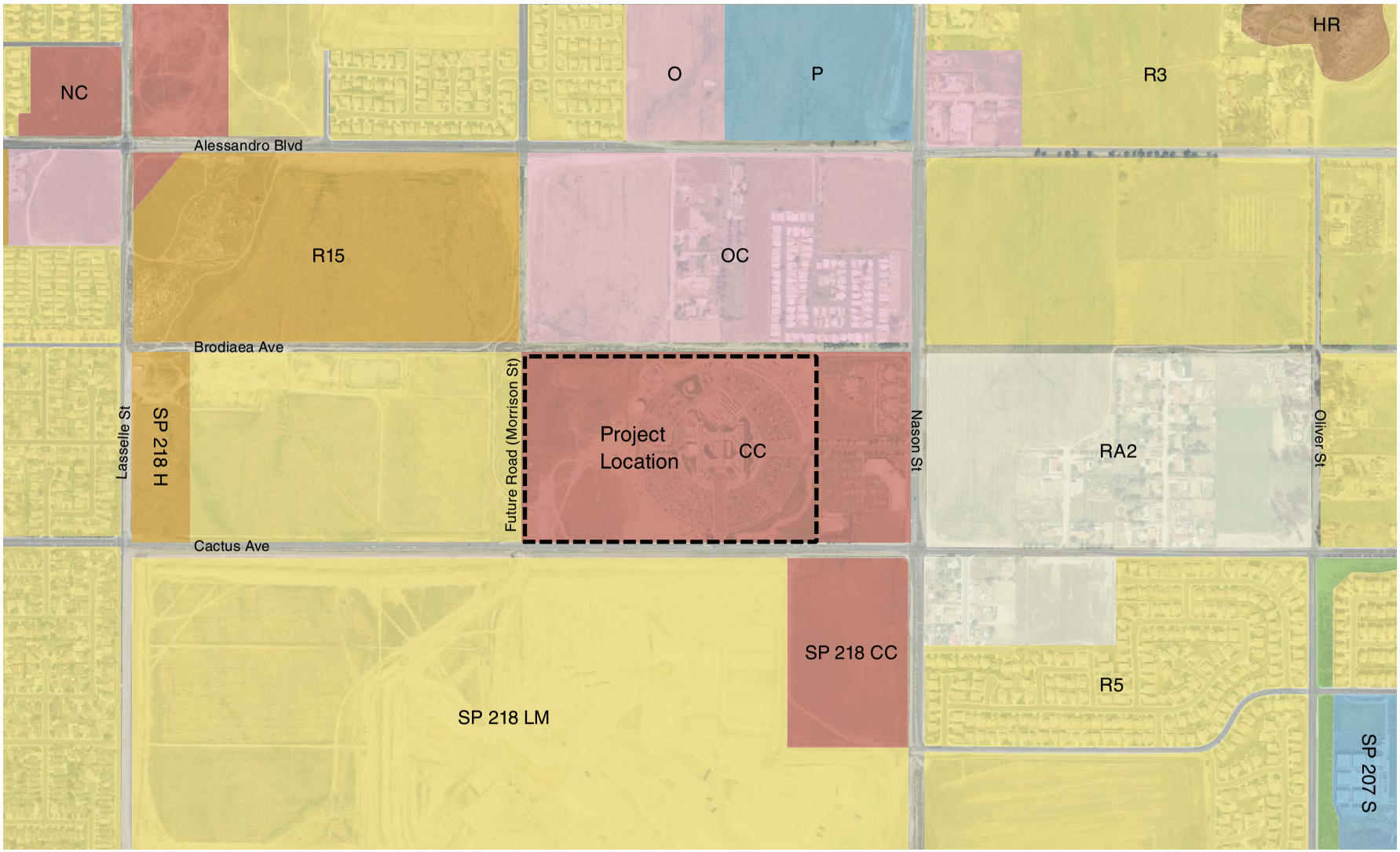
East Land Uses: East of the RCRMC, at the southeast corner of Cactus Avenue and Nason Street, parcels contain a land use and zoning designation of Commercial and CC, respectively (City of Moreno Valley, 2009a and 2009b). This land is developed with single-family residential structures.



SOURCE: GlobeXplorer; Riverside County and City of Moreno Valley; ESA, 2009

Riverside County Regional Medical Center Expansion Project . 207276.05

Figure 1.6
Existing Land Use Designations



SOURCE: GlobeXplorer; Riverside County and City of Moreno Valley; ESA, 2009

Riverside County Regional Medical Center Expansion Project . 207276.05

Figure 1.7
Existing Zoning Map

Land uses further east of the site, beyond Nason Street, consist of vacant land with a land use and zoning designation of Residential (R2) (assigned a permitted maximum of two dwelling units per acre). Parcels to the southeast of the project site, at the southeast corner of Cactus Avenue and Nason Street, contain a land use and zoning designation of R2 and Residential/Agriculture Residential/Agriculture (RA2), respectively. Similar to a zoning designation of R2, parcels with a zoning designation of RA2 also a have a permitted maximum of two dwelling units per acre. (City of Moreno Valley, 2009b). This land is currently developed with a cluster of single-family residential structures.

South Land Uses: Immediately south of the project site is Cactus Avenue, beyond which consists of vacant land with a land use designation of Residential (R5/R15) and a zoning designation of Suburban Residential (SP 218 LM). This land is allowed a permitted maximum of either 5 or 15 residential units per acre. Southwest of the project site, at the southwest corner of Cactus Avenue and Nason Street, is vacant land with a land use and zoning designation of Commercial and CC, respectively. (City of Moreno Valley, 2009a and 2009b).

West Land Uses: Immediately west of the project site is the future extension of Morrison Street, beyond which consists of vacant land with a land use and zoning designation of R5/R15 and Suburban Residential (SP 218 H), respectively. Vacant land is also present to the northwest of the project site, at the corner of Brodiaea Avenue and Morrison Street, and to the southwest of the project site, beyond Cactus Avenue. Land to the southwest of the project site has a land use designation of R5/R15 and a zoning designation of SP 218 LM.

II. Applicable General Plan and Zoning Regulations

A. General Plan Elements/Policies:

1. **Land Use Designation:** Chapter 3: Land Use Element of the *Riverside County Integrated Project General Plan* (2003a).

2. **Circulation:** Chapter 4: Circulation Element of the *Riverside County Integrated Project General Plan* (2003a).

3. **Multipurpose Open Space:** N/A

4. **Safety:** Chapter 6: Public Safety Element of the *Riverside County Integrated Project General Plan* (2003a).

5. **Noise:** Chapter 7: Noise Element of the *Riverside County Integrated Project General Plan* (2003a).

6. **Housing:** N/A

7. **Air Quality:** Chapter 9: Air Quality Element of the *Riverside County Integrated Project General Plan* (2003a).

B. General Plan Area Plan(s): Reche Canyon/Badlands Area Plan (Riverside County Planning Department (2003b).

C. Foundation Component(s): N/A

D. Land Use Designation(s): Commercial (City of Moreno Valley, 2009a).

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Residential/Office (R/O), Residential (R2/R5/R15), and Commercial (City of Moreno Valley, 2009a).

H. Adopted Specific Plan Information:

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** Reche Canyon/Badlands Area Plan (Riverside County Planning Department (2003b).

3. **Existing Zoning:** Community Commercial (CC) (City of Moreno Valley, 2009b).

4. **Proposed Zoning, if any:** The proposed project would be consistent with the existing Community Commercial (CC) zoning designation.

5. **Adjacent and Surrounding Zoning:**

North:	Office Commercial (OC) and Multi-Family Residential (R15)
East:	Residential/Agriculture (RA2), Suburban Residential (R5)
South:	Residential (R5 or R15)
West:	Suburban Residential (SP 218 H)

III. Cumulative Scenario

As set forth in the *CEQA Guidelines*, Title 14, Chapter 3, Article 9, Section 15130(b), the impact determination must include a discussion of related projects impacts and must reflect the severity of the impacts, as well as the likelihood of their occurrence. Cumulative study areas are defined based on an analysis of geographic scope relevant to the specific environmental issue to be analyzed. For each part of the analysis presented in this IS/MND, the appropriate scope of the cumulative study area (i.e.,

relevant related projects) was taken into consideration. Specific projects proposed or currently under development were identified for the proposed project area. Projects within a one-mile radius were chosen for inclusion in this analysis, as this scope would adequately represent potential regional and local impacts to the area on a cumulative basis. The related projects considered in this analysis are listed in **Table 1.1** and demonstrated on **Figure 1.8.**

TABLE 1.1
LIST OF RELATED PROJECTS

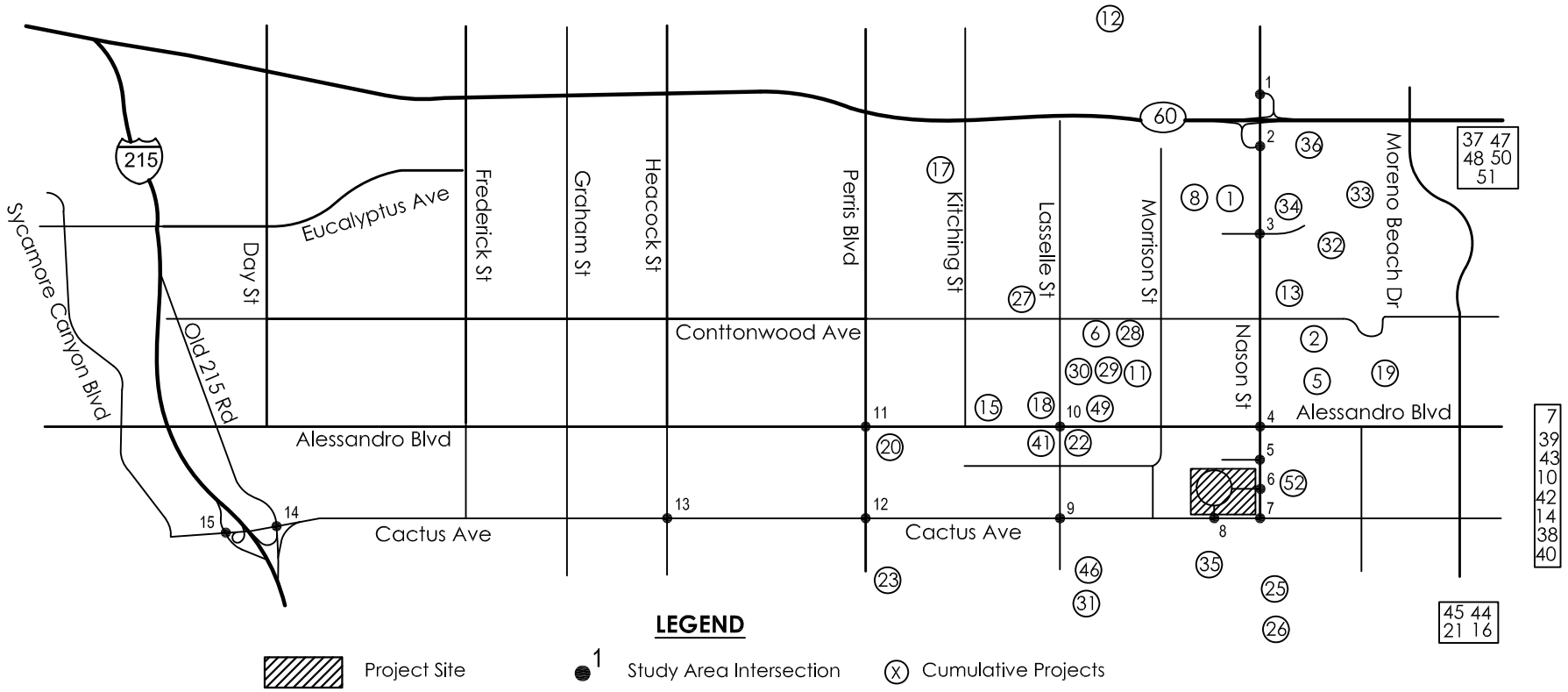
Project	Land Use	Qty	Unit
1. PA03-0065	Single Family Detached	87	DU
2. PA03-0118	Single Family Detached	25	DU
3. PA04-0041	Single Family Detached	32	DU
4. PA04-0046	Single Family Detached	63	DU
5. PA04-0106	Single Family Detached	54	DU
6. PA04-0115	Single Family Detached	16	DU
7. PA04-0144	Single Family Detached	17	DU
8. PA04-0150	Single Family Detached	32	DU
9. PA04-0163	Single Family Detached	107	DU
10. PA05-0005	Single Family Detached	19	DU
11. PA05-0017	Single Family Detached	72	DU
12. PA05-0071	Single Family Detached	80	DU
13. PA05-0171	Single Family Detached	30	DU
14. PA05-0182	Residential Condominium/Townhouse	112	DU
15. PA05-0193	Residential Condominium/Townhouse	40	DU
16. PA05-0201	Residential Condominium/Townhouse	90	DU
17. PA06-0011	Single Family Detached	12	DU
18. PA06-0052	Residential Condominium/Townhouse	54	DU
19. PA06-0054	Single Family Detached	52	DU
20. PA06-0111	Residential Condominium/Townhouse	271	DU
21. PA07-0049	Senior Adult Housing - Detached	195	DU
22. PA08-0011	Apartments	380	DU
23. PA08-0013	Apartments	150	DU
24. PA08-0042	Apartments	296	DU
25. TR29920	Single Family Detached	124	DU
26. TR30268	Single Family Detached	86	DU
27. TR31255	Single Family Detached	3	DU
28. TR31494	Single Family Detached	12	DU
29. TR31589	Single Family Detached	72	DU
30. TR31590	Single Family Detached	150	DU
31. TR32142	Residential Condominium/Townhouse	121	DU
32. TR32834	Single Family Detached	113	DU
33. TR32835	Residential Condominium/Townhouse	274	DU

TABLE 1.1
LIST OF RELATED PROJECTS

Project	Land Use	Qty	Unit
34. TR32836	Single Family Detached	39	DU
35. TR33532	Single Family Detached	2,922	DU
36. Stoneridge Towne Center	Shopping Center	289	TSF
37. Moreno Beach Plaza (Phase 2)	Shopping Center	60	TSF
38. Moreno Marketplace	Shopping Center	37	TSF
39. Moreno Beach Marketplace	Shopping Center	175	TSF
40. Rancho Belago Plaza	Shopping Center	14	TSF
41. Alessandro and Lasselle	Shopping Center	11	TSF
42. Alessandro and Moreno Beach (SW)	Shopping Center	36	TSF
43. Alessandro and Moreno Beach (SE)	Shopping Center	39	TSF
44. Cresta Bella	Medical/Dental Office Building	30	TSF
45. Moreno Valley Medical	Medical/Dental Office Building	80	TSF
46. Lakeside Plaza and Terrace	Shopping Center	21	TSF
47. Moreno Valley Auto Mall	Shopping Center	90	TSF
48. Prologis	High-Cube Warehouse - Moreno Valley	2,224	TSF
49. WinCo Center	Shopping Center	160	TSF
50. Ridge Industrial	High-Cube Warehouse - Moreno Valley	943	TSF
51. Highland Fairview Industrial	High-Cube Warehouse - Moreno Valley	1,800	TSF
52. PO8-0075	Senior Community	TBD	TSF

DU = Dwelling Unit, TSF = Thousand Square Feet

SOURCE: WEBB Associates, Cumulative Project List for the RCRMC area submitted to Moreno Valley, May 15, 2009.



(1) PA03-0065	(8) PA04-0150	(15) PA05-0193	(22) PA08-0011	(29) TR31589	(36) Stoneridge Town Center	(43) Alessandro/Moreno Beach (SE)	
(2) PA03-0118	(9) PA04-0163	(16) PA05-0201	(23) PA08-0013	(30) TR31590	(37) Moreno Beach Plaza	(44) Cresta Bella	
(3) PA04-0041	(10) PA05-0005	(17) PA06-0011	(24) PA08-0042	(31) TR32142	(38) Moreno Marketplace	(45) Moreno Valley Medical	
(4) PA04-0046	(11) PA05-0017	(18) PA06-0052	(25) TR29920	(32) TR32834	(39) Moreno Beach Market	(46) Lakeside Plaza	
(5) PA04-0106	(12) PA05-0071	(19) PA06-0054	(26) TR30268	(33) TR32835	(40) Rancho Belago Plaza	(47) Moreno Valley Auto Mall	(50) Ridge Industrial
(6) PA04-0115	(13) PA05-0171	(20) PA06-0111	(27) TR31255	(34) TR32836	(41) Alessandro & Lasselle	(48) Prologis	(51) Highland Fairview Industiral
(7) PA04-0144	(14) PA05-0182	(21) PA07-0049	(28) TR31494	(35) TR33532	(42) Alessando/Moreno Beach (SW)	(49) WinCo Center	(52) P08-0075 (Senior Community)

SOURCE: Arch Beach Consulting, 2009

Figure 1.8
Related Project
Location Map

IV. 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" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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

V. Determination

On the basis of this initial evaluation:

A. PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

B. PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature Date

Claudia Steiding
Senior Environmental Planner
County of Riverside
Economic Development Agency

VI. Environmental Issues Assessment

This Initial Study has been prepared to determine the level of environmental impact that would result from the acquisition, construction, and operation of the proposed project in accordance with CEQA (*Public Resource Code Section 21000-21178*) and *California Code of Regulations Section 15063.*

	Potentially Significant Impact	***Less Than Significant with Mitigation Incorporated***	***Less Than Significant Impact***	***No Impact***
AESTHETICS - Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☒	☐

SOURCE: Riverside County Integrated Project General Plan - Fig. C-7 "Scenic Highways", 2003a; Caltrans Scenic Highway Program, 2009; City of Moreno Valley General Plan, Figure 7-2, "Major Scenic Resources", 2006b.

1. (a) Findings of Fact: **No Impact.** California's Department of Transportation (Caltrans) Scenic Highway Program was established by State Legislature in 1963 to preserve and protect scenic highway corridors from change that would diminish the aesthetic value of lands adjacent to highways (2009). A significant impact would occur if the project damaged or removed scenic resources along a state scenic highway. The site is not within or adjacent to a state scenic highway or corridor. The nearest State Scenic Highway is Scenic Highway 72, located approximately 8.8 miles southwest from the project site (Caltrans, 2009). This highway is not visible from the project site, nor is the project site visible from this highway. The nearest City of Moreno Valley-designated Scenic Route is located approximately one mile east of the project site, on Moreno Beach Road (City of Moreno Valley, 2006a). However, the project site is not visible from this Scenic Route due to intervening buildings, roadways and other development. In addition, the project site is located just south of a City of Moreno Valley-designated view corridor (City of Moreno Valley, 2006b). Nonetheless, the structure proposed in two-stories in height and would not obstruct views in the area. In addition, the project site is located to the south of this north-facing designated scenic resource. Therefore, no impact to a scenic highway would occur from construction or operation of the proposed project.

Mitigation: None required.

Monitoring: None required.

1. (b) Findings of Fact: **Less Than Significant Impact.** A scenic vista generally provides the following: focal views of objects, settings, or features of visual interest; or panoramic views of large geographic areas of scenic quality, primarily from a given vantage point. A significant impact to a scenic vista would occur if the project introduced an incompatible use that would obstruct, interrupt, or diminish a valued focal and/or panoramic view. The City of Moreno Valley General Plan does not identify any scenic resources, other than the aforementioned view corridor located to the north, within the project area or the nearby surrounding vicinity (City of Moreno Valley, 2006a). Similarly, the Riverside County General Plan does not identify any scenic resources within the project area or the nearby surrounding vicinity (Riverside County Planning Department, 2003a). Photo documentation of the site and surrounding area is provided in **Appendix A** and the anticipated building design is demonstrated in **Figure 1.5.**

As shown in Appendix A, the project site is dominated by the existing RCRMC facility and associated parking lots. Surrounding views consist of vacant land and residential development. Broader views within the project site vicinity consist of low hills and mountains to the northwest, northeast and southeast of the project site. Currently, the project site is devoid of any scenic resources, including, but not limited to, trees, rock outcroppings and unique landmark features. The proposed project would include the development of a two-story structure with exterior materials that are compatible with the aesthetic character of the surrounding area and with the existing RCRMC facility. The two-story building proposed would not obstruct views of the nearby low-lying hillsides or mountains or of any scenic vistas, nor would the project result in the creation of an aesthetically offensive site for public view. Further, the project will be designed to include landscaping and perimeter walls to obstruct any potentially offensive views (i.e., garbage dumpsters, etc). Although the project will introduce structures to a previously undeveloped area, the RCRMC has been established in the community for over 10 years and the proposed project will utilize similar materials, massing, height, and architectural designs, to blend with the existing RCRMC structures and with the surrounding residential structures. As such, the proposed project would not adversely impact the aesthetic character of the site and surroundings, nor would it result in the creation of an aesthetically offensive site open to the public. Furthermore, the proposed project would not obstruct any prominent scenic vista, nor would it impact any scenic resources. Consequently, the proposed project would have a less than significant impact on scenic resources.

Mitigation: None required.

Monitoring: None required.

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
2.	**Mt. Palomar Observatory**				
	c) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☒	☐
3.	**Other Lighting Issues**				
	d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
	e) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

SOURCE: Riverside County General Plan, 2003b; Riverside County General Plan, 2003a; Riverside County Zoning Ord. No. 655 (Regulating Light Pollution).

2. (c) Findings of Fact: **Less Than Significant Impact.** The Mt. Palomar Observatory, located in San Diego County, requires darkness so that evening celestial character can be viewed clearly from the proposed project. The presence of the observatory necessitates unique nighttime lighting standards in Riverside County, as provided by the Mt. Palomar Nighttime Lighting Policy. The County Light Pollution Ordinance (No. 655) also contains light requirements and standards intended to limit light leakage and spillage that may interfere with the operations of the Mt. Palomar Observatory. The project site is located approximately 43 miles northeast of the Mt. Palomar Observatory, and is therefore located within Zone B of the Palomar restricted nighttime light zone (Riverside County Planning Department, 2003a). Construction activities associated with the proposed project would not occur during evening hours. In addition, although nighttime lighting operations may occur during operation of the proposed project, all lighting would be properly shielded and directed away form the sky and adjacent land uses in order to prevent spill-over and light pollution, in accordance with Riverside County Ordinance No. 655. As a result, with adherence to Riverside County Ordinance No. 655, light leakage and spillage from the new parking lots and Operation/Maintenance Warehouse facility would not obstruct or hinder the views from the Mt. Palomar Observatory and impacts would be less than significant.

Mitigation: None required.

Monitoring: None required.

3. (d-e) Findings of Fact: **Less Than Significant Impact.** A significant impact would occur if the project caused a substantial increase in ambient illumination levels beyond the property line or caused new lighting to spill over onto light-sensitive land uses such as residential, some commercial, institutional, and natural areas. As previously mentioned, the project site is located to the west and south of residential developments. Currently, lighting sources emitted from the project site include interior and exterior

lighting associated with the existing RCRMC, and lighting associated with parking lots and vehicle luminaries. There are currently no substantial sources of glare on-site. Minimal light and glare occurs in the surrounding area from vehicle luminaries, residential daytime and nighttime lighting, minimal security lighting, and street lighting. Development of the project would implement the lighting requirements including lighting time limits and shielding specified in Riverside County Ordinance No. 655. These requirements are intended to limit light leakage and spillage that may interfere with views and to protect residences from unacceptable light levels resulting from new development. Therefore, operation of the proposed project would neither expose residential property to unacceptable light levels nor create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. As mentioned above, construction of the proposed project would not occur in evening hours, though a slight increase in daytime light and glare could occur from safety lighting and heavy equipment lighting. Nonetheless, due to the temporary nature of construction activities at the project site (approximately seven months), impacts would be less than significant. Therefore, implementation of the project would not expose residential property to unacceptable light levels or create a new source of substantial lighting or glare and impacts would be less than significant.

Mitigation: None required.

Monitoring: None required.

AGRICULTURAL RESOURCES – Would the project:	***Potentially Significant Impact***	***Less Than Significant with Mitigation Incorporated***	***Less Than Significant Impact***	***No Impact***
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

SOURCE: *Riverside County General Plan* –Fig. OS-2 "Agricultural Resources," (2003), Farmland Mapping and Monitoring Program of the California Resources Agency, 2003a; California Department of Conservation, Division of Land Resource Protection in conjunction with Williamson Act, 2006.

4. (a-d) Findings of Fact: **No Impact.** Because of its historic and economic importance, agricultural land has been subject to protection by both state and federal entities. The project site is not classified as prime farmland, unique farmland, or farmland of statewide importance as designated by the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation (CDC, 2006). Furthermore, the project site is not located adjacent to areas designated as prime farmland, unique farmland, or farmland of statewide importance as designated by the FMMP of the California Resources Agency (CDC, 2006). Neither the City of Moreno Land Use Map nor Zoning Map identifies the project site as agricultural land or farmland (City of Moreno Valley, 2009a and 2009b). The project site is not located on or adjacent to farmland. Finally, neither the project site nor adjacent areas are currently under Williamson Act contract. Therefore, the proposed project would not conflict with a Williamson Act (agricultural preserve) contract as provided on the Riverside County Agricultural Land Conservation Contract Maps. Therefore, the proposed project would have no impact on agricultural farmland or resources, and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

		Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
5. AIR QUALITY – Would the project:					
a)	Conflict with or obstruct implementation of the SCAQMD Air Quality Management Plan or Congestion Management Plan?	☐	☐	☐	☒
b)	Violate any air quality standard or contribute to an existing or projected air quality violation?	☐	☒	☐	☐
c)	Result in a cumulatively considerable net increase of any criteria pollutant for the air basin is non-attainment (ozone & PM10) under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
f)	Conflict with the state goal of reducing greenhouse gas emissions in California to 1990 levels by 2020, as set forth by the timetable established in AB 32, California Global Warming Solutions Act of 2006.	☐	☐	☒	☐

SOURCE: *ESA*, 2009a.

5. (a) Findings of Fact: **No Impact.** The South Coast Air Quality Management District (SCAQMD) is principally responsible for comprehensive air pollution control in the South Coast Air Basin (Basin), in which the project site is located. The SCAQMD Air Quality Management Plan (AQMP) was prepared to accommodate growth, reduce high levels of pollutants within areas under the jurisdiction of SCAQMD, to return clean air to the region, and to address federal and state Clean Air Act requirements (SCAQMD, 2007).

The most recent AQMP (2007) addresses the California Clean Air Act requirements that are intended to bring the SCAQMD into compliance with state air quality standards. California Air Resources Board (CARB) will designate an area as non-attainment for a pollutant if air quality data show that a state standard for a pollutant was violated at least once during the previous three calendar years (CARB, 1988). Exceedances that are affected by highly irregular or infrequent events are not considered violations of a state standard and are not used as a basis for designating areas as non-attainment. Based on regional monitoring to date, the Riverside County portion of the Basin is currently designated as a non-attainment area with regard to ozone (O_3), particulate matter less than 10 microns in diameter (PM_{10}), and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) (CARB, 2007a)

The AQMP focuses on the reduction of O_3, PM_{10} and $PM_{2.5}$ emissions through public education, vehicle and fuels management, transportation controls, indirect source controls, and stationary source control programs.

The AQMP is based on Southern California Association of Governments (SCAG) population projections as well as land use destinations and population projections included in general plans for communities located within the Basin. Population growth is typically associated with the construction of residential units or large employment centers. A project would be inconsistent with the AQMP if it results in population and/or employment growth that exceeds growth estimates for the area. The project would not result in a significant increase in residential land uses or regional employment centers and thus would not result in significant population or employment growth. As discussed in the *Population and Housing* section, it is likely that individuals currently living in the project area would fill any new jobs created by the proposed project.

In addition, as discussed in item 5 (b, d) below, the proposed project would not exceed SCAQMD emission standards.

Based on the proposed project's consistency with SCAG employment projections and that construction and operation activities would not exceed SCAQMD emission standards, as discussed in item 5 (b, d) below, the proposed project would not impair implementation of the AQMP. Implementation of the proposed project would not conflict with or obstruct implementation of the applicable AQMP and no impact would occur.

Mitigation: None required.

Monitoring: None required.

5. (b,d) Findings of Fact: **Less Than Significant Impact With Mitigation Incorporated.** The proposed project would result in an increase in air emissions due to construction activities (short-term) and operation (long-term) of the proposed project. The SCAQMD methodologies for determining air quality impacts for CEQA documents were applied (1993). Air quality modeling data is included in **Appendix B**. Construction of the proposed project has the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers traveling to and from the project site. In addition, fugitive dust emissions would result from grading activities and hauling. Mobile source emissions, primarily nitrogen oxides (NO_X), would result from the use of construction equipment such as excavators, bulldozers, wheeled loaders, and cranes. During the finishing phase, paving operations and the application of asphalt, architectural coatings (i.e., paints) and other building materials would release reactive organic compounds (ROC). The assessment of construction air quality impacts considers each of these potential sources. Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation and, for dust, the prevailing weather conditions.

Construction

Construction for the proposed project is anticipated to begin in November 2009 and would continue for approximately seven months, ending in early May 2010. There would be no significant demolition required as no structures currently exist in the Future

Development Area. The existing parking would be reconfigured, requiring removal of a portion of the surface lot located to the southeast of the main RCRMC. The unpaved portions of the site have been rough graded, and as a result, only fine grading would be required followed by the completion of necessary trenching and compacting for utility hookups. It is anticipated that the earthwork associated with the proposed project would involve approximately 10,000 cubic yards of soil, which would be balanced on-site.

Construction emissions were estimated using the URBEMIS2007 emissions inventory model developed by CARB. It is mandatory for all construction projects in the Basin to comply with SCAQMD Rule 403 for controlling fugitive dust (SCAQMD, 2005b). Incorporating Rule 403 compliance into the proposed project would reduce regional PM_{10} emissions from construction activities. Daily construction-related *regional* emissions for the proposed project are presented in **Table 5.1.** As shown, maximum regional emissions would not exceed the SCAQMD daily significance thresholds for reactive organic compounds (ROC), NO_X, carbon monoxide (CO), $PM_{2.5}$ or PM_{10}. Although carbon dioxide (CO_2) which is considered a greenhouse gas is presented below in Table 5.1, it is analyzed further under item 5 (f). As shown, regional construction emissions would be below applicable thresholds and therefore impacts would be less than significant.

TABLE 5.1
REGIONAL CONSTRUCTION EMISSIONS

Year	Estimated Emissions (lbs/day)					
	ROC	**NO_X**	**CO**	**PM10**	**PM2.5**	**CO2**
2009	3	27	14	13	4	2,372
2010	53	25	14	13	4	2,372
Maximum Regional Daily Emissions	53	27	14	13	4	2,372
Regional Significance Threshold	75	100	550	150	150	NA
Significant Impact?	No	No	No	No	No	NA

NOTE: Appendix B contains input and output sheets from the URBEMIS 2007 program.

SOURCE: *ESA*, 2009a.

Table 5.2 shows the *localized* construction emissions. These emissions do not include on-road vehicle emissions as they are not considered local sources and are not to be considered in a localized significance threshold analysis per SCAQMD guidance (SCAQMD, 2006). Estimated emissions of PM_{10} and $PM_{2.5}$ emissions from fugitive dust associated with grading operations does not assume implementation of an on-site watering program as required by Rule 403.

TABLE 5.2
LOCAL CONSTRUCTION EMISSIONS

Year	Estimated Emissions (lbs/day)			
	NO_X	CO	PM10	PM2.5
2009	27	14	13	4
2010	25	14	13	4
Localized Significance Threshold[a]	375	1,858	22	6
Significant Impact?	No	No	No	No

[a] SCAQMD LST Thresholds are for a 20 acre project site and a 50 meter receptor distance.

SOURCE: *ESA*, 2009a.

Localized Significance Thresholds (LST's) for the project site were determined based on SCAQMD Guidance document *Localized Significance Threshold Methodology*. Project-specific LST's were assumed for a 20-acre construction site and receptor distance given in Methodology Look-up Tables of 50 feet. The main RCRMC facility is located adjacent to the proposed construction activities and residences are located north of Brodiaea Avenue (approximately 200 feet from the project site). In addition, residences are located west of Nason Street (approximately 200 feet east of the project site). As shown, maximum localized emissions would not exceed the project specific localized significant thresholds for NO_X, PM_{10}, $PM_{2.5}$, or CO. Therefore, the localized construction impact to sensitive receptors would be less than significant.

Project Operations

Mobile source emissions would be the largest source of pollutants resulting from proposed project operation and were estimated using the URBEMIS 2007 version 9.2.4 emissions inventory model. As shown in **Table 5.3**, the air quality impact from operation of the proposed project would be less than SCAQMD significance thresholds for all pollutants. Consequently the operational air quality impact of the proposed project would be considered less than significant and no mitigation measures are required.

Even though emissions are quantified to be under applicable thresholds, implementation of **Mitigation Measure AIR-1** is recommended during construction to ensure potential impacts remain less than significant:

Mitigation Measure AIR-1:

> Any construction activities that are capable of generating fugitive dust shall implement dust control measures to reduce the amount of particulate matter entrained in the ambient air. If these dust factors generate, SCAQMD District Rule 403 requires that the construction crew apply soil stabilizers to inactive construction areas. Exposed surfaces shall have water applied twice daily or as appropriate to weather conditions or apply soil stabilizers. Covering of stockpiles

TABLE 5.3
UNMITIGATED OPERATIONAL EMISSIONS

Air Pollutant	Estimated Emissions (lbs/day)[a]					
	ROC	NO_X	CO	PM10	PM2.5	CO2
Area Sources	<1	1	2	<1	<1	969
Operational (vehicle) Sources	2	2	21	4	1	2,285
Total	2	3	23	4	1	3,254
Regional Significance Threshold	55	55	550	150	55	NA
Significant Impact?	No	No	No	No	No	NA

[a] Appendix B contains input and output sheets from the URBEMIS 2007 program, including assumptions for project operations.

SOURCE: ESA, 2009a

and any earth moving activities shall be pre-watered to the depth of proposed cuts and re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction. All trucks hauling dirt, sand, soil or other loose material shall be covered or watered prior to leaving the site to prevent dust from impacting surrounding areas. Adjacent streets to the project site will be swept at the end of the day if visible soil material carries over to adjacent roads. Other acceptable Best Available Control Measures (BACM) include, but are not limited to, gravel, rumble plates, and if necessary, temporary wheel washers.

Monitoring: The construction foreman shall be responsible for ensuring appropriate mitigation measures to reduce emissions are implemented.

With the incorporation of Mitigation Measure AIR-1, impacts would remain less than significant.

5. (c) Findings of Fact: **Less Than Significant Impact.** The SCAQMD approach for assessing cumulative impacts is based on whether the proposed project would, by itself, result in a significant impact. More specifically, if construction or operation of the proposed project would not exceed the SCAQMD's thresholds, those emissions are not expected to be cumulatively considerable. Emissions may increase for certain air pollutants due to nearby past, present and/or foreseeable projects (either overlapping construction periods or on-going operation) that are expected to exceed the SCAQMD mass daily emission thresholds. Per CEQA Guidelines Section 15064(h)(4), the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable.

Based on SCAQMD's interpretation of cumulatively considerable and the fact that both construction and operational air emissions would not exceed SCAQMD's thresholds, as

demonstrated in Response to Question b), development of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the Basin is non-attainment and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

5. (e) Findings of Fact: **Less Than Significant Impact.** Project construction may generate objectionable odors from the use of heavy equipment, application of paints, and paving operations. SCAQMD Rule 1113 limits the amount of volatile organic compounds (VOC) from architectural coatings and solvents. Mandatory compliance with SCAQMD Rules would assure construction activities would not exceed applicable thresholds. Project operation is not anticipated to include activities that would result in objectionable odors (e.g., incineration, oil/gas production, manufacturing, etc.). The proposed project does not include the type of land uses typically associated with odor emissions (i.e., refineries, wastewater treatment plants etc.). Therefore, the impact would be less than significant.

Mitigation: None required.

Monitoring: None required.

5. (f) Findings of Fact: **Less Than Significant Impact.** Gases that trap heat in the atmosphere are called greenhouse gases. The major concern is that increases in greenhouse gases are causing global climate change. Global climate change is a change in the average weather on earth that can be measured by wind patterns, storms, precipitation and temperature. Although there is disagreement as to the speed of global warming and the extent of the impacts attributable to human activities, most agree that there is a direct link between increased emission of greenhouse gases and long-term global temperature. What greenhouse gases have in common is that they allow sunlight to enter the atmosphere, but trap a portion of the outward-bound infrared radiation that warm's up the air. The process is similar to the effect greenhouses have in raising the internal temperature, hence the name greenhouse gases. Both natural processes and human activities emit greenhouse gases. The accumulation of greenhouse gases in the atmosphere regulates the earth's temperature; however, emissions from human activities such as electricity generation and motor vehicle operations have elevated the concentration of greenhouse gases in the atmosphere. This accumulation of greenhouse gases has contributed to an increase in the temperature of the earth's atmosphere and contributed to global climate change. The principal greenhouse gases are CO_2, methane (CH_4), nitrous oxide (N_2O), sulfur hexafluoride (SF_6), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H_2O). Carbon dioxide is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different greenhouse gases, greenhouse gas emissions are often quantified and reported as CO_2 equivalents (CO_2e). Large emission sources are reported in million metric tons of CO_2E ($MMTCO_2e$).

In 2005, in recognition of California's vulnerability to the effects of climate change, Governor Schwarzenegger established Executive Order S-3-05, which sets forth a series of target dates by which statewide emission of greenhouse gas would be progressively reduced, as follows:

- By 2010, reduce greenhouse gas emissions to 2000 levels;
- By 2020, reduce greenhouse gas emissions to 1990 levels; and
- By 2050, reduce greenhouse gas emissions to 80 percent below 1990 levels.

In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill No. 32; California Health and Safety Code Division 25.5, Sections 38500, et seq., or AB 32), which requires CARB to design and implement emission limits, regulations, and other measures, such that statewide greenhouse gas emissions will be reduced to 1990 levels by 2020.

In December 2007, CARB approved the 2020 emission limit of 427 million metric tons of CO_2 equivalents of greenhouse gases. The 2020 target of 427 million metric tons of CO_2e requires the reduction of 169 million metric tons of CO_2e, or approximately 30 percent, from the state's projected 2020 emissions of 596 million metric tons of CO_2e (business-as-usual).

Also in December 2007, CARB adopted mandatory reporting and verification regulations pursuant to AB 32. The regulations became effective January 1, 2009, with the first reports covering 2008 emissions. The mandatory reporting regulations require reporting for certain types of facilities that make up the bulk of the stationary source emissions in California. Currently, the draft regulation language identifies major facilities as those that generate more than 25,000 metric tons/year of CO_2e. Cement plants, oil refineries, electric-generating facilities/providers, cogeneration facilities, and hydrogen plants and other stationary combustion sources that emit more than 25,000 metric tons/year CO_2e, make up 94 percent of the point source CO_2e emissions in California (CARB, 2007b).

In October 2008, the CARB published its Climate Change Scoping Plan, which is the state's plan to achieve greenhouse gas reductions in California required by AB 32 (CARB, 2008a). The Climate Change Scoping Plan includes recommended measures that were developed to reduce greenhouse gas emissions from key sources and activities while improving public health, promoting a cleaner environment, preserving our natural resources, and ensuring that the impacts of the reductions are equitable and do not disproportionately impact low-income and minority communities. These measures, shown in **Table 5.4** by sector, also put the state on a path to meet the long-term 2050 goal of reducing California's greenhouse gas emissions to 80 percent below 1990 levels. These measures were presented to and approved by the CARB on December 11, 2008. The measures in the Scoping Plan approved by the CARB will be developed over the next two years and be in place by 2012.

TABLE 5.4
LIST OF RECOMMENDED ACTIONS BY SECTOR

Measure No.	Measure Description	Greenhouse gas Reductions (Million Metric Tons per year of CO_2e)
Transportation		
T-1	Pavley I and II – Light Duty Vehicle Greenhouse Gas Standards	31.7
T-2	Low Carbon Fuel Standard (Discrete Early Action)	15
T-3[a]	Regional Transportation-Related Greenhouse Gas Targets	5
T-4	Vehicle Efficiency Measures	4.5
T-5	Ship Electrification at Ports (Discrete Early Action)	0.2
T-6	Goods Movement Efficiency Measures • Ship Electrification at Ports • System-Wide Efficiency Improvements	3.5
T-7	Heavy-Duty Vehicle Greenhouse Gas Emission Reduction Measure – Aerodynamic Efficiency (Discrete Early Action)	0.93
T-8	Medium- and Heavy-Duty Vehicle Hybridization	0.5
T-9	High Speed Rail	1
Electricity and Natural Gas		
E-1	Energy Efficiency (32,000 GWh of Reduced Demand) • Increased Utility Energy Efficiency Programs • More Stringent Building & Appliance Standards Additional Efficiency and Conservation Programs	15.2
E-2	Increase Combined Heat and Power Use by 30,000 GWh (Net reductions include avoided transmission line loss)	6.7
E-3	Renewables Portfolio Standard (33% by 2020)	21.3
E-4	Million Solar Roofs (including California Solar Initiative, New Solar Homes Partnership and solar programs of publicly owned utilities) • Target of 3000 MW Total Installation by 2020	2.1
CR-1	Energy Efficiency (800 Million Therms Reduced Consumptions) • Utility Energy Efficiency Programs • Building and Appliance Standards • Additional Efficiency and Conservation Programs	4.3
CR-2	Solar Water Heating (AB 1470 goal)	0.1
Green Buildings		
GB-1	Green Buildings	26
Water		
W-1	Water Use Efficiency	1.4[b]
W-2	Water Recycling	0.3[b]
W-3	Water System Energy Efficiency	2.0[b]
W-4	Reuse Urban Runoff	0.2[b]
W-5	Increase Renewable Energy Production	0.9[b]
W-6	Public Goods Charge (Water)	TBD[b]

TABLE 5.4
LIST OF RECOMMENDED ACTIONS BY SECTOR

Measure No.	Measure Description	Greenhouse gas Reductions (Million Metric Tons per year of CO_2e)
Industry		
I-1	Energy Efficiency and Co-Benefits Audits for Large Industrial Sources	TBD
I-2	Oil and Gas Extraction greenhouse gas Emission Reduction	0.2
I-3	greenhouse gas Leak Reduction from Oil and Gas Transmission	0.9
I-4	Refinery Flare Recovery Process Improvements	0.3
I-5	Removal of Methane Exemption from Existing Refinery Regulations	0.01
Recycling and Water Management		
RW-1	Landfill Methane Control (Discrete Early Action)	1
RW-2	Additional Reductions in Landfill Methane • Increase the Efficiency of Landfill Methane Capture	TBD[b]
RW-3	High Recycling/Zero Water • Commercial Recycling • Increase Production and Markets for Compost • Anaerobic Digestion • Extended Producer Responsibility • Environmentally Preferable Purchasing	9[b]
Forests		
F-1	Sustainable Forest Target	5
High Global Warming Potential (GWP) Gases		
H-1	Motor Vehicle Air Conditioning Systems: Reduction of Refrigerant Emissions from Non-Professional Servicing (Discrete Early Action)	0.26
H-2	SF_6 Limits in Non-Utility and Non-Semiconductor Applications (Discrete Early Action)	0.3
H-3	Reduction of Perfuorocarbons in Semiconductor Manufacturing (Discrete Early Action)	0.15
H-4	Limit High GWP Use in Consumer Products Discrete Early Action (Adopted June 2008)	0.25
H-5	High GWP Reductions from Mobile Sources • Low GWP Refrigerants for New Motor Vehicle Air Conditioning Systems • Air Conditioner Refrigerant Leak Test During Vehicle Smog Check • Refrigerant Recovery from Decommissioned Refrigerated Shipping Containers • Enforcement of Federal Ban on Refrigerant Release during Servicing or Dismantling of Motor Vehicle Air Conditioning Systems	3.3
H-6	High GWP Reductions from Stationary Sources • High GWP Stationary Equipment Refrigerant Management Program: o Refrigerant Tracking/Reporting/Repair Deposit Program o Specifications for Commercial and Industrial Refrigeration Systems • Foam Recovery and Destruction Program • SF_6 Leak Reduction and Recycling in Electrical Applications • Alternative Suppressants in Fire Protection Systems • Residential Refrigeration Early Retirement Program	10.9
H-7	Mitigation Fee on High GWP Gases	5
Agriculture		
A-1	Methane Capture at Large Dairies	1.0[b]

TABLE 5.4
LIST OF RECOMMENDED ACTIONS BY SECTOR

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[a] This is not the SB 375 regional target. CARB will establish regional targets for each MPO region following the input of the regional targets advisory committee and a consultation process with MPOs and other stakeholders per SB 375.

[b] Greenhouse gas emission reduction estimates are not included in calculating the total reductions needed to meet the 2020 target.

SOURCE: CARB, 2008a.

In addition to the Scoping Plan, CARB has also released the *Preliminary Draft Staff Proposal: Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act* (2008). The proposal recommends adhering to interim performance standards for project types and emissions sources including construction, energy, water use, waste, transportation, and total mass greenhouse gas emissions (CARB, 2008b). Specific thresholds and performance criteria for these categories have yet to be developed.

On April 13, 2009, the California Office of Planning and Research submitted to the Secretary for Natural Resources its proposed amendments to the state CEQA Guidelines for greenhouse gas emissions, as required by SB 97. These proposed CEQA Guideline amendments would provide guidance to public agencies regarding the analysis and mitigation of the effects of greenhouse gas emissions in draft CEQA documents.

The Natural Resources Agency received recommended Amendments to the CEQA Guidelines for greenhouse gas emissions from the Governor's Office of Planning and Research on April 13, 2009. On July 3, 2009, Resources commenced the Administrative Procedure Act rulemaking process for certifying and adopting these amendments pursuant to Public Resources Code Section 21083.05. The recommended Amendments do not identify significance thresholds for greenhouse gas emissions but that setting thresholds is the responsibility of the CEQA Lead Agency.

On December 5, 2008, SCAQMD Governing Board adopted the staff proposal for an interim greenhouse gas significance threshold for projects where the SCAQMD is lead agency. The interim threshold consists of five tiers of standards that could result in a finding of less than significant impact. The tiers include CEQA exemptions, consistency with regional greenhouse gas budgets, less than significant screening levels for industrial projects (10,000 metric tons/year CO_2e) and commercial/residential projects (3,000 metric tons/year CO_2e), performance standards (i.e., 30 percent less than Business As Usual [BAU]), and carbon offsets.

The proposed project would contribute to global climate change as a result of emissions of greenhouse gases, primarily CO_2, emitted by trucks and earthmoving equipment associated with construction activities and daily operations once the project is built. As with other individual and relatively small projects, the specific emissions from this project

would not be expected to individually have an impact on Global Climate Change (AEP, 2007). Furthermore, greenhouse gas impacts are considered to be exclusively cumulative impacts; there are no non-cumulative greenhouse gas emission impacts from a climate change perspective (CAPCOA, 2008). Thus, the project analysis of greenhouse gas emissions is to determine whether the project impact is cumulatively considerable.

Four types of analyses are used to determine whether the project could be in conflict with the state goals for reducing greenhouse gas emissions. The analyses are as follows:

1. Any potential conflicts with CARB's 39 recommended actions in California's AB 32 Climate Change Scoping Plan.

2. The relative size of the project. The project's greenhouse gas emissions will be compared to the size of major facilities that are required to report greenhouse gas emissions (25,000 metric tons/year of CO_2e)[2] to the state, as well as the SCAQMD greenhouse gas threshold of 3,000 metric tons/year CO_2e. The project size will also be compared to the California greenhouse gas emissions limit of 427 million metric tons per year of CO_2e emissions by 2020. In reaching its goals the CARB will focus upon the largest emitters of greenhouse gas emissions.

3. The basic energy efficiency parameters of a project to determine whether its design is inherently energy efficient.

4. Any potential conflicts with applicable Riverside County plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gas.

In regards to Item 1, the project does not pose any apparent conflict with CARB's thirty-nine (39) recommended actions in California's AB 32 Climate Change Scoping Plan.

With regard to Item 2, project construction greenhouse gas emissions would be approximately 64 metric tons of CO_2e/yr. Operational emissions from vehicle trips and space heating account for 527 metric tons of CO_2e/yr, and indirect operational emissions (from electricity generation) of 52 metric tons of CO_2e/yr totaling 579 metric tons of CO_2e/yr. The project would not be classified as a major source of greenhouse gas emissions (the lower reporting limit for major sources is expected to be 25,000 metric tons of CO_2e/yr). The projects greenhouse gas emissions of 579 metric tons of CO_2e/yr during operations would be well under the SCAQMD interim greenhouse gas threshold of 3,000 metric tons/year CO_2e and therefore would meet screening level demands of commercial and residential projects in the SCAQMD.

[2] As noted above the 25,000 metric ton annual limit identifies the large stationary point sources in California that make up approximately 94 percent of the stationary emissions. If the project's total emissions are below this limit, its total emissions are equivalent in size to the smaller projects in California that as a group only make up 6 percent of all stationary emissions. It is assumed that the activities of these smaller projects generally would not conflict with State's ability to reach AB 32 overall goals.

The 2020 greenhouse gas emissions limit for California, as adopted by CARB in December of 2007 is approximately 427 million metric tons of CO_2e. The proposed project's annual contribution would be approximately 0.0001 percent of this total 2020 emissions limit, and therefore the project would not generate sufficient emissions of greenhouse gases to contribute considerably to the cumulative effects of greenhouse gas emissions such that it would impair the state's ability to implement AB 32.

With regard to Item 3, the project would be energy efficient because the proposed project would adhere to Policy H-29, Sustainable Building Policy, as described under the analysis of Item 4 below.

In regards to Item 4, applicable policies have been adopted by Riverside County for the purpose of reducing the emissions of greenhouse gasses. The proposed project would not conflict with any of these policies. These policies are briefly summarized below:

Policy A-17: Printed Forms Control/Purchase and Use of Recycled Materials. This policy encourages country departments and personnel to choose papers made with recycled stock and post consumer waste for all specialty printed products (e.g., posters, flyers, brochures, etc.). Departments and personnel are encouraged to authorize outside vendors (if necessary) to print on recycled paper and provide written verification. This policy encourages that all county letterhead and business card paper be made from recycled materials and post consumer waste.

Policy A-64: Environmental Purchasing Policy. The policy establishes an Environmental Purchasing Committee consisting of representatives from various departments, agencies and special districts, that would periodically meet in order to explore the benefits and the potential cost-saving associated with making ecologically sound purchasing procedures. This policy would aim to increase the use and availability of environmentally preferable products, to give preference to manufacturers and vendors that reduce environmental impacts in their production systems or services, and create a model that encourages other purchasers in the county to adopt similar goals.

Policy D-2: Use and Purchase of County Vehicles. Established in 1994, this policy emphasizes the purchase of fuel efficient vehicles with the goal of reducing greenhouse gases. A recent amendment to Policy D-2 establishes a 25 miles per gallon (mpg) minimum for all County Fleet Vehicles, an annual review/revision of the mpg minimum, a vehicle review committee, and requires submittal of an annual report to the Board of Supervisors regarding the policy's effectiveness.

Policy H-4: Conservation of Energy. Established in 1975 and revised in 2001, this policy provides specific guidance for the use and conservation of energy in county facilities. This policy aims to make the county more proactive in conserving energy and helps capture savings through better energy management.

Policy H-29: Sustainable Building Policy. Policy H-29 establishes the use of sustainable practices using Leadership in Energy and Environmental Design (LEED) criteria in the design of county capital improvements projects and facilities. This policy was implemented with the goals of reducing pollution, protecting natural resources, enhancing asset value, optimizing building performance and creating healthier workplaces for county employees. Under the policy, the Economic Development Agency would be responsible for developing, updating, and distributing specifications and standards for public building projects to ensure compliance.

Policy K-3: Telecommuting Schedule. This policy encourages the use of non-synchronized 4/10 and Telecommuting arrangements with the intent of reducing air pollution and traffic congestion within the county, while also mitigating the impacts of rising gas prices.

Mitigation: None required.

Monitoring: None required.

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
6. 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?	☐	☒	☐	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☒	☐

SOURCES: CDFG, Staff Report on Burrowing Owl Mitigation,1995; CNPS, 2009; CNPS, 2001; Riverside County Environmental Programs Department, 2009.

6. (a) Findings of Fact: **Less Than Significant With Mitigation Incorporated.** To determine potential impacts to biological resources, database searches were performed, which include the California Natural Diversity Database (CNDDB) (CDFG, 2009), the California Native Plant Society Electronic Inventory (CNPS, 2009), and the U.S. Fish and Wildlife Service endangered species list (USFWS, 2009). The determination of whether or not special-status species occur on the project site is based on the proximity of the project to previously recorded occurrences in the CNDDB or other sources, on-site vegetation and habitat quality, topography, elevation, soils, surrounding land uses, habitat preferences, and geographic ranges of special-status plant and wildlife species known to occur in the region.

The proposed construction activities at the RCRMC would be within the fenced boundaries of a site that has been previously graded and mowed for weed abatement

therefore habitats that may support potentially occurring special-status species are very limited. The vegetation community found on the site is a weedy mix of native and non-native grasses and forbs. Species found include brome grasses (*Bromus sp*.), wild oat (*Avena sativa*), and fiddleneck (*Amsinckia menziesii*).

Nearby occurrence records provided by the CNDDB and CNPS indicate the following special-status species have the potential to occur on the project site: burrowing owl (*Athene cunicularia*), orange throated whiptail (*Aspidoscelis hyperythrya*), and San Diego horned lizard, (*Phrynosoma coronatum*). Some small animal burrows were noted and the open grassland/ruderal habitat has a low potential to support burrowing owl (*Athene cunicularia*), a species of concern of the California Department of Fish and Game.

A burrowing owl survey was performed at the project site on August 31, 2009 (Riverside County Environmental Programs Department, 2009) (refer to **Appendix C** for survey). The survey protocol was consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) guidelines, which includes a 500 foot buffer around the project site. No burrowing owls or sign of burrowing owls were observed during the survey. Due to the high level of disturbance, there is very low potential for the site to support other ground dwelling special-status species that may occupy non-native grassland habitats (Riverside County Environmental Programs Department, 2009).

Trees on the site including eucalyptus, pepper, and ornamental plum, have the potential to support nesting birds. One oak tree was noted on the property near the north side ambulance entrance approximately 400 feet from the nearest proposed construction. Although no trees are planned to be removed during construction, there are trees on the property near enough to construction activities to warrant nesting bird surveys. The federal Migratory Bird Treaty Act (16 USC, Section 703, Supp. I, 1989) prohibits killing, possessing, or trading migratory birds, except in accordance with regulations prescribed by the Secretary of the Interior. Migratory birds protected under this law include most native birds, with the exception of a few old word species, such as european starling (*Sturnus vulgaris*), rock pigeon (*Columba livia*), house sparrow (*Passer domesticus*) and certain game birds (e.g. turkeys and pheasants). Migratory birds are also protected by the state of California, under Section 3513 of the California Fish and Game Code (CDFG Code). The CDFG Code also protects all breeding birds under Section 3503, and raptors under Section 3503.5.

To ensure potential impacts to protected species remain less than significant, the following mitigation measures are recommended:

Mitigation Measure BIO-1: Conduct a preconstruction survey for burrowing owl. The following measures shall be implemented prior to ground disturbing activities.

> A preconstruction survey shall be conducted by a qualified biologist within and adjacent to ruderal habitat within 30 days of the on-set of construction. If preconstruction surveys are undertaken during the breeding season (February

1st through August 31st) and an active nest is located, a 500-foot buffer shall be placed around the nest. Orange-mesh construction fencing shall be installed to delineate the buffer area surrounding the nest and shall remain in place through the duration of the breeding season or until the nest is no longer occupied as determined by a qualified biologist.

If preconstruction surveys are conducted during the non-breeding season (September 1st through January 31st), owls may be relocated to adjacent suitable habitat. Prior to the relocation of any owls, a burrowing owl relocation plan shall be prepared by a qualified biologist and approved by the CDFG. This plan must include methods for removing the owls, assessment and location of suitable sites for relocating owls, and a coordination plan with CDFG and USFWS.

Monitoring: Riverside County shall verify that the above surveys have occurred, plans submitted as necessary, and follow-up actions taken accordingly.

Mitigation Measure BIO-2: To avoid impacts to nesting birds, should ground disturbing construction activities take place during the breeding season (February 1st through August 31st):

The County shall retain a qualified biologist to conduct nest surveys in potential nesting habitat within and adjacent to the project site within 30 days prior to construction or site preparation activities. Surveys shall include examination of trees, shrubs, and the ground within grassland for nesting birds, as several bird species known to occur in the area are shrub or ground nesters.

If active nests are found, clearing and construction activities within a buffer distance determined by CDFG or the qualified biologist, shall be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting during the same year. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. The results of the survey, and any avoidance measures taken, shall be submitted to the County of Riverside within 30 days of completion of the preconstruction surveys and construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.

Monitoring: Riverside County shall verify that the above surveys have occurred, plans submitted as necessary, and follow-up actions taken accordingly.

With the incorporation of Mitigation Measure BIO-1 and BIO-2, impacts to biological resources would be reduced to less than significant levels.

6. (b-c) Findings of Fact: **No Impact.** The topography of the site is generally flat. The project site does not contain drainage features. This swale apparently conveys storm water runoff during heavy precipitation events. No evidence of hydrophytic vegetation that would indicate jurisdictional consideration from the state or the USACE was observed (Riverside County Environmental Program Department, 2009.). No riparian or other sensitive habitats exist within the project site. No federally protected wetlands are present.

Mitigation: None required.

Monitoring: None required.

6. (d) Findings of Fact: **No Impact.** Wildlife corridors are pathways or habitat linkages that connect discrete areas of natural open space otherwise separated or fragmented by topography, changes in vegetation, and other natural or human-induced factors, such as urbanization. Construction of new facilities at the RCRMC would be within the fenced boundaries of a previously graded and mowed site. The site does not contain any linkages to adjacent open spaces or native habitats that would be used as movement passages by terrestrial wildlife species. Therefore, construction activities would not impact any wildlife movement corridors.

Mitigation: None required.

Monitoring: None required.

6. (e) Findings of Fact: **No impact.** Local policy is established by the MSHCP (Riverside County Transportation and Land Management, 2003). The project is located within a fenced, previously graded and mowed area and does not contain native habitats. The proposed project would not remove or encroach upon any trees or other plants listed for special consideration by the MSHCP.

Mitigation: None required.

Monitoring: None required.

6. (f) Findings of Fact: **Less Than Significant Impact.** The MSHCP covers the area including the project site (Riverside County Transportation and Land Management, 2003). The project site is not located within a criteria cell of the MSHCP and does not otherwise conflict with it. The County is required to pay MSHCP fees on a per acre basis (Riverside County Transportation and Land Management, 2003). A mitigation fee would be paid per the MSHCP Local Development Mitigation fee schedule.

Mitigation: None required.

Monitoring: None required.

CULTURAL RESOURCES – Would the project:	***Potentially Significant Impact***	***Less than Significant with Mitigation Incorporated***	***Less Than Significant Impact***	***No Impact***
7. Historic Resources				
a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

SOURCE: University of California, Riverside, 2009; Eastern Archeological Information Center (EIC) Archival Record Search, 2009; ESA, 2009b.

7. (a-b) Findings of Fact: **No Impact.** No recorded historical resources (defined as a property listed on or eligible for the National Register of Historic Places, the California Register of Historic Resources, or a local register) exist within the project area. The RCRMC building currently on site was constructed in 1998 and is therefore not old enough to be considered a historical resource under CEQA. Three properties within one mile of the project area are listed on the National Register of Historic Places; however, these are not within the project area and would not be impacted by the proposed project. Therefore, no historical resources would be impacted from construction or operation of the proposed project.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less Than Significant Impact***	***No Impact***
8. Archaeological Resources				
a) Alter or destroy an archaeological site.	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

SOURCE: University of California, Riverside, 2009; Eastern Archeological Information Center (EIC) Archival Record Search, 2009; ESA site survey March 2009.

8. (a-b) Findings of Fact: **Less Than Significant with Mitigation Incorporated.** A project-specific cultural resource record search was conducted at the California Historical Resources Information System-Eastern Information Center (CHRIS-EIC) on March 12, 2009. This records search included an examination of previous survey coverage and reports, and known cultural resources within a one mile radius of the project site. Other sources that were reviewed included the California Points of Historical Interest (PHI), the California Historical Landmarks (CHL), the California Register of Historic Places (California Register), the National Register of Historic Places (National Register), and the California Historic Resources Inventory (HRI).

Results of the CHRIS-EIC search indicate that the project site has not been surveyed by a qualified archaeologist. Sixteen studies had been conducted within one mile of the project site. No cultural resources have been recorded within or adjacent to the project area. Nineteen cultural resources have been recorded within one mile of the project area.

A Sacred Lands Search for the project site was requested from the Native American Heritage Commission (NAHC) in March 2009. The results of this search failed to indicate the presence of Native American cultural resources in the immediate project area. The NAHC results also noted, however, that the "absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area."

Follow-up consultation was conducted with all individuals and groups indicated by the NAHC as having affiliation with the project site and its immediate vicinity. Follow-up consultation consisted of a letter sent via certified mail describing the proposed project and a map indicating the project site. Recipients were requested to reply with any information they are able to share about Native American resources that might be affected by the proposed project. To date, no responses have been received.

The project area appears to have been devoid of structures prior to the construction of the RCRMC. The 1943 Perris 15' and 1901 Elsinore 30' historic USGS topographic maps do not show any structures, roads, or other human-made features present within the project area. This indicates that the likelihood of uncovering previously unknown historic archaeological deposits is low.

An archaeological site survey was performed on June 10, 2009 by an ESA archaeologist. Previously undisturbed and unpaved areas were surveyed using no greater than 50-foot wide transects. The project area was found to be in general highly disturbed and was largely covered with thick vegetation. No cultural resources were observed.

No cultural resources are known to exist in the project area, which has been previously disturbed by grading and the construction of the existing RCRMC. The sensitivity of the project site for both prehistoric and historic-era archaeological resources is low. However, since the nature of the proposed project will involve ground-disturbing activities that will extend into undisturbed soil, it is possible that such actions could

unearth, expose, or disturb subsurface archaeological resources that were not observable on the surface. Therefore, implementation of **Mitigation Measure CUL-1** is recommended.

Mitigation Measure CUL-1:

> Any accidental discovery of cultural resources during construction shall be evaluated by a qualified archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Qualification Standards for professional archaeology. If the find is determined to be potentially significant, the archaeologist, in consultation with the County and appropriate Native American group(s), shall develop a treatment plan. All work in the immediate vicinity of the unanticipated discovery shall cease until the qualified archaeologist has evaluated the discovery, or the treatment plan has been implemented.

Monitoring: The construction foreman shall be responsible for appropriate action in the case of accidental discovery of cultural resources.

With the incorporation of Mitigation Measure CUL-1, impacts to archaeological resources would be reduced to less than significant levels.

8. (c) Findings of Fact: **Less Than Significant with Mitigation Incorporated.** The discovery of human remains on the project site is unlikely. However, since the nature of the proposed project would involve ground-disturbing activities, it is possible that such actions could unearth, expose, or disturb previously unknown human remains. Therefore, implementation of **Mitigation Measure CUL-2** is recommended:

Mitigation Measure CUL-2:

> If human remains are unearthed during construction activities, State Health and Safety Code Section 7050.5 require that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who shall then help determine what course of action shall be taken in dealing with the remains.

Monitoring: The construction foreman shall be responsible for appropriate action in the case of accidental discovery of cultural resources.

With the incorporation of Mitigation Measure CUL-2, impacts to human remains would be reduced to a less than significant level.

8. (d) Finding of Fact: **No Impact.** No evidence exists that would indicate that the project area is a significant religious site or is a traditional cultural property. Further, the site has been heavily modified by previous grading activities and no longer retains any native features or landscape elements that would be associated with traditional religious beliefs or practices. No significant impact would occur from project construction or operation.

Mitigation: None required.

Monitoring: None required.

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
9.	**Paleontological Resources**				
a)	Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☒	☐	☐

SOURCE: Morton, Douglas M., and Matti, Jonathan C. , 2001, Geologic Map of the Sunnymead 7.5' Quadrangle, Riverside County, California: U.S. Geological Survey Open-File Report 01-450, U.S. Geological Survey, Menlo Park, California.

9. (a) Findings of Fact: **Less Than Significant with Mitigation Incorporated.** A significant impact would occur if the project caused a substantial adverse change to a paleontological resource through demolition, construction, or other activities that could disturb fossil remains. The project area is underlain by Late Pleistocene/Early Holocene Young Alluvial Fan Deposits and Early Pleistocene Very Old Alluvial Fan Deposits. These deposits could contain significant vertebrate fossils. In addition, the Riverside County General Plan designates the project area as an area of high sensitivity (High B) for paleontological resources, meaning that it could contain significant non-renewable paleontologic resources that are likely to be encountered at or below four feet of depth. Paleontological resources represent a limited, non-renewable, and impact-sensitive scientific and educational resource. If a paleontological resource is uncovered and inadvertently damaged, the impact to the resource could be substantial. In the event that a paleontological resource is encountered during project construction, implementation of **Mitigation Measure CUL-3**, which conforms with Riverside County General Plan Policy OS 19.9, would reduce potential impacts to a less than significant level.

Mitigation Measure CUL-3:

> In the event any unique paleontological resource is encountered during excavation, construction shall be halted in the area of discovery. The County Economic Development Agency would be notified and a qualified paleontologist monitor would inspect the findings within 24 hours of the discovery. If a paleontological resource is discovered the paleontologist would then salvage, recorded, and curate the resource.

Monitoring: The County of Riverside, Economic Development Agency shall be responsible for appropriate action in the case of accidental discovery of paleontological resources.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
GEOLOGY AND SOILS – Would the project:				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	☐	☐	☒	☐
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐

SOURCE*: Riverside County Land Information System*, 2009; *City of Moreno Valley*, 2009c; *City of Moreno Valley General Plan, Chapter 6, Safety Element,* 2006b.

10. (a-b) Findings of Fact: **Less Than Significant Impact.** A significant impact would occur if the project resulted in or exposed people to adverse effects involving fault rupture, such as from the placement of structures or infrastructure in areas of known or suspected geologic hazard. The project site is located within seismically active Southern California and in an area where several of the faults and fault zones are considered to be active by the California Division of Mines and Geology. Accordingly, Alquist-Priolo earthquake fault zones (A-P zones) have been established for the majority of the faults and fault zones located within the region and the state. The purpose of the creation of A-P zones is to prohibit the location of structures on the traces of active faults, thereby mitigating potential damage due to fault surface rupture. The most significant probable seismic events likely to affect the project site would be earthquakes associated with the San Jacinto fault zone, which is located approximately four miles northeast of the project site (City of Moreno Valley, 2009c). However, as provided by information from the Riverside County Land Information System (RCLIS), the project site is not located within an A-P zone for the San Jacinto fault, or for any other active or potentially active faults in the region (RCLIS, 2009). Furthermore, the project site is not located within one-half mile of any active or potentially active faults located in the surrounding vicinity (RCLIS, 2009). Therefore, the proposed project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death as a result of active rupture of a known earthquake fault, as delineated on the most recent A-P earthquake fault zoning map. Construction of the proposed project would adhere to all geotechnical recommendations and policies as delineated in the most recent California Building Code (CBC) guidelines, further ensuring impacts from seismic activity would by minimized. Review of building plans prior to issuance of permits would ensure

adherence to these recommendations. Impacts from the proposed project regarding fault rupture would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

SOURCE: *Riverside County Land Information System*, 2009; *City of Moreno Valley*, 2009c; *City of Moreno Valley General Plan, Chapter 6, Safety Element,* 2006b.

11. (a) Findings of Fact: **Less Than Significant Impact.** Liquefaction is the loss of soil strength from sudden shock (usually earthquake shaking), causing the soil to become a fluid-like mass. In general, for the effects of liquefaction to be manifested at the surface, groundwater levels must be within 50 feet of the ground surface and the soils within the saturated zone must also be susceptible to liquefaction. As provided by information from the RCLIS, the soils that underlie the project site have a “low” to “moderate” potential of experiencing liquefaction resulting from seismic activity occurring at or near the project site (RCLIS, 2009). However, as stated in the City of Moreno General Plan Safety Element, “Liquefaction is not considered to be a local hazard since groundwater levels in Moreno Valley are far below the surface) (City of Moreno Valley, 2006b). As stated above, the proposed project would be required to adhere to all geotechnical recommendations and policies as delineated in the latest edition of the CBC, which would reduce the potential for adverse impact resulting from liquefaction at the project site. Therefore, with adherence to the regulations found in the CBC, impacts resulting from the potential for seismic-related ground failure, including liquefaction, at the project site would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Ground-shaking Zone				
a) Be subject to strong seismic ground shaking?	☐	☐	☒	☐

SOURCE*: Riverside County Land Information System*, 2009; *City of Moreno Valley*, 2009c; *City of Moreno Valley General Plan, Chapter 6, Safety Element,* 2006b.

12. (a) Findings of Fact: **Less Than Significant Impact.** Due to the project site's location within the seismically-active region of Southern California, it is anticipated that the proposed project will experience at least some moderate ground shaking throughout the life of the proposed structures. As stated above, the most significant probable seismic events likely to affect the project site would be earthquakes associated with the San Jacinto fault zone, which is located approximately four miles northeast of the project site (City of Moreno Valley, 2009c). However, as provided by information from the RCLIS, the project site is not located within an A-P zone for the San Jacinto fault, or for any other active or potentially active faults in the region (RCLIS, 2009). Furthermore, the project site is not located within one-half mile of any active or potentially active faults located in the surrounding vicinity (RCLIS, 2009). Construction of the proposed project would adhere to all geotechnical recommendations and policies as delineated in the most recent CBC guidelines, further ensuring impacts from seismic activity would by minimized. Therefore, due to the project site's location away from the immediate vicinity of any active or potentially active faults or fault zones, impacts from the proposed project regarding adverse impacts resulting from strong seismic groundshaking would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less Than Significant Impact***	***No Impact***
13. Landslide Risk				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☒	☐

SOURCE*: Riverside County Land Information System*, 2009; *City of Moreno Valley*, 2009c; *City of Moreno Valley General Plan, Chapter 6, Safety Element,* 2006b.

13. (a) Findings of Fact: **Less than Significant Impact.** Landslide hazard areas are generally considered to exist when substantial slopes are located on or immediately adjacent to a subject property. The project site and surrounding land is relatively flat, with an elevation ranging from approximately 1,548 feet above mean sea level (amsl) to approximately 1,560 feet amsl (RCLIS, 2009). Considering the relatively level terrain of the subject property and surrounding area, landslide hazards, lateral spreading, collapse, or rockfall hazards, are not expected to occur. Furthermore, adherence to all recommendations as delineated in the latest version of the CBC would ensure that impact resulting from on- or off-site landslide, lateral spreading, collapse, or rockfall hazards would be reduced to a less than significant level. Therefore, the proposed project would have a less than significant impact and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Ground Subsidence				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☐	☒	☐

SOURCE: *Riverside County Land Information System*, 2009; *City of Moreno Valley*, 2009c; *City of Moreno Valley General Plan, Chapter 6, Safety Element,* 2006b.

14. (a) Findings of Fact: **Less Than Significant Impact.** According to information obtained from the RCLIS, similar to much of the City of Moreno Valley the project site is located within an area that is considered susceptible to ground subsidence (RCLIS, 2009). Still, as stated in the City of Moreno Valley General Plan, Safety Element, "An area in the southeastern portion of the planning area has experienced subsidence in the past. However, the area is located within the San Jacinto Wildlife Area and/or within the designated floodplain, where the risk for injury or loss of life due to subsidence is considered low" (City of Moreno Valley, 2006b). As stated above, the proposed project would adhere to all recommendations as delineated in the latest version of the CBC; Site preparation as typically conducted in accordance with current geotechnical practices and local building codes would minimize the effects of subsidence. Therefore, with compliance with applicable CBC specifications, any potential hazard associated with unstable soil conditions on-site, including ground subsidence is anticipated to be less than significant.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☒	☐

SOURCE: *Riverside County Land Information System*, 2009; *City of Moreno Valley*, 2009c; *City of Moreno Valley General Plan, Chapter 6, Safety Element,* 2006b.

15. (a) Findings of Fact: **Less Than Significant Impact.** A seiche is defined as a standing wave in an enclosed or partially enclosed body of water such as a lake, reservoir or sea. The closest large body of water to the proposed project is Perris Lake, which is located approximately three miles south of the project site. Due to the project site's distance from Perris Lake, significant adverse impacts resulting from inundation by seiche is not anticipated for the proposed project. In addition, the project site is relatively flat, and the hydrologic and topographic conditions of the site and surrounding area do not lend themselves to being susceptible to mudflow. The proposed project is not located within the vicinity of any active volcano. Therefore, with compliance with applicable CBC specifications, the proposed project would not result in significant adverse impacts related to other geologic hazards, such as seiche, mudflow, or volcanic hazard. Impacts would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
16.	**Slopes**				
a)	Change topography or ground surface relief features?	☐	☐	☒	☐
b)	Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☒	☐
c)	Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☒	☐

SOURCE: *Riverside County Land Information System*, 2009; *City of Moreno Valley*, 2009c; *City of Moreno Valley General Plan, Chapter 6, Safety Element,* 2006b.

16. (a-c) Findings of Fact: **Less Than Significant Impact.** The site topography is flat with an elevation ranging between 1,548 feet amsl and 1,560 feet amsl. The project site is currently developed with the existing RCRMC facility and the majority of the remaining project site has been rough graded. Grading activities associated with the proposed project would not substantially change the existing site topography, or result in grading that would affect or negate subsurface sewage disposal systems. Furthermore, no subterranean building structures (e.g., underground parking lots) are proposed, and the project would not create cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, the proposed project would have less than significant impacts regarding the creation of slopes or the alteration of on-site topography and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
17.	**Soils**				
a)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b)	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?	☐	☐	☒	☐

SOURCE: *Riverside County Land Information System*, 2009; *City of Moreno Valley*, 2009c; *City of Moreno Valley General Plan, Chapter 6, Safety Element,* 2006b.

17. (a) Findings of Fact: **Less Than Significant Impact.** The project site's soils are susceptible to wind and water erosion, especially during construction activities that include the exposure of bare soils to the air or the stockpiling of soils on-site. However, short-term erosion effects during the construction phase of the project would be prevented through implementation of dust control and suppression measures and preparation of a Storm Water Pollution Prevention Plan (SWPPP), which is required in accordance with the State General Construction Permit. The SWPPP includes standard construction methods and best management practices (BMPs) such as sandbags, silt fencing, and temporary detention basins with the main goal of controlling on-site and off-site erosion. In accordance with the General Construction Permit permitting requirements, a SWPPP will be developed for the proposed project and all recommended BMPs will be implemented throughout the construction phase of development. Therefore, with implementation of the SWPPP, impacts resulting from erosion during construction operations would be less than significant. In addition, upon full build-out of the proposed project, a network of storm drains and gutters will be provided throughout the parking areas and surrounding the proposed Operations/Maintenance Warehouse, along with landscaped areas and retention features, in order to further prevent undirected runoff from eroding soils at the project site. Specification for the design of all drainage improvements would be provided in the project specific Water Quality Management Plan (WQMP).Therefore, with adherence to the specifications of the SWPPP, and development of an adequate storm drain system, the potential for soil erosion or loss of topsoil is considered less than significant for the proposed project.

Mitigation: None required.

Monitoring: None required.

17. (b) Findings of Fact: **Less Than Significant Impact.** Based on the geographic location of the site and the soils present at the site, development of the proposed project is expected to have a less than significant impact with regard to expansive soil

conditions. However, site preparation as typically conducted in accordance with current geotechnical practices and local building codes, including the CBC, would minimize the effects of subsidence. As stated above, the proposed project would adhere to all recommendations as delineated in the latest version of the CBC. Therefore, with compliance with applicable CBC specifications, any potential hazard associated with unstable soil conditions on-site, including expansive soils, would be less than significant.

Mitigation: None required.

Monitoring: None required.

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
18.	**Erosion**				
a)	Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	☐	☐	☒	☐
b)	Result in any increase in water erosion either on or off site?	☐	☐	☒	☐

SOURCE: *Riverside County Land Information System*, 2009; *City of Moreno Valley*, 2009c; *City of Moreno Valley General Plan, Chapter 6, Safety Element,* 2006b.

18. (a-b) Findings of Fact: **Less Than Significant Impact.** There is no existing river or stream located on the project site, or within close proximity to the project site. The Perris Valley Storm Drain is located approximately 3.5 mile south and west of the property, which runs south to Canyon Lake located south of the City of Moreno Valley. During any grading activities associated with the proposed project, there would be a potential for short-term erosion and discharge of pollutants, especially during times of inclement weather. Indirect impacts to downstream water quality could occur as a result of the potential erosion and sediment transport. This short-term indirect impact is considered to be potentially significant and mitigation, in the form of site-specific BMPs, would need to be implemented. As stated above, potential water quality impacts from erosion and sedimentation would be controlled through implementation of standard erosion control measures, as specified in the SWPPP. Adherence to the requirements found in the site-specific SWPPP would reduce potential water quality impacts to a less than significant level and would ensure that proposed project has no impact on the existing stormwater channel. With adherence to the site-specific BMPs, the proposed project would not result in an increase in on- or off-site water erosion, nor would it alter deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Impacts would be less than significant for the proposed project and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Wind Erosion and Blows from project either on or off site				
a) Be impacted by or result in an increase in wind erosion and blows, either on or off site?	☐	☐	☒	☐

SOURCE: *Riverside County Land Information System*, 2009; *City of Moreno Valley*, 2009c; *City of Moreno Valley General Plan, Chapter 6, Safety Element,* 2006b.

19. (a) Findings of Fact: **Less Than Significant Impact.** The area proposed for development is currently vacant and contains no structures or dwellings units; therefore, the soils currently located on-site are susceptible to wind and water erosion. As mentioned above, short-term erosion effects during the construction phase of the project would be prevented through implementation of dust control measures and a SWPPP, which would include site-specific BMPs addressing erosion and dust suppression methods. The SWPPP includes standard construction methods such as sandbags, silt fencing, and temporary detention basins to control on-site and off-site erosion. Upon build-out of the project, a network of storm drains and gutters will be provided throughout the developed site, in addition to landscaped areas, which would reduce the potential for soil erosion and loss of topsoil to a less than significant level. In addition, during construction, SCAQMD Rule 403 requirements would be implemented in order to further minimize fugitive dust emissions (see *Air Quality* discussion item 5 (b, d). Therefore, neither construction nor operation of the proposed project would result in an increase in wind erosion either on-or off-site. Impacts would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
HAZARDS AND HAZARDOUS MATERIALS – Would the project:					
20.	**Hazards and Hazardous Materials**				
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c)	Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
e)	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?	☐	☐	☒	☐

SOURCE: Riverside County Regional Medical Center, *Plant Operations Shops: Storage, Staging and Work Requirements Worksheets*; Riverside County Regional Medical Center, 2002.

20. (a) Findings of Fact: **Less Than Significant Impact.** Because the area proposed for development is currently vacant, the proposed project would increase the amount of hazardous waste generated on-site (during both construction and operation) as compared to existing conditions. Fine grading and construction activities for the proposed project may involve the limited transport, storage, use, or disposal of hazardous materials from the fueling or servicing of construction equipment on-site. Construction activities could also include general commercial cleaners, solvents, lubricants, paints, industrial coatings and other substances utilized for resurfacing. These types of chemicals are not acutely hazardous, and would be used in limited quantities and in adherence to the manufacturers' guidelines. Further, these activities would be minimal, short-term, or one-time in nature. Therefore, construction of the proposed project would have a less than significant impact with regards to routine transport, use, or disposal of hazardous materials during construction.

Operation of the proposed project would involve the use of hazardous materials within the Plant Operations portion of the proposed project. Specifically, hazardous materials would be generated at the following Plant Operations shops: AC Mechanics (industrial chemicals/oils/flammables), Bio-Medical (compressed air), Carpenter (glue/paint), Electrical (industrial chemicals), Key (industrial chemicals), Maintenance (industrial

chemicals), Paint (flammables/paints) and Plumber (industrial chemicals). In order to safely accommodate the use of hazardous materials at each of these shops, the proposed project would incorporate special storage requirements and other safety measures into project design in order to minimize potential impacts. For example, all shops that utilize flammable materials and other industrial chemicals would store these materials in the recommended flame-retardant metal cabinets to minimize the potential for ignition and/or explosion of these materials. All shops would be equipped with the appropriate fire suppression equipment, including at least one 10-pound ABC fire extinguisher. Furthermore, all hazardous materials utilized by the Plant Operations shops would be properly locked and made inaccessible to the public and/or untrained personnel in order to prevent unauthorized usage of these materials. Lastly, all hazardous materials would be used, transported, and stored in accordance to the manufacturer's labels and with all accepted best management practices, and the use of hazardous materials and substances would be subject to federal, state, and local health and safety requirements. Therefore, with adherence to all federal, state and local regulatory and safety requirements, operation of the proposed project would not result in significant impacts to the public or environment from the routine transport, use or disposal of hazardous materials. The proposed project would have a less than significant impact and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

20. (b) Findings of Fact: **Less Than Significant Impact.** The proposed project is not anticipated to create a hazard through upset or accidental conditions involving hazardous materials. Currently, the area proposed for development of the Plant Operations/Warehouse and supplemental parking is vacant and therefore manufactured asbestos containing materials (ACM) and lead based paint (LBP) would not be released during construction. Furthermore, because the project site has not been utilized for agricultural activities in recent years, soil contamination from pesticide use would also not be expected to be encountered at the project site. As stated above, the proposed maintenance operations would require the use of numerous hazardous materials including, but not limited to, industrial chemicals, oils, flammables, glue, and paint. However, the proposed project would incorporate all appropriate safety measures to minimize potential impacts, including the use of fire suppression equipment and fire-retardant metal cabinets for storage. Furthermore, all hazardous materials utilized by the Plant Operations shops would be properly locked and made inaccessible to the public and/or untrained personnel in order to prevent unauthorized usage of these materials. Lastly, as stated above, all hazardous materials would be used, transported, and stored in accordance to the manufacturer's labels and with all accepted best management practices, and the use of hazardous materials and substances would be subject to federal, state, and local health and safety requirements. The project proposes to utilize an emergency generator equipped with 7,000 gallon fuel tank for continuous operations of the data center for 48 hours. A Spill Prevention, Control and Countermeasure Plan

(ASPCC) will be prepared and reviewed by the Department of Environmental Health. Therefore, with adherence to all federal, state and local regulatory and safety requirements, operation of the proposed project would not 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. The proposed project would have a less than significant impact and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

20. (c) Findings of Fact: **No Impact.** The proposed project does not include any uses or design features that would result in interference with adopted emergency response plans or emergency evacuation plans. The proposed project would be designed to maintain consistency with the County's emergency response and evacuation plans, and project design would provide adequate emergency access consistent with County requirements regarding the required number and design of access points and safety features. Construction and operational activities associated with the proposed project would be performed in a manner that would ensure implementation of all adopted emergency response plans and emergency evacuation plans. In addition, the proposed project would adhere to the emergency response plans and emergency evacuation plans currently established at the existing RCRMC, and the County's design review process would also ensure project conformance with these plans. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The proposed project would have no impact and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

20. (d) Findings of Fact: **Less Than Significant Impact.** There are existing preschools, elementary schools, middle schools and high schools located within a one-mile radius of the project site, including: Valley Christian Academy, located at 26755 Alessandro Boulevard; Moreno Elementary School, located at 26700 Cottonwood Avenue; La Jolla Elementary School, located at 14745 Willow Grove Place; and Landmark Middle School, located at 15261 Legendary Drive. There are no schools located within one-quarter mile of the project site. As mentioned above, hazardous materials used during construction (i.e., fuels, petroleum and solvents) would be transported and handled in accordance with all federal, state, and local laws regulating the use and disposal of hazardous materials. Also, maintenance activities would require the use of numerous hazardous materials including, but not limited to, industrial chemicals, oils, flammables, glue, and paint. However, the proposed project would incorporate all appropriate safety measures into project design in order to minimize potential impacts including the use of fire suppression equipment and fire-retardant metal cabinets for storage. Furthermore, all hazardous materials would be used, transported, and stored in accordance to the

manufacturer's labels and with all accepted best management practices, and the use of hazardous materials and substances would be subject to federal, state, and local health and safety requirements. Lastly, the proposed project would implement established County protocols and design guidelines to ensure hazardous waste is managed and disposed of properly. Therefore, with adherence to all federal, state and local regulatory and safety requirements, operation of the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school The proposed project would have a less than significant impact and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

20. (e) Findings of Fact: **Less Than Significant Impact.** Government code 65962.5 requires that the California Environmental Protection Agency (CalEPA) annually maintain a list of hazardous materials release sites, commonly referred to as the Cortese List. Based on information gathered from the Department of Toxic Substances Control (DTSC) EnviroStor database, the project site is not located on the Cortese List, nor is the site located on a Federal Superfund Site (NPL), State Response Site, Voluntary Cleanup Site, School Cleanup Site, or Corrective Action Site (Department of Toxic Substance Control, 2009). The proposed project is located approximately 2.5 miles northeast of a School Cleanup Site, located at Indian Middle School at the intersection of Indian Avenue and Iris Avenue, in the City of Moreno Valley. This site is located on a 29-acre parcel of land which was previously utilized for past agricultural activities and a private airport landing strip. However, in March 2006, this site was cleaned of all contaminants in accordance with DTSC criteria. As such, the proposed project is not located on, or within close proximity to, a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed project would not create a significant hazard to the public or the environment and impacts are considered less than significant.

Mitigation: None required.

Monitoring: None required.

		Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less Than Significant Impact***	***No Impact***
21. Airports					
a)	Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b)	Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c)	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?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Airports				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

SOURCE: *Riverside County Integrated Project General Plan - Fig. S-19 "Airport Locations," GIS database,* 2003a.

21. (a-d) Findings of Fact: **No Impact.** The project site is not located in close proximity to a public airport or private airstrip and is not affected by an airport land use plan. The project site is located approximately 4.5 miles northeast of the March Air Reserve Base military landing strip, approximately 12 miles south of Redlands Municipal Airport, and approximately 14 miles east of Riverside Municipal and Flabob Airports. However, the project site is not located within any airport land use plan boundaries, nor is it within the primary flight-path of arriving and departing aircrafts for any surrounding airports. Consequently, development of the proposed project would not result in a safety hazard for people residing or working within two miles of a public airport. The proposed project would have no impact on airports and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Hazardous Fire Area				
a) 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?	☐	☐	☐	☒

SOURCE: *Riverside County Integrated Project General Plan - Fig. S-11 "Wildfire Susceptibility," GIS database,* 2003a.

22. (a) Findings of Fact: **No Impact.** The project site consists of vacant land, which is surrounded by the existing RCRMC facility and other residential structures. There are no wildland areas within the project vicinity that would create a potential fire hazard at the subject property. Therefore, the proposed project would not 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. The proposed project would have no impact and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

HYDROLOGY AND WATER QUALITY. Would the project:	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
23. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
c) 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)?	☐	☐	☒	☐
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
e) 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?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
g) Otherwise substantially degrade water quality?	☐	☐	☒	☐
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	☐	☐	☒	☐

SOURCE: Riverside County Flood Control and Water Conservation District, *Moreno Master Drainage Plan*. FEMA. EMWD.

23. (a) Findings of Fact: **Less Than Significant Impact.** The proposed project is located in the Santa Ana River watershed. The Santa Ana River watershed is composed of three sub-watersheds: the San Jacinto Watershed Basin, the Inland Santa Ana Basin, and the Coastal Santa Ana Basin. The watershed is approximately 2,800 square miles in area. The watershed primarily slopes from northeast to southwest and water is pumped into water storage reservoirs such as Lake Perris and Lake Mathews (Santa Ana Watershed Project Authority, 2009). The project site is underlain by the San Jacinto Groundwater Basin. There are numerous hydrologic features within five miles of the project site including Lake Perris, which is approximately three miles south. Additionally, the Perris

Valley Storm Drain is located approximately 3.5 miles south and west of the property and eventually flows into the San Jacinto Watershed.

The project site is located 250 feet east of an unnamed drainage that flows north to south along Morrison Street and is part of the Perris Valley Storm Drain system. The project site is not otherwise adjacent to any tributaries, streams or rivers. The project proposes to construct a two-story 50,00 square foot building and an additional 820 parking spaces over a total area of approximately 20 acres, which is assumed to create approximately 18 acres of impervious surfaces (considering landscaped and drainage areas). The anticipated Increase in impervious surfaces as a result of the proposed project could impact the project site's existing drainage pattern by increasing the amount of stormwater flows that enter the local stormwater system and reducing stormwater percolation into the underlying aquifer. Increased stormwater flows may increase erosion of soils downstream of the project site. Increases in erosion and siltation could negatively impact the quality of water in receiving water bodies.

The proposed project would be required to adhere to a number of federal, state and local water quality provisions including the National Pollutant Discharge Elimination System (NPDES) as implemented by the Santa Ana Regional Water Quality Control Board, the Riverside County Water Quality Management Plan (WQMP), and the Santa Ana Municipal Separate Storm Sewer System (MS4) NPDES Permit. In order to comply with the requirements of the NDPES and the State's General Construction Permit, the project contractor will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will contain Best Management Practices (BMPs) that include erosion control measures designed to reduce potential impacts from on- and off-site erosion. In accordance with the Riverside County WQMP the proposed project would also be required to complete a project-specific WQMP. The project-specific WQMP would provide guidelines for project-specific post-construction BMPs in order to address the management of urban runoff quantity and quality and to protect any receiving waters. In accordance with the County's MS4 NPDES requirements, the proposed project would be required to design and construct on-site drainage improvements that have sufficient capacity to handle the increase runoff. Preparation and implementation of a WQMP and a SWPPP as well as compliance with the MS4 NPDES requirements would ensure that no substantial soil erosion occurs during construction and throughout operation of the proposed project. Impacts related to existing drainage pattern alteration and subsequent erosion or siltation would be less than significant and no mitigation is required.

Mitigation: None required.

23. (b) Findings of Fact: **Less Than Significant Impact.** The proposed project is located in the Santa Ana River Watershed. In general, the quality of surface and groundwater in the Santa Ana Basin becomes progressively poorer as water moves along hydraulic flow-paths. The highest quality water is typically associated with tributaries flowing from surrounding mountains and ground water recharged by these streams. Water quality is altered by a number of factors including consumptive use, importation of water high in

dissolved solids, run-off from urban and agricultural areas, and the recycling of water within the basin (United States Geologic Survey, 2009). There are no existing rivers or streams located on the project site. The Perris Valley Storm Drain is located approximately 3.5 miles south and west of the property, which flows into the San Jacinto River Watershed.

During construction, grading and excavation activities associated with the proposed project would generate potential for short-term erosion and discharge of pollutants, especially during times of inclement weather. Impacts to downstream water quality could occur as a result of the potential erosion and sediment transport. The proposed project would be required to prepare a SWPPP pursuant to NPDES and the State General Construction Permit. This SWPPP will contain BMPs that include erosion control measures that are designed to reduce impacts from on- and off-site erosion to less than significant levels during construction activities. Adherence with SWPPP requirements would ensure that water discharged from the site would not violate any water quality standards or waste discharge requirements. With adherence to the site-specific BMPs, the proposed project would not result in an increase in on- or off-site water erosion, nor would it result in adverse impact to water quality at the site or in the surrounding area.

Operation of the proposed project could result in negative impacts to water quality associated with increased stormwater pollutants to receiving waters. The facility expansion includes the conversion of pervious surfaces to impervious surfaces which are generally associated with various pollutants such as petroleum hydrocarbons, metals, and sedimentation. The proposed project will continue to discharge into the local drainage which discharges into the Perris Valley Storm Drain and eventually on to Canyon ~~Land~~ Lake and occasionally Lake Elsinore. Canyon Lake and Lake Elsinore are both on the State Water Resources Control Board List of impaired water bodies. However, Canyon Lake is impaired for pathogens and Lake Elsinore is impaired for PCBs (Polychlorinated biphenyls). Neither of these pollutants would be present at the project site nor expected in stormwater runoff, therefore the project will not increase the presence of either of these substances. In addition, the proposed project, as discussed above, would be required to adhere to the Riverside County WQMP and the Santa Ana MS4 NPDES Permit. Both the WQMP and NPDES permit include requirements for new construction to include in their storm drainage plans to address stormwater quality. Typical requirements include use of Low Impact Development measures such as use of bioswales and retention basins for stormwater treatment. Thus, with adherence to regulatory requirements stated above, impacts on water quality to surface water resources would be less than significant and no mitigation is required.

Mitigation: None required.

Mitigation: None required.

23. (c) Findings of Fact: **Less Than Significant Impact.** The San Jacinto Groundwater Basin underlies the Moreno Valley as well as the San Jacinto, Perris, and Menifee Valleys

in western Riverside County. The estimated groundwater storage capacity of the San Jacinto Basin is 3,070,000 acre feet (af). In 1975, the calculated groundwater in storage was 2,700,000 af (California Department of Water Resources, 2006). High extraction rates have produced groundwater depressions and locally reversed the historical flow pattern. Natural recharge to the basin is primarily from percolation of flow in the San Jacinto River and its tributary streams.

The project site lies within the service area of the Eastern Municipal Water District (EMWD), which uses groundwater from the San Jacinto Groundwater Basin to supply potable water to its service area, including the project site. Pursuant to Water Code Section 10620 (a) of the Urban Water Management Act, the EMWD prepared and adopted an Urban Water Management Plan (UWMP) in 2005. The 2005 UWMP incorporates a plan to ensure safe-yield from local groundwater sources. Thus, the groundwater demand of a project would be considered significant if water use associated with the project results in EMWD exceeding its water demand projections as evaluated in UWMP. The water demand for the EMWD's service area is based on customer types (land use) and regional population projections.

Based on the City of Moreno General Plan, the project site is zoned for commercial land use. The project's water demand has been incorporated in the total General Plan water demand projection as analyzed in the General Plan EIR. Thus, implementation of the proposed project would not exceed the anticipated water demand for the project area, as anticipated by the EMWD's 2005 UWMP. The proposed project's water usage from operations would primarily result from the restroom and sinks located in Plant Operations shops, fire sprinkler systems, and landscape irrigation.

Water consumption factors provided by the EMWD, estimate that operation of industrial land uses such as the proposed project would demand approximately 2,000 gallons per day per gross acre[3] of water (Eastern Municipal Water District, 2007). This would equate to a water demand of approximately 276 gallons per day (gpd) [4] or approximately 0.31 acre-feet/year (afy)[5]. According to the EMWD's 2005 UWMP, it is anticipated that approximately 7,200 afy of groundwater will be pumped by EMWD from the San Jacinto Groundwater Basin in 2010. The EMWD also anticipates that in 2010 approximately 710 afy of this groundwater will be supplied to industrial land uses. Based on these factors, the proposed project's water demand would represent approximately 0.043 percent of water anticipated for industrial land uses in 2010, and approximately 0.0043 percent of EMWD's overall groundwater supply for 2010. The proposed project's water demand would represent a small percentage of the water anticipated for use by industrial land uses, and an even smaller percentage of EMWD's anticipated overall groundwater supply. Therefore, the proposed project would not substantially deplete

3 For industrial land uses. 1 acre = 0.0069 gross acre.

4 Calculations: 20 acres x (0.0069 gross acre/acre) x (2000 gallons per day/gross acre) = 276 gallons per day.

5 1 acre-feet per year = 892.151645 gallons per day.

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.

Water agencies typically require new projects to apply water conservation practices to the maximum extent practical such as water efficient plumbing fixtures that comply with Title 24, California Administrative Code, Section 1604(f) and County Policy H-29 (Sustainable Building Policy); the installation of drought tolerant and native plants in landscaped areas; and the use of reclaimed water for irrigation when available. All water mains and fire hydrants providing required fire flows to the project will be constructed in accordance with the appropriate ordinances and regulations. Furthermore, the project would implement applicable conservation measures in order to help reduce impacts to the San Jacinto watershed. Consequently, implementation of the proposed project would not 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. Impacts from the proposed project on groundwater would be less than significant.

Mitigation: None required.

Mitigation: None required.

23. (d) Findings of Fact: **Less Than Significant Impact.** The addition of impervious surfaces to the project site would increase the volume of stormwater runoff and could potentially impact the capacity of local stormwater systems or introduce additional polluted runoff into those systems. According to the Moreno Master Drainage Plan as well as recent aerial photography, the Riverside County Flood Control and Water Conservation District has constructed a storm drain directly west of the project site adjacent to the area designated for the future extension of Morrison Road, as shown in the 1991 Moreno Drainage Master Plan. The proposed project would be required to design and construct additional on-site drainage improvements that have sufficient capacity to handle the increased runoff and meet Santa Ana MS4 permit requirements, and the requirements of the project-specific WQMP.

During any grading activities associated with the proposed project there would be a potential for short-term erosion and discharge of pollutants, especially during times of inclement weather. Indirect impacts to downstream water quality could occur as a result of the potential erosion and sediment transport. However, potential water quality impacts from erosion and sedimentation would be controlled through implementation of standard erosion control measures, as specified in the project's SWPPP. Adherence with SWPPP requirements would ensure that stormwater discharged from the site would not violate any water quality standards or waste discharge requirements. With adherence to the site-specific BMPs, the proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts from the proposed project would be less than significant and no mitigation is required.

Mitigation: None required.

Mitigation: None required.

23. (e) Findings of Fact: **No Impact.** The Federal Emergency Management Act (FEMA) Flood Insurance Rate Maps (FIRM) classifies the project site within "Zone X". Areas classified in Zone X are outside the 0.2 percent annual chance floodplain (FEMA, 2008) and thus have extremely low flood risk. The proposed project consists of a two-story Plant Operations/Warehouse facility and supplemental parking, and does not involve the construction of any housing units. Therefore, the proposed project would not place housing within a 100-year flood hazard area and would have no impact. No mitigation is required.

Mitigation: None required.

Monitoring: None required.

23. (f) Findings of Fact: **Less Than Significant Impact.** The project site is designated by FEMA as located in "Zone X". Flooding in this zone is extremely unlikely as a result, significant impacts to any on-site structures would be similar to existing conditions. The proposed project would not place structures within a 100-year flood hazard area, impeding or redirecting flood flows. Impacts would be less than significant for the proposed project and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

23. (g) Findings of Fact: **Less Than Significant Impact.** Automobiles and construction machinery that use the site during construction and operation of the proposed project have the potential to discharge contaminants such as oil, gas and rubber. Additionally project operations would include the transport and transfer of hazardous materials on the project site. Should any of these substances enter the stormwater system or the groundwater through accidental upset conditions, it could significantly degrade water quality. However, the transport, handling, and storage of hazardous materials is stringently regulated by California Highway Patrol, the California Department of Transportation, and federal, state, and local regulatory requirements regarding storage of hazardous materials. Potential water quality impacts from erosion and sedimentation during construction would be controlled through implementation of standard erosion control measures, as specified in the project-specific SWPPP. Adherence with the General Construction Permit and SWPPP requirements would ensure that water discharged from the site would not violate any water quality standards or waste discharge requirements. With adherence to the site-specific BMPs the proposed project would not otherwise substantially degrade water quality at the project site or within the surrounding vicinity (see also the discussion for (b), above). Impacts from the proposed project would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

23. (h) Findings of Fact: **Less than Significant Impact.** Construction of the project site would likely involve the construction of new or retrofitted stormwater treatment control BMPs such as water quality treatment features or biofiltration swales. Incorporation of Low Impact Development measures such as biofiltration swales do not have any secondary impacts as they passively treat stormwater runoff. Retention basins, stormwater filters, hydrodynamic separators, and other treatment control BMPs, if maintained appropriately, can effectively treat stormwater without secondary impacts. No constructed wetlands would be anticipated for the proposed project based on the facilities proposed. With implementation of the WQMP, the proposed project would have a less than significant impact. .

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less Than Significant Impact***	***No Impact***
24. Floodplains				

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a)	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 that would result in flooding on- or off-site?	☐	☐	☒	☐
b)	Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☒	☐
c)	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 (Dam Inundation Area)?	☐	☐	☐	☒
d)	Changes in the amount of surface water in any water body?	☐	☐	☐	☒

SOURCE: *Riverside County Integrated Project General Plan, Fig. S-9 "100- and 500-Year Flood Hazard Zones," Fig. S-10 "Dam Failure Inundation Zone",* 2003a*; Riverside County Flood Control and Water Conservation District*, 2003*. Riverside County Area Drainage Plans,* 2003a*. GIS database,* 2009, FEMA.

24. (a-b) Findings of Fact: **Less Than Significant Impact.** The project site is 250 feet east of a drainage that flows along ~~Moreno Road~~ Morrison Street. The project site does not contain any tributaries, streams or rivers. Neither construction nor operation of the proposed project would involve alterations to an existing stream or river. Implementation of the proposed project would result in an increase in impermeable surfaces on-site as compared to existing conditions, which has the potential to result in an increase in surface water runoff and reduce the absorption rate of the project site. The proposed project would be required to design and construct drainage improvements that have

sufficient capacity to handle the increase runoff and meet CBC standards, and comply with the MS4 permit and the project-specific WQMP. Additionally, the project would be required to implement a SWPPP pursuant to NDPES permitting compliance. This SWPPP would contain BMPs that would reduce impacts from on- and off-site flooding to less than significant levels during ~~both~~ construction ~~and operation~~. The proposed project would also be required to implement a project-specific Water Quality Management Plan (WQMP). The WQMP would address potential impacts to water quality during operation of the proposed project. Preparation and implementation of both a SWPPP and WQMP would ensure that the proposed project would not 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 that would result in flooding on- or off-site during either construction or operation. Impacts would be less than significant.

Mitigation: None required.

Monitoring: None required.

24. (c) Findings of Fact: **No Impact.** Project implementation is not anticipated to expose people or structures to a significant risk of loss, injury or death involving flooding. According to the appropriate FEMA FIRM, the project site is located within "Zone X", which are areas classified as being outside the annual 0.2 percent annual chance floodplain (FEMA, 2008). Furthermore, the Safety Element of the Riverside County General Plan does not identify the proposed project as being located within the dam inundation area for Perris Lake (Riverside County Planning Deptartment, 2003a). Therefore, the proposed project would not 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. The proposed project would have a less than significant impact.

Mitigation: None required.

Monitoring: None required.

24. (d) Findings of Fact: **No Impact.** Neither construction nor operation of the proposed project would result in an increase in water flows at the project site or in the surrounding vicinity, and no changes in the amount of surface water in any water body would occur from project implementation (see discussion 24.(a-b) above). Therefore, the proposed project would have no impact.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
LAND USE - Would the project:				
25. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☒	☐
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☒	☐

SOURCE: *Riverside County Integrated Project General Plan*, 2003a*; City of Moreno Valley General Plan,* 2006b.

25. (a) Findings of Fact: **Less Than Significant Impact.** The general plan land use designation for the site is Commercial (City of Moreno Valley, 2006b). The project site is zoned Community Commercial (CC) (City of Moreno Valley, 2009d). The site is presently developed with the existing RCRMC facility and has other areas of vacant land. The project site is located in a developed area within the City of Moreno Valley with residential uses located adjacent to the site to the north and east. The development of the proposed project would not change the use of the site, as the project site would remain dedicated to the operation of the RCRMC; however, the proposed project would increase the overall footprint on the vacant portions of the site by approximately 50,000 sf of building area and supplemental parking. Construction of the site as proposed under the current land use and zoning designation would not result in a significant conflict with City of Moreno Valley or Riverside County applicable land use policies, and no land use or zoning variance would be required for the proposed project. Furthermore, the proposed project would adhere to all Riverside County General Plan land use policies including Policy 6.2 which aims to, "Direct public, educational, religious, and utility uses established to serve the surrounding community toward those areas designated for Community Development and Rural Community uses on the applicable Area Plan land use maps" (Riverside County Planning Department, 2003a). The proposed project is compatible in scale and design with surrounding land uses, and would not generate excessive noise, traffic, light, fumes, or odors that might have a negative impact on adjacent neighborhoods. The proposed Plant Operations/Warehouse facility would be an ancillary use, intended to directly support the daily operations of the existing RCRMC. The RCRMC began operation at the currently location in 1998 and therefore has become an established part of the surrounding community. Accordingly, the proposed project would not result in a substantial alteration of the present or planned land use of an area and impacts would be less than significant.

Mitigation: None required.

Monitoring: None required.

25. (b) Findings of Fact: **Less Than Significant Impact.** The proposed project is located adjacent to the existing RCRMC and is intended to support the increased healthcare demands of the region as growth within the surrounding area continues to increase at a rapid rate, and is intended to directly support the daily operations of the existing RCRMC. The RCRMC began operation in 1998 and therefore has been an established part of the surrounding community for over10years. The proposed project is compatible with the surrounding land uses, and would not require an amendment to the Riverside County General Plan. As a result, implementation of the proposed project would a have less than significant impact.

Mitigation: None required.

Monitoring: None required.

		Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less Than Significant Impact***	***No Impact***
26.	**Planning**				
a)	Be consistent with the site's existing or proposed zoning?	☐	☐	☐	☒
b)	Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c)	Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d)	Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☒	☐
e)	Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

SOURCE: *Riverside County Integrated Project General Plan*, 2003a.

26. (a) Findings of Fact: **No Impact.** The parcel is currently developed with the existing RCRMC, parking lots, and other areas of vacant land. The existing land use designation for the subject site is Commercial (C) as shown on Figure 1.5, and the existing zoning for the site is Community Commercial (CC) as shown on Figure 1.6. The proposed project is consistent with the established land use and zoning designations and no impact would occur.

Mitigation: None required.

Monitoring: None required.

26. (b-d) Findings of Fact: **Less Than Significant Impact**. As discussed is item 26(a) above, the proposed project is consistent with existing land use and zoning designations for the site. The existing surrounding zoning and land uses include the following:

Zoning Designation		Land Use Designation	
North:	Office Commercial (OC) and Multi-Family Residential (R15)	**North:**	Residential/Office (RO)
South:	Residential (R5 or R15) (maximum 5 or 15 du/ac)	**South**:	Residential (R5 or R15) and Commercial (C)
East:	Residential/Agriculture (RA2), Suburban Residential (R5)	**East:**	Community (C)
West:	Suburban Residential (SP 218 LM)	**West:**	Residential (R5 or R15)

Though the proposed project would develop vacant portions of the project site, the RCRMC expansion would be compatible with the established zoning. Accordingly, because land uses at the project site would not differ significantly as compared to existing conditions, the project would maintain the compatibility with the Residential/Office (RO) and Commercial (C) land uses within the surrounding area. As a result, the proposed project would be compatible with surrounding land uses.

Mitigation: None required.

Monitoring: None required.

26. (e) Findings of Fact: **No Impact.** As previously mentioned, the project site is currently developed with the existing RCRMC facility, which has been an established part of the surrounding community for over10years. The new Operations/Maintenance Warehouse and supplemental parking is intended to support the increased healthcare demands resulting from rapid population growth within the region. Furthermore, the proposed project is intended to directly support the daily operations of the existing RCRMC. Accordingly, land uses at the project site would remain the same as compared to existing conditions. Therefore, the proposed project would not disrupt or divide the physical arrangement of an established community and no impact would occur.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES - Would the project:				
27. Mineral Resources				
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

SOURCE: *City of Moreno Valley General Plan,* 2006b, RCLIS, 2009.

27. (a-d) Findings of Fact: **No Impact.** According to the City of Moreno Valley General Plan, the mineral resources known to be located within the City are common materials including sand, gravel and rock (City of Moreno Valley, 2006b). However, there are currently no active surface mines located within the City, as the last surface mine, Jackrabbit Canyon, was closed in 2001 (City of Moreno Valley, 2006b). The area proposed for development of the project has remained adjacent to the existing RCRMC facility for over 10 years, and the project site has not been utilized as a mineral resource recovery site in this time. Further, according to information provided by the RCLIS, the project site is not located atop a surface mine or a mineral resources recovery site (RCLIS, 2009). Therefore, the proposed project would not result in the loss of a known mineral resource or mineral resources recovery site. The proposed project would have no impact and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
NOISE - Would the project result in				

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable
A - Generally Acceptable
B - Conditionally Acceptable
C - Generally Unacceptable
D - Land Use Discouraged

28. Airport Noise					
a) 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? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒
b) 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? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

SOURCE: Riverside County Integrated Project General Plan Fig. S-19 "Airport Locations," County of Riverside Airport Facilities Map

28. (a-b) Findings of Fact: **No Impact.** The nearest airport/airstrip is located at the March Air Reserve Base, which is 4.5 miles southwest of the project site. The project site is not located within the influence area of this airport. Thus, the project site is not located in close proximity to a public airport or private airstrip, and is not affected by an airport land use plan nor would the project be capable of exposing a private airstrip or people working in the project area to excessive noise levels. No impact would result from acquisition, construction, or operation of the proposed project and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
29. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

SOURCE: *Riverside County Integrated Project General Plan*, Fig C-1 "Circulation Plan", 2003a; GIS database, 2009; ESA, 2009.

29. Findings of Fact: **No Impact.** The project site is not located in close proximity to a railroad. The proposed project would not expose people working in the project area to excessive noise levels from railroad noise or other noise prominent sources. No Impacts would occur from acquisition, construction, or operation of the proposed project and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

					Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
30. Highway Noise								
NA ☒	A ☐	B ☐	C ☐	D ☐	☐	☐	☒	☐

SOURCE: *ESA,* 2009.

30. Findings of Fact: **Less Than Significant Impact.** The existing study area is not located near a major highway or interstate. Existing street noise for the project site results from vehicle traffic located on Nason Street, Cactus Avenue, and Brodiaea Avenue. Project related traffic would not significantly increase highway noise for the area. Consequently, as discussed below (32. (a-c)), the addition of project traffic on local area roadways (construction and operation) would constitute a less than significant impact upon the existing traffic noise for the area.

Mitigation: None required.

Monitoring: None required.

					Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
31. Other Noise								
NA ☒	A ☐	B ☐	C ☐	D ☐	☐	☐	☐	☒

SOURCE: GIS database; Riverside County Ordinance 457.90, Section 1G of the Riverside County Building and Safety Department

31. Findings of Fact: **No Impact.** There are no other prominent noise sources in the project area in addition to those previously analyzed in discussion items 28, 29 and 30 above. As provided in discussion items 32 below, project implementation would result in short term (e.g., seven months) noise impacts from construction. Construction and

operation of the proposed project will not result in additional background noise in addition to those sources provided below (discussion item 32). The proposed project would have no impact from additional noise sources.

Mitigation: None required.

Monitoring: None required.

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
32.	**Noise Effects on or by the Project**				
a)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
b)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
c)	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?	☐	☒	☐	☐
d)	Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

SOURCES: *GIS database*, 2009*; State of California exterior noise guidelines; Riverside County Integrated Project General Plan, Noise Element,* 2003a, National Roads Authority, 2004.

32. (a) Findings of Fact: **Less Than Significant Impact.** Noise level characteristics for an area can be described by the Community Noise Equivalent Level (CNEL).[6] In addition to CNEL, noise rating scales have been developed to account for the various effects of noise on people, which include the Equivalent Noise Level (L_{eq}) and the Day Night Noise Level (L_{dn}). The decibel (dB) scale is used to quantify sound intensity. Since the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity, or the A-weighted decibel scale (dBA). For residential and school land uses, noise environments of up to 60 dBA CNEL are normally acceptable. Noise impacts may also be assessed in terms of a perceived change in existing sound levels. An increase in a noise level of 3 dBA is considered just perceptible, whereas an increase in noise level of 5 dBA or more is considered clearly discernable. The following summarize thresholds or other conditions that would indicate a significant noise impact:

6 The CNEL is the average of all A-weighted dB levels for a 24-hour period, with a 5 dB upward adjustment added to those noise levels occurring between 7:00 p.m. and 10:00 p.m. and a 10 dB upward adjustment for noise levels occurring between 10:00 p.m. and 7:00 a.m.

- In order to generate a significant noise impact, the project must generate noise that would exceed commonly-accepted standards or guidelines within the sensitive receptor land use. The State of California exterior noise guideline is Community Noise Equivalent Level (CNEL) 65 dBA for new residential and other sensitive land uses, which include schools, parks, day-care, etc.

- The County of Riverside, in the County General Plan Noise Element, defines CNEL 60 dBA as the acceptable external noise level for residential land uses (CNEL 70 dBA if noise reduction is incorporated) and CNEL 45 dBA as the acceptable interior level.[7]

- The project must generate traffic noise at commercial land uses where noise levels would be in excess of 75 dBA CNEL at outdoor usable areas.

- The project must generate temporary construction noise which exceeds CNEL 75 dBA for 12 hours within a 24-hour period at residences. Additionally, where temporary construction noise substantially interferes with normal business communication, or affects sensitive receptors such as day-care facilities or schools.

Some land uses are considered more sensitive to noise than others due to the amount of noise exposure and the types of activities typically involved. The nearest sensitive receptors include the existing RCRMC located adjacent and to the east of the project site, residences north of Brodiaea Avenue approximately 200 feet north of the project site, residences west of Nason Street approximately 200 feet east of the project site, and residences south of Cactus Avenue approximately 500 feet southeast of the project site. Ambient noise from project operation would primarily be associated with an increase in vehicle use in the area from employees of the proposed project. However, as discussed in the *Traffic* section of this document, the proposed project would contribute to an insignificant increase in local traffic. Therefore, the proposed project would not substantially alter existing CNEL noise levels and it is anticipated that noise from the proposed project would be consistent with the 65 Leq dBA daytime preferred exterior noise standard of the Riverside County Integrated Project General Plan Noise Element. Therefore, operations would not increase permanent noise levels more than 5 dBA (or above 65 CNEL) at the nearest sensitive receptor.

Mitigation: None required.

Monitoring: None required.

32. (b) Findings of Fact: **Less Than Significant Impact with Mitigation Incorporated.** The generation of noise associated with project construction would occur on a temporary basis for site preparation and construction activities. Construction activities for the proposed site would require approximately seven months and would result in less than five acres per day of disturbed soil during grading and excavation. Construction activities would create noise on a short-term basis from heavy equipment and related construction

[7] The 60 CNEL standard for external noise and the 45 CNEL standard for interior noise are consistent with state guidelines for noise elements.

activities. The operation of heavy equipment during construction would result in temporary increases in noise in the immediate vicinity of the construction site. The proposed expansion of the RCRMC would be required to adhere to all County of Riverside noise regulations, including those related to acceptable construction hours. Specifically, the County's construction noise regulations are outlined in Riverside County Ordinance 847, which states that the appropriate hours for private construction projects located within one-quarter mile from an inhabited dwelling are from 6:00AM to 6:00PM (June through September), and from 7:00AM to 6:00 PM (October through May). Construction activities associated with the proposed project would not likely occur outside of these hours; however, there may be times when exceptions are necessary in order to complete construction of the project in a timely manner. The exceptions could include, but are not limited to, electrical shutdowns, concrete plant hours of operation, and certain staging activities. Average noise levels associated with the use of heavy equipment at construction sites can range from about 78 to 88 dBA at 50 feet from the source depending upon the types of equipment in operation at any given time and the phase of construction. These noise levels would be reduced (through attenuation by distance) to approximately 66 to 76 dBA at a distance of 200 feet (at the nearest sensitive receptor). To reduce construction noise to a less than significant level, **Mitigation Measure NOI-1** shall be implemented during construction.

Mitigation Measure NOI-1:

The construction contractor shall ensure that all construction equipment, fixed or mobile, are properly operating (tuned-up) and mufflers are working adequately.

The construction contractor shall ensure that all construction equipment is located such that emitted noise is directed away from sensitive noise receivers.

The construction contractor shall ensure that stockpiling and vehicle staging areas are located as far as practical from noise-sensitive receptors during construction activities.

Monitoring: The County shall ensure required inspections are performed during construction.

With the implementation of Mitigation Measure NOI-1, impacts would be less than significant.

32. (c) Findings of Fact: **Less Than Significant Impact with Mitigation Incorporated.** As discussed in item 32. (b) above, an increase in ambient noise levels would result from project construction activities (e.g. construction crew commutes, excavation, grading, etc). Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G of the Riverside County Building and Safety Department: Adherence to the County Ordinance and implementation of Mitigation Measure NOI-1 will reduce potential significant impacts.

Even so, **Mitigation Measure NOI-1** will be implemented to ensure impacts remain less than significant.

Mitigation: Please refer to **Mitigation Measure NOI-1** above.

Monitoring: Please refer to **Monitoring** for **Mitigation Measure NOI-1** above.

With the implementation of Mitigation Measure NOI-1 above, impacts would be less than significant.

32. (d) Findings of Fact: **Less Than Significant Impact.** Vibration associated with noise, which takes the form of oscillatory motion, can be described in terms of acceleration, velocity, and displacement. Typically, human response to vibration is not significant until the vibration exceeds 70 dBA (NRA, 2004). The equipment and techniques to be used during construction would not result in excessive ground-borne vibration or noise as no pile driving or tunneling would occur. The proposed project would not involve blasting, drilling or other subterranean activities that would generate excessive ground-borne vibration or ground-borne noise levels. In addition, no activities that would result in vibration would occur during operation. Therefore, construction and operation would not generate significant levels of ground-borne vibration or ground-borne noise and impacts would be less than significant.

Mitigation: None required.

Monitoring: None required.

POPULATION AND HOUSING - Would the project	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
33. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☒	☐
e) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐
f) 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)?	☐	☐	☒	☐

SOURCE: *GIS database*, 2009; *Riverside County Integrated Project General Plan Housing Element; City of Moreno Valley General Plan*, 2006b.

33. (a) Findings of Fact: **No Impact.** The project site is occupied by the existing RCRMC facility and vacant land, and does not currently contain housing. Therefore, the project would not displace existing housing nor necessitate the construction of replacement housing elsewhere. The proposed project is designed to accommodate existing demand for healthcare services in the region and would not induce population or employment growth. The proposed project would have no impact and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

33. (b) Findings of Fact: **Less Than Significant Impact.** Additional housing is needed when new services, employment or educational opportunities induce population growth in area that does not have existing housing available to accommodate the growth. The purpose of the proposed project is to support the increased healthcare demands of the region resulting from recent growth within Riverside County. As such, although it is anticipated that the proposed project would generate temporary jobs during the short construction period, operation of the proposed project would not create new permanent employment opportunities. If necessary, any additional staffing required for the project would come from reassignments or from the existing layoff pool, and it is presumed that future patrons and/or potential employees of the proposed project would reside in the

project area. Therefore, implementation of the project would not induce employment growth within the region. Since the proposed project would result in a maximum of three new employees at RCRMC, there would not be a significant increase in permanent employment opportunities for individuals. The project would not contribute to significant population growth in the area as compared to existing conditions. Thus, the proposed project would not create a significant demand for additional housing and impacts would be less than significant.

Mitigation: None required.

Monitoring: None required.

33. (c) Findings of Fact: **No Impact.** The project site is occupied by the existing RCRMC facility and vacant land, and does not currently contain individuals residing within the project boundary. Therefore, the project would not displace substantial numbers of people or necessitate the construction of replacement housing elsewhere. The proposed project would have no impact and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

33. (d) Findings of Fact: **Less Than Significant Impact.** Based on information gathered from the RCLIS, the proposed project is not located within a County Redevelopment Area (RCLIS, 2009). As discussed above, the project would not induce population growth related to new services, employment or educational opportunities, nor would the project construct new residences. Therefore, it is unlikely that the project would affect nearby County Redevelopment Projects. The proposed project would have a less than significant impact and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

33 (e-f) Findings of Fact: **Less Than Significant Impact.** Typically, the growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population above that is assumed in local and regional land use plans, or in projections made by regional planning authorities, such as the Southern California Association of Governments (SCAG). The proposed project is consistent with the City of Moreno Valley General Plan land use designation of Commercial (C) for the project site (see item 25). As such, the current city and countywide population projections incorporate the proposed project's incremental population contribution. In addition, the proposed project would not induce substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). As discussed in item 33.(b), because the proposed project would primarily serve and employ individuals that

currently reside in the project area, the proposed project would not significantly contribute to population growth. The proposed project would have a less than significant impact and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

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

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
34. Fire Services	☐	☐	☒	☐

SOURCES: *Riverside County Integrated Project General Plan* Chapter 6, Safety Element, 2003a; *City of Moreno Valley General Plan*, 2006b, RCFD, 2009.

34. Findings of Fact: **Less Than Significant Impact.** Since its incorporation in 1984, the City of Moreno Valley has received fire protection, fire prevention, and emergency medical services through a cooperative contractual agreement with the Riverside County Fire Department (RCFD) (City of Moreno Valley, 2006b). The RCFD is administered and operated by the California Department of Forestry and Fire Protection under an agreement with the County of Riverside. According to the City of Moreno Valley General Plan, a five-minute response time is considered to be the maximum time standard for serving urban and suburban uses within the City (City of Moreno Valley, 2006b). Accordingly, the City of Moreno Valley is currently served by the following six fire stations in order to maintain acceptable service ratios (RCFD, 2009):

Station No. 2: Station No. 2 is located at 24935 Hemlock Avenue in Moreno Valley, just west of Perris Boulevard. Currently, this station contains one city paramedic assessment engine and one city truck.

Station No. 6: Station No. 6 is located at 22250 Eucalyptus Avenue in Moreno Valley. Currently, this station is equipped with one city paramedic assessment engine.

Station No. 48: Station No. 48 is located at 10511 Village Road, at the intersection of Village Road and Sunnymead Ranch Parkway. Currently, this station is equipped with one city paramedic assessment engine.

Station No. 58: Station No. 58 is located at 28040 Eucalyptus Avenue in Moreno Valley. Currently, this station is equipped with one city paramedic assessment engine.

Station No. 65: Station No. 65 is currently located at 15111 Indian Street in Moreno Valley, and mainly serves the southwest area of the city. Currently, this station is equipped with one city paramedic assessment engine.

Station No. 91: Station No. 91 is currently located at 16110 Lasselle Street in Moreno Valley, located adjacent to the Riverside Community College - Moreno Valley campus. Currently, this station is equipped with one city paramedic assessment engine and one city truck.

The proposed project would be serviced by the Fire Station 91, which is located approximately 2.2 miles from the project site. The proposed project is the construction of an Operations/Maintenance Warehouse and parking, and therefore an increase daytime population from the construction crews could occur during construction of the proposed project. In addition, as stated in item 20, the proposed project would slightly increase the use of certain hazardous materials at the project site. However, because the proposed project is the construction of a facility that would ultimately house activities that currently occur at the existing RCRMC, it is anticipated that the demand for fire services would not increase substantially as compared existing conditions. Furthermore, the proposed project would be required to comply with existing fire codes including, but not limited to, emergency access requirements and fire flow requirements for fire suppression. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire facilities or the need for new or physically altered police facilities, the construction of which could cause significant environmental impacts. Impacts would be less than significant for the proposed project and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less Than Significant Impact***	***No Impact***
35. Sheriff Services	☐	☐	☒	☐

SOURCES: *Riverside County Integrated Project General Plan* Chapter 6, Safety Element, 2003a; *City of Moreno Valley General Plan*, 2006b.

35. Findings of Fact: **Less Than Significant Impact.** In accordance with an annual police services contract between the City of Moreno Valley and Riverside County, the Riverside County Sheriff's Department (RCSD) provides police protection and crime

prevention services within the City of Moreno Valley (City of Moreno Valley, 2006b). Under the name of Moreno Valley Police Department (MVPD), the RCSD provides law enforcement services within the City of Moreno Valley, as well as at the RCRMC and at all schools within Moreno Valley. As of July 2006, the MVPD had 162 sworn officers, and a current officer to population ratio of approximately 0.9 officers per 1,000 population (City of Moreno Valley, 2006b). The average total response time for the period of January 1 to December 31, 2004, was over seven minutes for Priority 1 or emergency calls (City of Moreno Valley, 2006b).

Protection and prevention services provided by the MVPD include general law enforcement, traffic enforcement, investigations, and routine support services such as communications and evidence collection. In addition, the MVPD also contains numerous specialized teams including the Hazardous Devices Team, Hostage Negotiations Team and Special Enforcement Team, K9 units (including narcotic detection), Crime Prevention Programs, Problem Oriented Policing, Career Criminal Apprehension Team, Bicycle Team, School Resource Officers, Gang and Narcotic Investigations Units and aviation (City of Moreno Valley, 2006b). As stated in the City of Moreno Valley General Plan, the management and supervision of the RCRMC is the responsibility of the MVPD, which provides law enforcement for the interior and surrounding grounds of the RCRMC 24 hours a day and seven days a week (City of Moreno Valley, 2006b).

The MVPD would service the project site out of the City's of Moreno Valley's Public Safety Building, located at 22850 Calle San Juan de Los Lagos, approximately four miles west of the project site. As mentioned above, the proposed project is the construction of the proposed project, and therefore a slight increase in daytime population from additional employees could occur upon implementation of the proposed project. Accordingly, the proposed project could slightly increase the demand for police services at the site, as compared to existing conditions. The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities or the need for new or physically altered police facilities. Impacts would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less Than Significant Impact***	***No Impact***
36. Schools	☐	☐	☐	☒

SOURCE: *City of Moreno Valley General Plan*, 2006b.

36. Findings of Fact: **No Impact.** The proposed project does not include a residential component, it would not induce substantial population growth for the area, nor would it increase the amount of students attending schools in the surrounding area. As such, no impact to the surrounding educational services would occur as a result of the proposed project. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered educational facilities or the need for new or physically altered educational facilities. The proposed project would have no impact and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less Than Significant Impact***	***No Impact***
37. Libraries	☐	☐	☐	☒

SOURCE: *City of Moreno Valley General Plan*, 2006b.

37. Findings of Fact: **No Impact.** As stated above, the proposed project does not contain a residential component and therefore no significant increase in the demand for library services would occur as a result of project implementation. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered libraries or the need for new or physically altered libraries facilities, the construction of which could cause significant environmental impacts. The proposed project would have no impact and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less Than Significant Impact***	***No Impact***
38. Health Services	☐	☐	☐	☒

SOURCES: *Riverside County Integrated Project General Plan* Chapter 6, Safety Element, 2003a; *City of Moreno Valley General Plan*, 2006b.

38. Findings of Fact: **No Impact.** The proposed project would entail construction and operation of approximately 50,000 sf of additional useable space that would support existing demands due to recent growth. The proposed project does not include a

residential component and therefore the proposed project would not increase the residential population in the area necessitating the use of additional health services. Furthermore, the proposed project is, itself, an expansion of an existing RCRMC that would provide public healthcare services to the community resulting in a beneficial impact on existing health services in the region. As such, the proposed project would be considered beneficial to acceptable service ratios for hospitals and other health services in the area, and no significant impact would occur.

Mitigation: None required.

Monitoring: None required.

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
RECREATION					
39.	**Parks and Recreation**				
a)	Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
b)	Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
c)	Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☒	☐

SOURCES: GIS database, 2009; Riverside County Municipal Ordinance Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications.

39. (a-c) Findings of Fact: **Less Than Significant Impact.** The proposed project would not impact existing parks or recreational facilitates. The site is currently developed with the RCRMC and vacant land, and contains no structures that would require the use of surrounding recreational facilities. The proposed project does not contain a residential component and therefore, would not induce substantial population growth nor would it increase the amount of patrons utilizing nearby parks or recreational areas. As such, no impact to the surrounding recreational facilities would occur as a result of the proposed project. In addition, the project is neither located within a Community Service Area (CSA) nor is it within a recreation and park district with a Community Parks and Recreation Plan subject to Quimby fees. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered recreational facilities. The proposed project would have a less than significant impact and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
40. Recreational Trails	☐	☐	☐	☒

SOURCE: *Riverside. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments*

40. Findings of Fact: **No Impact.** The proposed project does not include a residential component and therefore, would not induce substantial population growth nor would it increase the amount of patrons utilizing nearby recreational trails. As such, no impact to the surrounding recreational trails would occur as a result of the proposed project. The proposed project does not include components that would remove recreational space from operation, and the property and does not contain recreational trails on-site. Therefore, the proposed project would have no impact on recreational trails and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC - Would the project				
41. Circulation				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Result in inadequate parking capacity?	☐	☐	☒	☐
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☐	☒	☐
d) 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?	☐	☐	☐	☒
e) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
h) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☒	☐

SOURCE: *Riverside County Integrated Project General Plan.* 2003a.

41. (a) Findings of Fact: **Less Than Significant Impact.** The project site is located at the intersection of Morrison Street and Cactus Avenue, within the City of Moreno Valley. The proposed project would supplement the warehouse and receiving functions that currently take place at the existing RCRMC facility. In addition, the proposed project would also involve the addition of approximately 820 parking spaces, in order to address the increasing demand for parking at the RCRMC.

The current technical guide to the evaluation of traffic operations is the 2000 Highway Capacity Manual (HCM) (Transportation Research Board, 2000). The HCM defines level of service (LOS) as a qualitative measure that describes operational conditions within a traffic stream, generally in terms of factors such as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. There is a six-level range of levels of service, with values ranging from LOS A to LOS F. LOS A indicates

excellent operating conditions with little delay to motorists, whereas LOS F represents congested conditions with excessive vehicle delay. The impact threshold for roadways operating at LOS A is a project-generated six percent increase in roadway traffic volume, LOS B is five percent, LOS C is a project-generated four percent increase in roadway traffic volume, at LOS D is a two percent increase, and at LOS E is a one percent increase. There is no increase allowed for LOS F. The roadways around the project site are generally vacant and operate at an efficient LOS. The proposed Plant Operations/Warehouse facility is not anticipated to generate more than three new employees upon full buildout (LBL Architecture, Planning Interiors, 2008). Accordingly, implementation of the proposed project is not anticipated to generate a substantial amount of new daily trips as compared to existing conditions at the RCRMC. The addition of two to six new trips per day would not cause an increase in traffic that would be substantial in relation to the existing traffic load and capacity of the street system. Potential impacts would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

41. (b) Findings of Fact: **Less Than Significant Impact.** The project proposes the addition of approximately 820 parking spaces to the project site in order to address the increasing demand for parking at the RCRMC. For hospital land uses, the Riverside County Zoning Ordinance requires: one space per staff member of largest shift; one space per two patient's beds; and one space per vehicle owned and operated by the hospital (Riverside County Planning Department, 2009). The design of the proposed project would comply with the parking requirements identified in the Riverside County Zoning Ordinance. The amount of parking proposed by the project would be more than adequate to meet the existing and anticipated future demand for parking at the RCRMC. Therefore, the proposed project would be considered to a have beneficial impact on the parking capacity available to both patrons and employees of the RCRMC. The proposed project would have a less than significant impact and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

41. (c) Findings of Fact: **Less Than Significant Impact.** As provided in item 41.(a) above, the access streets to the project site would maintain an acceptable level of service. Therefore, the project would generate trips that are not cumulatively significant. Potential impacts from implementation of the proposed project would be less than significant.

Mitigation: None required.

Monitoring: None required.

41. (d) Findings of Fact: **No Impact.** The project does not propose any uses, design features, or other obstacles (i.e., blinking strobe lights, high-rise towers, etc.), which would impact air traffic patterns. Furthermore, the project site is not located within an Air Installation Compatible Use Zone (AICUZ), and Airport Land Use Plan (ALUP) or an Airport Influence Area (AIA). Therefore, the proposed project would have no impact on air traffic patters and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

41.(e) Findings of Fact: **No Impact.** Implementation of the proposed project would not alter waterborne traffic as no water navigation areas occur in the area. Furthermore, the proposed projects' main mode of transportation of goods and services is on roadways and project implementation would not impact rail traffic. Additionally, as discussed in item 41.(d) above, no impact to air traffic would occur. The proposed project would have no impact on waterborne traffic, air traffic, or railways traffic and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

41. (f) Findings of Fact: **Less Than Significant Impact.** The proposed project would not include any dangerous design features such as sharp curves or dangerous intersections. Emergency route signage, if required, would be incorporated on-site. The driveways would be adequately sized to minimize potential conflicts between delivery trucks and vehicles. In addition, the internal circulation system and roadway connections would be considered during the planning process to assure project features do not significantly affect roadway design and safety. Therefore, impacts from the proposed project are considered less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

41. (g) Findings of Fact: **Less Than Significant Impact.** The increase in traffic resulting from construction and operation of a 50,000 sf Operations/Maintenance Warehouse are considered to be negligible and would neither cause an effect upon, nor create a need for, new or altered maintenance of roads. Because the project would ultimately house activities currently underway at the existing RCRMC (i.e., Plant Operations, maintenance, and storage), roadway maintenance, if any, would likely involve on-site roadways and circulation areas and would not extend to off-site roadways. Therefore, impacts from the proposed project are considered less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

41. (h) Findings of Fact: **Less Than Significant Impact.** The proposed project would result in truck traffic at and near the site during the construction period. Project construction could result in short-term and intermittent construction traffic impacts associated with the delivery of materials and equipment, removal of debris, and parking for construction workers. Construction activities would continue for approximately seven months. Construction activities would include the construction of an approximate 50,000 sf warehouse and maintenance facility, 820 parking space, and other related site improvements such as landscaping. It is estimated that up to 20 workers would be commuting to the site during peak construction. Though construction traffic may impact LOS during the construction phase of the project, impacts would be short-term or one-time in nature and the proposed project would not permanently impact LOS within the vicinity. Therefore, due to the short duration for construction and demolition, the proposed project would not generate traffic that would significantly impact, either cumulatively or individually, an established LOS. Impacts from the proposed project would be less than significant.

Mitigation: None required.

Monitoring: None required.

41. (i) Findings of Fact: **Less Than Significant Impact.** Emergency access would be provided from ~~Brodiaea Avenue~~ the service road located along the north and west side of the proposed Plant Operations Warehouse. Off-site access to the proposed Plant Operations Warehouse would be provided by Cactus Avenue. The proposed project would result in a minimal increase in vehicle use and related road access loads in the area. Therefore, impacts from the proposed project would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

41. (j) Findings of Fact: **Less Than Significant Impact.** The proposed project is located in an established urban area and development of the project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Furthermore, due to the nature of the project, the project would not be expected to generate a significant increase in transit trips as compared to existing conditions. It is expected that transit providers in the vicinity would be able to accommodate any project-generated increases in the number of passengers. Impacts would be less than significant from the proposed project and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
42. Bike Trails	☐	☐	☒	☐

SOURCE: *Riverside County Integrated Project General Plan*, 2003a.

42. Findings of Fact: **Less Than Significant Impact.** Removal or disturbance of existing bike trails or alternative modes of travel would not occur. In addition, the proposed project would consider inclusion of bike racks and/or alternative modes of transportation as indicated in the Riverside County General Plan. The proposed project would require the addition of up to three employees, which would not result in a burden to existing alternative transportation modes. Potential impacts on bike trails serving the area would be less than significant.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
UTILITIES AND SERVICE SYSTEMS - Would the project				
43. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

SOURCE: *City of Moreno Valley General Plan*, 2006b, *EMWD, 2009*

43. (a) Findings of Fact: **Less Than Significant Impact**. The water and wastewater needs of the existing RCRMC structures are currently serviced by the EMWD. Located in western Riverside County, EMWD provides water supply and sewage treatment services to a population of approximately 630,000 people and covers a service area of over 555 square miles. Currently, EMWD provides its services though approximately 1,350 miles of water mains, 1,000 miles of sewer mains, approximately 100 water pumping plants, 36 sewer lift stations and five regional water reclamation facilities (Eastern Municipal Water District, 2009).

The current generation of water at the project site is mainly resulting from on-site operations associated with the RCRMC, such as bathrooms, kitchens, other hospital related uses and associated landscaping. The proposed project would support the increased healthcare demands of the region as growth in the area continues. Because the proposed project would provide supplemental space for RCRMC operations, (i.e., Plant Operation shops, maintenance, and storage of various hospital materials) it is anticipated that the proposed project would not significantly increase the demand for water as compared to existing conditions. Similar to the existing RCRMC, the water needs of the proposed project would be serviced by the EMWD water infrastructure currently established at the project site.

As discussed in item 23, EMWD's 2005 UWMP incorporates a plan to ensure that it can meet the water demand of its service area now and in the future. The water demand for the EMWD's service area is based on customer types (land use) and regional population projections. The 2005 UWMP uses these land use designations in order to estimate the amount of water a project site might demand assuming full build-out of the site according to the permitted uses (i.e., the most conservative estimate). These projections are also used to determine the necessary capacity of each water treatment plant, in order to ensure that demand for water within the service area is met. Because the proposed project conforms to the land use and zoning designations assigned to the project site by the City

of Moreno General Plan, the proposed project would not exceed the water demand (worst-case scenario) anticipated by EMWD for the project site. Therefore, the water consumption estimated for the project site would not exceed that which is anticipated by EMWD's 2005 UWMP. Consequently, because the water demand of the project site has been taken into account by EMWD's 2005 UWMP, the proposed project would not require or result in the construction of new water treatment facilities or expansion of existing facilities. Impacts from the proposed project on water treatment facilities would be less than significant.

Mitigation: None required.

Monitoring: None required.

43. (b) Findings of Fact: **Less Than Significant Impact.** As mentioned above, the proposed project's water needs would be serviced by existing EMWD infrastructure. Water usage resulting from proposed project operations would primarily result from restroom facilities and sinks located in Plant Operations shops, as well as fire sprinkler systems and landscape irrigation. As mentioned above, the land uses proposed by the project would be compatible with the City of Moreno Valley General Plan land use and zoning designations for the site. Therefore, the project's water demand would not exceed the water demand projection as analyzed in the City of Moreno Valley General Plan EIR. Thus, implementation of the proposed project would not significantly impact future supply for the project area, as anticipated by the EMWD's 2005 UWMP.

The majority of the City of Moreno Valley's water is imported via the California Aqueduct from northern and central California, and managed by the Metropolitan Water District of Southern California (MWD) (City of Moreno Valley, 2006b). MWD currently maintains that successful implementation of its Integrated Resources Plan (IRP) will provide sufficient water to supply all projected imported water demands for the next 20 years (City of Moreno Valley, 2006b). In addition, the MWD recently constructed the Diamond Valley Lake, which is intended to hold approximately 800,000 acre-feet (af) of water and improve the reliability of the water supply by storing water that is available during wet years for use during periods of drought. A secondary source of imported water is available to the City of Moreno Valley from the Colorado River Aqueduct. However, the long-term viability of this water source is questionable given California's historical overdraft of the Colorado River. Furthermore, in addition to imported water, groundwater is also available to the City due to its location atop portions of the Perris Basin and the San Jacinto Basin (City of Moreno Valley, 2006b).

According to EMWD, water demand in the City of Moreno Valley area has ranged from 22,000 acre feet per year (afy) to 25,000 afy, and development in the planning area is adequately served by existing EMWD infrastructure (City of Moreno Valley, 2006b). Implementation of the proposed project would result in the increased consumption of additional amounts of water as compared to the existing water demand at the project site; however, not to a degree that would adversely impact the capacity of the EMWD water treatment facility. Typically, the water agencies require new projects to apply water

conservation practices to the maximum extent practical including water efficient plumbing fixtures, the installation of drought tolerant plants in landscaped areas, and the use of reclaimed water for irrigation when available, all of which comply with Title 24 efficiency standards. Impacts from the proposed project are therefore considered less than significant with adherence to all applicable rules and regulations related to the conservation of water, and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
44.	**Sewer**				
a)	Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b)	Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

SOURCE: *City of Moreno Valley General Plan*

44. (a) Findings of Fact: **Less Than Significant Impact.** As mentioned above in item 43.(a) above, wastewater service in Moreno Valley is provided by the EMWD, which operates over 356 miles of sewer mains (12" and above) and six sewage lift stations to provide wastewater collection services within the City. All wastewater is collected and conveyed to the Moreno Valley Regional Water Reclamation Facility (MVRWRF) located in the southwestern portion of the City, which has a capacity to treat 16 million gallons of wastewater per day (mgd) and a capacity to expand to 41 mgd (City of Moreno Valley, 2006b).

The current generation of wastewater at the project site is mainly resulting from on-site operations associated with the RCRMC. The proposed project would support the increased healthcare demands of the region as growth in the area continues. Because the proposed project would ultimately house activities that currently take place at the existing RCRMC (i.e., Plant Operation shops, maintenance, and storage of hospital materials) it is anticipated that the proposed project would not significant increase the demand for wastewater services compared to the existing conditions at the project site. Similar to the existing RCRMC, the wastewater needs of the proposed project would be serviced by the EMWD wastewater infrastructure currently established on the project site.

Similar to water, the wastewater demand for the EMWD's service area is also based on customer types (land use) and regional population projections. These projections are then utilized in order to determine the necessary capacity of each wastewater treatment plant, in order to ensure that demand for wastewater service within the area is met. The proposed project is consistent with the land use and zoning designations assigned to the project site by the City of Moreno Valley General Plan, and therefore the wastewater generation for the proposed project would not exceed that which is anticipated by EMWD. Therefore, because the wastewater generation of the project site has been taken into account by EMWD, the proposed project itself would not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. Although upgrades, modifications, and/or replacements may be necessary in order to accommodate the proposed project wastewater needs, construction and/or modification of any EMWD facilities will occur in accordance with all applicable requirements and would not result in significant environmental effects. Nonetheless, the proposed project would not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Impacts would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

44. (b) Findings of Fact: **Less Than Significant Impact.** As mentioned above, the proposed project's wastewater needs would be serviced by existing EMWD infrastructure. EMWD has prepared a wastewater facilities master plan for its service area, which assigns connection charges on new development in order to finance the construction of all necessary wastewater facilities. As stated in the Moreno Valley General Plan Final EIR, most of the additional necessary wastewater facilities would consist of pipelines buried under area roadways and therefore the environmental impacts of constructing these sewer pipelines would be minimal (City of Moreno Valley, 2006b). Furthermore, a future planned expansion of the MVWRF would increase the capacity of the facility from 16 mgd to 41 mgd (City of Moreno Valley, 2006b). This expansion would consist of construction of new and expansion of existing (paralleling) transmission sewers, the construction of new and expansion of existing lift stations, and the general expansion of the MVWRF. Although the proposed project's wastewater generation could be serviced without the aforementioned expansion of the MVWRF, the expansion would ensure that cumulative development in the region would not exceed the existing capacity of the facility (City of Moreno Valley, 2006b). Therefore, although unnecessary for the proposed project specifically, the planned expansion of the MVWRF would further ensure that the wastewater facilities serving the proposed project would have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Impacts would be less than significant.

Mitigation: None required.

Monitoring: None required.

45. Solid Waste		*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a)	Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
b)	Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

SOURCE: Riverside County Integrated Project General Plan (2003), City of Moreno Valley, 2006b.

45. (a) Findings of Fact: **Less Than Significant Impact.** Solid waste generated within the City of Moreno Valley is primarily deposited in the Riverside County Waste Management Department's (RCWMD) Badlands Landfill. However, the city's trash hauler can also use other County landfills in the area such as the Lamb Canyon Landfill and El Sobrante Landfill. All Riverside County landfills are Class III disposal sites permitted to receive non-hazardous municipal solid waste (City of Moreno Valley, 2006b). Waste Management of Inland Empire currently provides waste pickup in Moreno Valley (City of Moreno Valley, 2006b). Below is a brief description of each landfill that could potentially service the proposed project's solid waste needs:

The Badlands landfill encompasses 1,093 acres, of which 150 acres are permitted for landfilling and 70 acres are permitted for excavation and stockpiling cover material and other ancillary activities. As of January 1, 2003, the facility was permitted to receive 4,000 tons per day and had an overall remaining disposal capacity of approximately 9,804,704.62 tons. The Badlands Landfill is expected to reach capacity between 2018 and 2020; however, the landfill site has potential for further expansion (City of Moreno Valley, 2006b).

The El Sobrante Landfill encompasses 1,322 acres, and is permitted to receive 10,000 tons of refuse per day (tpd), of which 4,000 tpd is reserved for refuse generated within Riverside County. The landfill has a total capacity of approximately 109 million tons or 184.93 million cubic yards of waste, of which approximately 68 million tons are reserved for in-County waste. As of June 30, 2003, the landfill's remaining capacity was approximately 98 million tons. The landfill is expected to continue receiving solid waste for approximately 30 years.

The Lamb Canyon Landfill encompasses approximately 1,109 acres, is permitted to receive 1,900 tpd for disposal and, as of January 1, 2003, had a remaining disposal capacity of approximately 5,235,043 tons (City of Moreno Valley, 2006b). A proposal to expand the Lamb Canyon Landfill footprint to encompass and additional 144.6 acres and increase its maximum daily disposal capacity to 3,000 tons is currently under review. The

expansion proposal would result in a total landfill capacity of 16.2 million tons, which would extend the use of facility to approximately 2023 (City of Moreno Valley, 2006b).

Solid waste generated by the proposed project would most likely be disposed of in the Badlands Landfill, located approximately 7.4 miles northeast of the project site. As stated above, the Badlands Landfill is currently expected to reach capacity between 2018 and 2020, though the landfill has the potential for further expansion. In addition, the proposed project's solid waste needs could also be serviced by the El Sobrante Landfill or Lamb Canyon Landfill, if deemed necessary by Riverside County. Because the proposed project would ultimately support activities that currently take place within the existing RCRMC, a significant increase in the generation of solid waste is not anticipated at full buildout. Therefore, the proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Impacts would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

45. (b) Findings of Fact: **Less Than Significant Impact.** The California Integrated Waste Management Act of 1989, also known as Assembly Bill 939 (AB939), revised the focus of solid waste management from landfill to diversion strategies such as source reduction, recycling, and composting. The City is currently in compliance with AB 939, having diverted 50 percent of its solid waste from local landfills in 2002 (City of Moreno Valley, 2006b). Furthermore, the Moreno Valley City Council also adopted a "Source Reduction and Recycling Element" in 1992, describing how Moreno Valley plans to meet the goals mandated by AB939. The element includes strategies to address various components of the solid waste challenge, including the character of the waste stream, source reduction, recycling, composting, special waste (e.g. construction debris, auto bodies, medical waste, tires and appliances), education and public information, disposal facility capacity, funding and integration of the various components (City of Moreno Valley, 2006b). Moreno Valley works in concert with the local waste hauling company to meet its waste diversion requirements, including the requirement that residential customers place recyclable materials at the curb for collection by the waste hauler. In 2004, fifty-one percent of the solid waste generated in Moreno Valley was diverted from landfills (City of Moreno Valley, 2006b). Lastly, the proposed project would be required to maintain consistency with Riverside County Policy A-17, Printed Forms Control/ Purchase and Use of Recycled Materials, and Policy A-64, Purchasing and Use of Recycled Materials (please refer to analysis of Greenhouse Gases under Air Quality, discussion 5(f), for more information on Policy A-17 and A-64). These policies encourage personnel of the county to use paper made with recycled stock and post consumer waste for all county printed products, and aim to increase the use and availability of environmentally-preferable products within the county. As mentioned above, the proposed project's solid waste would be disposed of at an approved site in compliance with federal, state and county regulations. Implementation of the proposed project would not conflict with the applicable CIWMP

(County Integrated Waste Management Plan). Impacts would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
46.	**Utilities**				
	Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a)	Electricity?	☐	☐	☒	☐
b)	Natural gas?	☐	☐	☒	☐
c)	Communications systems?	☐	☐	☒	☐
d)	Storm water drainage?	☐	☐	☒	☐
e)	Street lighting?	☐	☐	☒	☐
f)	Maintenance of public facilities, including roads?	☐	☐	☒	☐
g)	Other governmental services?	☐	☐	☒	☐
h)	Conflict with adopted energy conservation plans?	☐	☐	☒	☐

SOURCE: *Riverside County Integrated Project General Plan,* 2003a; *City of Moreno Valley General Plan,* 2006b.

46. (a) Findings of Fact: **Less Than Significant Impact.** The electrical demand of the City of Moreno Valley is serviced by Southern California Edison (SCE) via three substations located throughout the City. These substations include the Maxwell Substation, the Alessandro Substation, and the Bunker Substation. SCE's 115 KV transmission lines bring power to the substations, where the power is subsequently stepped down to 33 KV for distribution to its customers through a local service network (City of Moreno Valley, 2006b). In addition, the CBC (Title 24) requires new buildings, including additions and alterations, to be constructed in an energy efficient manner. The proposed project could require modifications and/or updates to its existing electrical connections in order to service the increased electrical demand of the proposed project; however, construction/operation of the proposed project would consider all applicable energy regulations. Lastly, the proposed project would be required to maintain consistency with all Riverside County policies related to energy conservation including Policy H-4, Conservation of Energy and Policy H-29, Sustainable Building Policy. These policies establish the use of sustainable practices using LEED criteria and provide guidance for the use and conservation of energy during the design of all county facilities (please refer to analysis of Greenhouse Gases under Air Quality, discussion 5(f), for more

information on Policy H-4 and H-29). As a result, the project would not result in the construction of new electrical facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects. Impacts would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

46. (b) Findings of fact: **Less Than Significant Impact.** The demand for natural gas in the City of Moreno Valley is serviced by the Southern California Gas Company. Implementation of the proposed project would increase the demand for natural gas at the site; however, not to such an extent that would require the construction of new or altered natural gas facilities and/or infrastructure. Improvements to the project site could include new distribution feeders, regulator stations, odorizer stations, valve lots, and distribution and transmission lines. Construction and operation of the proposed project would also consider all applicable energy regulations during project implementation, including Title 24 standards. The proposed project would also maintain compliance with Riverside County Policy H-4, Conservation of Energy, which provides specific guidance for the use and conservation of energy in county facilities (please refer to analysis of Greenhouse Gases under Air Quality, discussion 5(f), for more information on Policy H-4 and others). As a result, the project would not result in the construction of new natural gas facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Impacts would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

46. (c) Findings of Fact: **Less Than Significant Impact.** As a warehousing and maintenance facility, operational activities associated with the proposed project would require the use of numerous forms of communication systems. These could include telephone, internet and cable services, all of which are currently available at the project site. The proposed project would result in an additional demand for these services; however, not to such an extent that would require the construction of new or altered communication system facilities and/or infrastructure. The availability of such services would be determined through a contract between the RCRMC and the communication service provider at a more appropriate time in project development. Impacts would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

46. (d) Findings of Fact: **Less Than Significant Impact.** Regional flood control planning and facilities within the City of Moreno Valley are under the jurisdiction of the RCFCWCD; however, the City maintains the responsibility for design, construction, and maintenance of local drainage facilities (City of Moreno Valley, 2006b). The project site is currently serviced by existing stormwater drainage collection infrastructure that adequately meets the demand of the RCRMC. Once collected by existing infrastructure, all stormwater drainage within the City of Moreno Valley is directed to local channels that eventually drain into nearby receiving waters, including Canyon Lake and Lake Elsinore. The proposed project would involve the construction of an approximate 50,000 sf Plant Operations/Warehouse facility and additional parking, and a slight increase in stormwater would occur due to the increase in additional impervious soils. However, the increase would not be to the extent that would require new construction or alteration of the city-wide stormwater collection facilities. The project would require site-specific storm drainage improvements (as indicated in the project WQMP) in order to accommodate increased runoff. In addition, if the project is proposing to connect with City or RCFCWCD drainage facilities, an encroachment permit or other similar authorization would be obtained. With adherence to all policies and regulations related to stormwater discharge, the proposed project would have a less than significant impact and no additional mitigation is required.

Mitigation: None required.

Monitoring: None required.

46. (e) Findings of Fact: **Less Than Significant Impact.** Upon full build-out of the proposed project, street lighting around the site would consist of the lighting currently servicing the RCRMC, in addition to any new lights constructed to facilitate in operations, safety and security. Development of the proposed project would occur within the existing footprint of the project site, and would not impact any nearby streetlights or adjacent properties. The proposed project's lighting would comply with all applicable codes and regulations and Riverside County Ordinance 655. The proposed project would therefore not result in the construction of new streetlights that could potentially cause significant environmental effects. Impacts would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

46. (f) Findings of Fact: **Less Than Significant Impact.** Implementation of the proposed project would not require the construction of any new roadways, as the project site is currently serviced by existing roadway infrastructure that is adequate to service the needs of the site. However, though additional off-site roadways may not be needed, additional on-site circulation roadways may be constructed in order to accommodate the proposed project. Any road maintenance that may be required is expected to be minimal and would not significantly impact adjacent roadways or communities. Therefore, the

potential impacts associated with road maintenance for the proposed project are considered less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

46. (g-h) Findings of Fact: **Less Than Significant Impact.** No other known governmental services are expected to be required for the project. The proposed project would meet all requirements of Title 24 and any additional provisional requirements in order to assure that implementation would not conflict with adopted energy conservation plans. As a result, significant impacts would not occur and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
OTHER				
47. Other:	☐	☐	☒	☐

SOURCE: *Staff review*

47. Findings of Fact: **Less Than Significant Impact.** The proposed project would not result in a significant impact to other existing utilities systems. Impacts would be less than significant and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
MANDATORY FINDINGS OF SIGNIFICANCE				
48. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

SOURCE: Staff review,

48. Findings of Fact: **Less Than Significant With Mitigation Incorporated.** As discussed in this Initial Study analysis, implementation of the proposed project would not substantially reduce the habitat of fish or wildlife species, cause fish or wildlife populations to be reduced below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Mitigation measures for biological resources will be implemented to assure impacts to biological habitat are less than significant. In addition, mitigation measures for cultural resources will be implemented to assure impacts are less than significant to resources relevant to California history or prehistory. Significant impacts resulting from implementation of the proposed project would not occur.

Refer to **Mitigation Measures BIO-1, BIO-2, CUL-1**, **CUL-2,** and **CUL-3**.

Refer to **Monitoring** required for **Mitigation Measures BIO-1**, **BIO-2, CUL-1, CUL-2,** and **CUL-3**.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	☐	☐	☒	☐

SOURCE: Staff review.

49. Findings of Fact: **Less than Significant Impact.** Based on the analysis included in this Initial Study, the proposed project would not result in a significant short-term impact on the environment or a long-term impact enduring into the future. The proposed project would not achieve short-term environmental goals to the disadvantage of long-term

environmental goals. No short-term or long-term significant unavoidable impacts would occur as a result of project implementation.

Mitigation: None required.

Monitoring: None required.

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
50.	Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual 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 as defined in California Code of Regulations, Section 15130)?	☐	☒	☐	☐

SOURCE: Staff review,

50. Findings of Fact: **Less Than Significant With Mitigation Incorporated.** The scope of the cumulative analysis is provided in Table 1.1. The proposed project includes the construction and subsequent operation proposed project. Based on the analysis provided in this Initial Study, the proposed project would not result in cumulative significant impacts with the implementation of mitigation measures for air quality, cultural resources, biological resources, and noise. As a result, there are no potential impacts resulting from implementation of the proposed project that are individually limited but cumulatively considerable.

Refer to **Mitigation Measures AIR-1, BIO-1, BIO-2, CUL-1, CUL-2, CUL-3,** and **NOI-1**.

Refer to **Monitoring** required for **Mitigation Measures AIR-1, BIO-1, BIO-2, CUL-1, CUL-2, CUL-3,** and **NOI-1**.

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
51.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

SOURCE: Staff review.

51. Findings of Fact: **Less Than Significant Impact.** Based on the analysis provided in this Initial Study, the proposed project would not result in an environmental effect such

as a significant release of hazardous or toxic materials that would cause substantial adverse effects on human beings, either directly or indirectly. The proposed project would not result in a substantial release of hazardous materials or waste, and the RCRMC would adhere to all requirement regulations and policies regarding hazards and hazardous materials to assure impacts remain less than significant.

VII. Earlier Analyses

Earlier CEQA documentation pursuant to the tiering, program EIR, or other CEQA process, per California Code of Regulations, Section 15063 (c) (3) (D), has not been used to determine impacts specific to implementing the proposed project.

VIII. References

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APPENDIX A

PHOTO-DOCUMENTATION OF SITE AND SURROUNDING AREA

Photo 1: View of the existing Hospital facility, facing southeast from the northern border of the project site.

Photo 2: View of existing Hospital facility and northern portion of the project site, facing west from the northern border of the project site.

SOURCE: ESA, 2009

Riverside County Regional Medical Center Expansion Project . 207276.05

Figure 1
Site Photos

Photo 3: View of the existing residential development located to the northeast of the project site, facing west from the eastern portion of the project site.

Photo 4: View of the vacant land located in the northwest corner of the project site and beyond, facing northwest from the interior of the project site.

SOURCE: ESA, 2009

Riverside County Regional Medical Center Expansion Project . 207276.05

Figure 2
Site Photos

Photo 5: View of residential development located to the northeast of the existing Hospital facility, facing northeast from Brodiaea Avenue.

Photo 6: View of the distant mountains located to the northeast of the project site.

SOURCE: ESA, 2009

Figure 3
Site Photos

Photo 7: View of the southwest corner of the project site, facing south from the western border of the project site.

Photo 8: View of the southern portion of the project site, facing west along Cactus Avenue.

SOURCE: ESA, 2009

Riverside County Regional Medical Center Expansion Project . 207276.05

Figure 4
Site Photos

Photo 9: View of the northwestern portion of the project site and surrounding land uses, facing northeast from the western portion of the project site.

Photo 10: View of the existing Hospital facility and project site, facing northeast from the southwest corner of the project site.

SOURCE: ESA, 2009

Figure 5
Site Photos

APPENDIX B

AIR QUALITY MODELING (URBEMIS)

3/18/2009 11:02:16 AM

Urbemis 2007 Version 9.2.4

Summary Report for Summer Emissions (Pounds/Day)

File Name: C:\Documents and Settings\dsa\Application Data\Urbemis\Version9a\Projects\riverside county regional medical center.urb924

Project Name: riverside county regional medical center

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
009 TOTALS (lbs/day unmitigated)	3.22	26.52	14.10	0.00	11.61	1.34	12.94	2.42	1.23	3.66	2,371.75
010 TOTALS (lbs/day unmitigated)	52.79	25.05	13.51	0.01	11.61	1.25	12.86	2.42	1.15	3.58	2,371.71

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	0.47	0.83	2.23	0.00	0.01	0.01	969.25

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	1.89	2.36	20.84	0.02	3.84	0.75	2,285.14

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SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	2.36	3.19	23.07	0.02	3.85	0.76	3,254.39

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Urbemis 2007 Version 9.2.4

Detail Report for Summer Construction Unmitigated Emissions (Pounds/Day)

File Name: C:\Documents and Settings\dsa\Application Data\Urbemis\Version9a\Projects\riverside county regional medical center.urb924

Project Name: riverside county regional medical center

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES (Summer Pounds Per Day, Unmitigated)

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10 Total	PM2.5 Dust	PM2.5 Exhaust	PM2.5 Total	CO2
Time Slice 11/2/2009-12/31/2009 Active Days: 44	3.22	26.52	14.10	0.00	11.61	1.34	12.94	2.42	1.23	3.66	2,371.75
Fine Grading 11/01/2009-01/01/2010	3.22	26.52	14.10	0.00	11.61	1.34	12.94	2.42	1.23	3.66	2,371.75
Fine Grading Dust	0.00	0.00	0.00	0.00	11.60	0.00	11.60	2.42	0.00	2.42	0.00
Fine Grading Off Road Diesel	3.18	26.46	12.98	0.00	0.00	1.33	1.33	0.00	1.23	1.23	2,247.32
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.04	0.07	1.13	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.43
Time Slice 1/1/2010-1/1/2010 Active Days: 1	3.04	25.05	13.51	0.00	11.61	1.25	12.86	2.42	1.15	3.58	2,371.71
Fine Grading 11/01/2009-01/01/2010	3.04	25.05	13.51	0.00	11.61	1.25	12.86	2.42	1.15	3.58	2,371.71
Fine Grading Dust	0.00	0.00	0.00	0.00	11.60	0.00	11.60	2.42	0.00	2.42	0.00
Fine Grading Off Road Diesel	3.00	24.99	12.46	0.00	0.00	1.25	1.25	0.00	1.15	1.15	2,247.32
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.03	0.06	1.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39
Time Slice 1/4/2010-2/1/2010 Active Days: 21	2.09	17.75	9.26	0.00	0.01	0.88	0.89	0.00	0.81	0.81	1,839.03
Trenching 01/02/2010-02/01/2010	2.09	17.75	9.26	0.00	0.01	0.88	0.89	0.00	0.81	0.81	1,839.03
Trenching Off Road Diesel	2.06	17.69	8.22	0.00	0.00	0.88	0.88	0.00	0.81	0.81	1,714.64
Trenching Worker Trips	0.03	0.06	1.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39

Time Slice 2/2/2010-3/1/2010 Active Days: 20	2.11	12.32	8.94	0.00	0.01	1.05	1.06	0.00	0.96	0.97	1,241.04
Asphalt 02/02/2010-03/01/2010	2.11	12.32	8.94	0.00	0.01	1.05	1.06	0.00	0.96	0.97	1,241.04
Paving Off-Gas	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	1.95	11.89	6.98	0.00	0.00	1.03	1.03	0.00	0.94	0.94	979.23
Paving On Road Diesel	0.02	0.32	0.12	0.00	0.00	0.01	0.01	0.00	0.01	0.01	44.12
Paving Worker Trips	0.06	0.11	1.83	0.00	0.01	0.01	0.02	0.00	0.00	0.01	217.69
Time Slice 3/2/2010-4/1/2010 Active Days: 23	1.76	14.34	12.68	0.01	0.05	0.79	0.85	0.02	0.73	0.75	2,284.35
Building 03/02/2010-04/15/2010	1.76	14.34	12.68	0.01	0.05	0.79	0.85	0.02	0.73	0.75	2,284.35
Building Off Road Diesel	1.21	9.16	4.81	0.00	0.00	0.58	0.58	0.00	0.53	0.53	893.39
Building Vendor Trips	0.42	4.91	3.46	0.01	0.03	0.20	0.23	0.01	0.19	0.20	868.51
Building Worker Trips	0.14	0.26	4.40	0.01	0.02	0.01	0.04	0.01	0.01	0.02	522.46
Time Slice 4/2/2010-4/15/2010 Active Days: 10	**52.79**	14.37	13.30	**0.01**	0.06	0.80	0.85	0.02	0.73	0.75	2,358.40
Building 03/02/2010-04/15/2010	1.76	14.34	12.68	0.01	0.05	0.79	0.85	0.02	0.73	0.75	2,284.35
Building Off Road Diesel	1.21	9.16	4.81	0.00	0.00	0.58	0.58	0.00	0.53	0.53	893.39
Building Vendor Trips	0.42	4.91	3.46	0.01	0.03	0.20	0.23	0.01	0.19	0.20	868.51
Building Worker Trips	0.14	0.26	4.40	0.01	0.02	0.01	0.04	0.01	0.01	0.02	522.46
Coating 04/02/2010-05/01/2010	51.02	0.04	0.62	0.00	0.00	0.00	0.01	0.00	0.00	0.00	74.04
Architectural Coating	51.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.02	0.04	0.62	0.00	0.00	0.00	0.01	0.00	0.00	0.00	74.04
Time Slice 4/16/2010-4/30/2010 Active Days: 11	51.02	0.04	0.62	0.00	0.00	0.00	0.01	0.00	0.00	0.00	74.04
Coating 04/02/2010-05/01/2010	51.02	0.04	0.62	0.00	0.00	0.00	0.01	0.00	0.00	0.00	74.04
Architectural Coating	51.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.02	0.04	0.62	0.00	0.00	0.00	0.01	0.00	0.00	0.00	74.04

Phase Assumptions

Phase: Fine Grading 11/1/2009 - 1/1/2010 - Default Fine Site Grading/Excavation

Total Acres Disturbed: 2.3

Maximum Daily Acreage Disturbed: 0.58
Fugitive Dust Level of Detail: Default
20 lbs per acre-day
On Road Truck Travel (VMT): 0
Off-Road Equipment:
1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 1/2/2010 - 2/1/2010 - Default Trenching
Off-Road Equipment:
2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day
1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day
1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 2/2/2010 - 3/1/2010 - Default Paving
Acres to be Paved: 0.58
Off-Road Equipment:
4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day
1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day
1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day
1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 3/2/2010 - 4/15/2010 - Default Building Construction
Off-Road Equipment:
1 Cranes (399 hp) operating at a 0.43 load factor for 4 hours per day
2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

Phase: Architectural Coating 4/2/2010 - 5/1/2010 - Default Architectural Coating
Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100
Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50
Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250
Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100

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Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

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Urbemis 2007 Version 9.2.4

Summary Report for Annual Emissions (Tons/Year)

File Name: C:\Documents and Settings\dsa\Application Data\Urbemis\Version9a\Projects\riverside county regional medical center.urb924

Project Name: riverside county regional medical center

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2009 TOTALS (tons/year unmitigated)	0.07	0.58	0.31	0.00	0.26	0.03	0.28	0.05	0.03	0.08	52.18
2010 TOTALS (tons/year unmitigated)	0.61	0.56	0.41	0.00	0.01	0.03	0.04	0.00	0.03	0.03	71.38

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	0.08	0.15	0.40	0.00	0.00	0.00	176.89

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	0.35	0.46	3.76	0.00	0.70	0.14	403.86

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SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	0.43	0.61	4.16	0.00	0.70	0.14	580.75

Greenhouse Gas (GHG) Emissions Calculations

Project Name: thomas RV

Greenhouse Gas (GHG) Emissions from Area Sources and Vehicles

	Annual Emissions		
	pounds (lbs.)	Tons	Metric Tons
URBEMIS2007 Area Emissions	354,000	177	161
URBEMIS2007 Vehicle Emissions	808,000	404	367
Total Emissions (area sources + vehicles	**1,162,000**	**581**	**527**

Indirect Greenhouse Gas (GHG) Emissions from Project use of Electricity (Power Plant Emissions)

Estimated Project Annual Electrical Use: 217,500 kWh (kilowatt hours)/year
218 mWh (megawatt hours)/year

		Annual		CO2	Annual
	Emission Factor	Project	GHGs	Equivalent	CO2 Equivalent
Indirect GHG gases	lb/mWh	Electricity mWh	metric tons	Factor	Emissions (metric tons)
Carbon Dioxide (CO2)	524	218	52	1	52
Nitrous Oxide (N2O)	0.0037	218	0.0	296	0
Methane (CH4)	0.0067	218	0.0	23	0
	Total Indirect GHG Emissions from Project Electricity Use=				**52**

Total Annual Greenhouse Gas (GHG) Emission from Project Operations -- All Sources (CO2 equivalent Metric Tons)

Area Sources	161	27.7%
Vehicles	367	63.3%
Electrical Use	52	9.0%
Total=	579	100.0%

Notes and References:

Total Emissions from Indirect Electricity Use
Formula and Emission Factor from The California Climate Action Regiustry Report Protocol 2006

Pg. 32 (CCARRP) gives Equations

Pg. 36 (CCARRP - April 2008 update) gives CO2 output emission rate (lbs/mWh)
878.71 (lbs/mWh)

Pg. 85 (CCARRP) gives CO2 equivalency factors

Pg. 87 (CCARRP) gives Methane and Nitrous Oxide electricity emission factors (lbs/mWh)
Methane - 0.0067 (lbs/mWh)
Nitrous Oxide - 0.0037 (lbs/mWh)

PG&E Carbon Footprint Calculator gives CO2 output emission rate (lbs/kWh)
0.524 lbs/kWh

lbs/metric ton = 2204.62

percentage of 6,500 9%
Percentage of 25,000 2.3%
Percentage of 174 Mill 0.0003327%

	Tons from URBEMIS	Metric Tons
Construction CO2	71	64

Annual kWh Calculations for Project Emissions of Electricty Used by the project

Project Name: thomas RV

Total GHG Emissions From Commercial Electricity Use 217,500
Average monthly consumption (kWh)

warehouse*	square footage	kWhours per year
(kWh/sq ft/Year)		
4.35	50,000	217,500
blank	square footage	kWhours per year
(kWh/sq ft/Year)		
12.7		0
blank	square footage	kWhours per year
(kWh/sq ft/Year)		
		0

*Electricity Usage Rates from Table A9-11-A South Coast AQMD CEQA Air Quality Handbook

APPENDIX C

BURROWING OWL HABITAT ASSESSMENT

WRMSHCP CONSISTENCY ANALYSIS and BURROWING OWL HABITAT ASSESSMENT

CONDUCTED FOR
County of Riverside
Riverside County Regional Medical Center Expansion

Approximately 20 acre project site located in the City of Moreno Valley
Located south of Hwy 60 West of Nason Street
APNs: 486-280-025 and 486-280-026
Section 16, Township 3 South, Range 3 West

Survey Date: August 31, 2009

Prepared August 31, 2009 by:

Jared Bond
Senior Ecological Resources Specialist
Riverside County Environmental Programs Department
(951) 955-6441
jbond@rctlma.org

PURPOSE/PROJECT SCOPE:

The purpose of this report is to summarize the findings of the general biological assessment, Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP) consistency analysis, and burrowing owl (*Athene cunicularia*) habitat assessment. The approximately 20 acre study area is located south of Highway 60 in Section 16, Township 3 South, Range 3 West. The proposed project site consists of APNs 486-280-025, and -026 located within the City of Moreno Valley. No parcels associated with the proposed project are located within a WRMSHCP Criteria Cell.

The review of these two parcels includes an analysis of consistency with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the WRMSHCP. The subject parcels are within the survey area for burrowing owl and the WRMSHCP does not require any other specific species surveys for these parcels. Since these parcels do not occur within any WRMSHCP Criteria Cells, no additional Criteria Analysis is required.

This property currently is a disturbed open space dominated by non-native and ruderal grassland species and has recently been mowed. Riverside County Economic Development Agency (EDA) is proposing development of this property for the expansion of an existing Riverside County Regional Medical Center. The subject property, including all APNs, and adjacent areas including a 500 foot buffer was systematically surveyed to help determine the general biological conditions and to evaluate the presence/absence of burrowing owl.

INTRODUCTION and METHODOLOGY:

This site was visited by Riverside County Environmental Programs Department (EPD) personnel, Jared Bon at 7:45 AM on Monday, August 31, 2009. Weather conditions were recorded using a Kestrel personal weather meter. Surveys were conducted by walking 30 foot interval transects throughout the property and the buffer area and adjacent lands were visually inspected. The burrowing owl habitat assessment was conducted in accordance with the Burrowing Owl Survey Instructions for the WRMSHCP dated March 29, 2006. Prior to the site assessment, EPD conducted a review of the California Natural Diversity Data Base (CNDDB) for sensitive species observed in the vicinity and aerial photos of the general area of the site.

SITE CONDITIONS: Weather, Topography and Soils

Weather conditions during the site visit were warm with clear skies. Winds onsite were very mild and temperatures were between 75 and 89 degrees Fahrenheit. The site is located south of Hwy 60 and west of Nason Street in the City of Moreno Valley. The project site is generally bound by Cactus Ave to the south, Morrison Street to the west, Brodiaea Ave to the North, and the existing regional medical center to the east (Appendix A). The site appears to be recently mowed and is fairly void of vegetation. It also

appears that the site has been subject to different levels of disturbance in the past and currently supports some small dirt piles and storage containers. Topography of the site is extremely flat and elevation of the project site is approximately 1,550 feet. Photos were taken of the entire site and can be found in Appendix B.

The subject property is currently dominated by non-native and ruderal grassland habitat. There are no mapped United States Geological Survey (USGS) blueline streams occurring on site. Soils were evaluated and based on the Natural Resources Conservation Service – Web Soil Survey (2008). Soils mapped on site are predominantly sandy loam and include (GyA) Greenfield sandy loam, (HcC) Hanford coarse sandy loam, (RaA) Ramona sandy loam, and (ReC2) Ramona very fine sandy loam. A soils map is located in Appendix C.

OBSERVATIONS: Vegetation and Wildlife

The project site supports entirely disturbed areas lacking native plant communities and vegetation onsite is limited to non-native invasive species. The majority of the site was dominated by brome (*Bromus sp.*) and Russian thistle (*Salsola tragus*). Adjacent lands to the north, west, and south are existing agricultural operations and lands to the west support the existing medical center. Avian activity was minimal however a pair of Red-tailed hawks (*Buteo jamaicensis*) were observed hunting over the project site. A complete list of vegetation and wildlife observed on site can be found in Appendix D.

MULTIPLE SPECIES HABITAT CONSERVATION PLAN AREA (MSHCP)

MSHCP CELL CRITERIA:

This site is not located within any MSHCP Criteria Cells or Special Linkage Areas and, therefore, Cell Criteria analysis for potential conservation is not required.

Section 6.1.2 Riverine/Riparian Areas:

The project site does not support any natural drainage feature or riparian habitat and thus there are no Riverine/Riparian areas present. Soils onsite are coarse and easily drained and thus not conducive for the development of vernal pools or fairy shrimp habitat. The site does not contain Riverine/Riparian areas or vernal pools, swales, ephemeral ponds or other human modified depressions. This analysis shall satisfy Section 6.1.2 of the MSHCP.

Section 6.1.3 Narrow Endemic Plant Species:

There are no surveys required for any narrow endemic plant species on this site. Visual inspection of the site located neither rare plant species nor the potential to support rare plant species. This analysis shall satisfy Section 6.1.3 of the MSHCP

Urban/Wildlands Interface Guidelines (UWIG):

There is no existing conservation or MSHCP Criteria Cells located in proximity to the subject site and thus there are no UWIG issues associated with this site. This analysis shall satisfy Section 6.1.4 of the MSHCP.

Section 6.3.2 Criteria Area Species Surveys:

The proposed project site is located within the MSHCP survey area for burrowing owl; therefore, a burrowing owl habitat assessment is required. Burrowing owls use a variety of natural and modified habitats for nesting and foraging that is typically characterized by low growing vegetation. Burrowing owl habitat includes native and non-native grassland, shrub lands with low vegetation, earthen berms, pastureland, and man-made structures. In addition, burrowing owl burrows are the most important component to burrowing owl habitat. Burrowing owls do not typically create their own burrows but utilize burrows made by fossorial mammals like ground squirrels and badgers. Man-made structures such as rock piles, debris piles, agricultural ditches, and culverts also provide suitable burrows for burrowing owls.

A burrowing owls habitat assessment was conducted the morning of August 31, 2009 to evaluate the sites potential to support burrowing owls. The subject property and adjacent 500 foot buffer area, was systematically searched for burrowing owl habitat and any burrows potentially suitable for burrowing owl. The 500 foot buffer area was visually inspected for signs of burrowing owls with binoculars since access to adjacent parcels was not obtained. The project site is dominated by recently mowed non-native grassland that has been subject to different levels of disturbance. This site is considered to support sub-optimal nesting habitat for burrowing owl because of the existing level of disturbance and the presence of electrical parking lights. The site does support a few small mammal burrows along the northern fence line and around the base of dirt piles however none were occupied or expected to be occupied by owls because of the site specific situation and characteristics of the burrows. The small mammal burrows were significantly undersized, approximately 2" in diameter, and likely only support small burrowing rodents. In addition during the assessment a pair of mature Red-tailed hawks were observed perching on the parking light poles located in the center of the site and were seen exhibiting hunting behavior over the project site. While the site did support a small number of unoccupied mostly unsuitable burrows the site lacked owls and their sign. Dispersing owls from occupied locations nearby could have used the property during the dispersal periods however the site is not considered suitable for nesting thus additional focused surveys are not recommended. However, a standard 30-day Preconstruction Burrowing Owl Survey should be conducted to ensure owls have not occupied the site since the time of this assessment.

CONCLUSION:

The project site including 500 foot buffer area lacked suitable burrows, burrowing owls and their sign hence additional focused surveys are not recommended. Following completion of the 30-day Preconstruction Burrowing Owl Survey the proposed project site will be deemed consistent with all MSHCP requirements.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the information required for this biological evaluation and the statements provided are true and correct to the best of my knowledge and belief.

DATE: 8/31/09 SIGNED: 

REFERENCES:

California Department of Fish & Game. 2009. California Natural Diversity Data Base

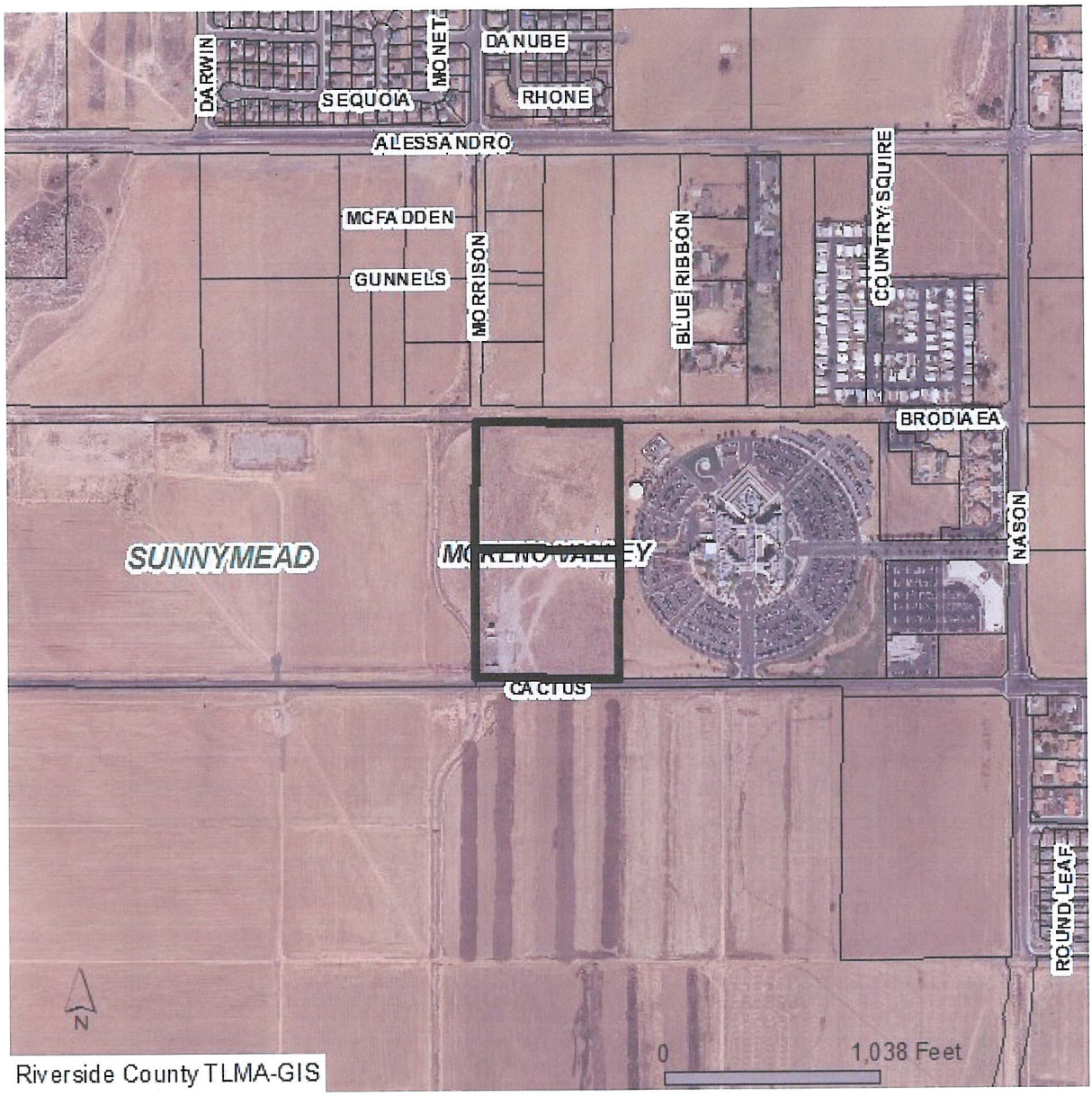
Clarke, Oscar. 2007. Flora of the Santa Ana River & Environs. Heyday Books

Dudek & Associates. 2003. Western Riverside County Multiple Species Habitat Conservation Plan

Natural Resources Conservation Service Web Soil Survey. 2008. http://websoilsurvey.nrcs.usda.gov/app/

National Geographic. 1999. National Geographic Field Guide to the Birds of North America (3rd Edition)

APPENDIX A – Project Site



APPENDIX B – Site Photos

Photo 1: Taken in the NE corner looking SW across project site

Photo 2: Taken in the center of the project site looking south

APPENDIX C – Soil Map

MAP LEDGEND

Western Riverside Area, California (CA679)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GyA	Greenfield sandy loam, 0 to 2 percent slopes	16.0	39.3%
HcC	Hanford coarse sandy loam, 2 to 8 percent slopes	2.9	7.2%
RaA	Ramona sandy loam, 0 to 2 percent slopes	16.5	40.7%
ReC2	Ramona very fine sandy loam, 0 to 8 percent slopes, ero ded	5.2	12.8%
Totals for Area of Interest		40.6	100.0%

APPENDIX D - Species Compendium

Common Names	*Scientific Names*
Wildlife	
Common raven	*Corvus corax*
House sparrow	*Passer domesticus*
Mourning dove	*Zenaida macroura*
Northern mockingbird	*Mimus polyglottos*
Red-tailed hawk	*Buteo jamaicensis*
Rock pigeon	*Columbia livia*
Plants	
Brome	*Bromus sp.*
Russian Thistle	*Salsola tragus*

APPENDIX D

RESPONSES TO AGENCY COMMENTS

APPENDIX E

MITIGATION MONITORING AND REPORTING PROGRAM

APPENDIX E
Mitigation Monitoring and Reporting Program

Pursuant to Section 21081.6 of the Public Resources Code and the *CEQA Guidelines* Section 15097, a public agency is required to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to a proposed development. As stated in the Public Resources Code:

> *"…the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects."*

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the document. The public agency may delegate reporting or monitoring responsibilities to another public agency or a private entity, which accept delegations. The lead agency, however, remains responsible for ensuring that implementation of the mitigation measures occur in accordance with the program.

The mitigation monitoring table below lists mitigation measures required of the Proposed Project in order to reduce potential significant impacts. These measures may also be included as conditions of approval for the Project. These measures correspond to those outlined in Section VI. *Environmental Issues Assessment* of the Draft IS/MND. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure.

This Mitigation Monitoring and Reporting Program (MMRP) is set up as a Compliance Report, with space for confirming the correct mitigation measures have been implemented for the Riverside County Regional Medical Center project. In order to sufficiently track and document the status of mitigation measures, the matrix below has been prepared with the following components:

- Mitigation measures;
- Monitoring Phase:
  - Pre-construction, including the design phase;
  - Construction; and/or
  - Occupancy (post-construction).
- Enforcement agency/Responsible agency;
- Verification of Compliance (for use during the reporting/monitoring).

Information pertaining to compliance with mitigation measures or any necessary modifications and refinements will be documented in the verification of compliance portion of the matrix. The mitigation matrix follows this section.

TABLE E-1
RIVERSIDE COUNTY REGIONAL MEDICAL CENTER MITIGATION MONITORING REPORT PROGRAM

Mitigation Measure	Monitoring Phase	Enforcement Agency & Responsible Agency	Verification of Compliance		
			Initials	Date	Remarks
Air Quality					
Mitigation Measure AIR-1: Any construction activities that are capable of generating fugitive dust shall implement dust control measures to reduce the amount of particulate matter entrained in the ambient air. If these dust factors generate, SCAQMD District Rule 403 requires that the construction crew apply soil stabilizers to inactive construction areas. Exposed surfaces shall have water applied twice daily or as appropriate to weather conditions or apply soil stabilizers. Covering of stockpiles and any earth moving activities shall be pre-watered to the depth of proposed cuts and re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction. All trucks hauling dirt, sand, soil or other loose material shall be covered or watered prior to leaving the site to prevent dust from impacting surrounding areas. Adjacent streets to the project site will be swept at the end of the day if visible soil material carries over to adjacent roads. Other acceptable Best Available Control Measures (BACM) include, but are not limited to, gravel, rumble plates, and if necessary, temporary wheel washers.	Construction	The construction foreman shall verify compliance with this measure.			
Biological Resources					
Mitigation Measure BIO-1: Conduct a preconstruction survey for burrowing owl. The following measures shall be implemented prior to ground disturbing activities: A preconstruction survey shall be conducted by a qualified biologist within and adjacent to ruderal habitat within 30 days of the on-set of construction. If preconstruction surveys are undertaken during the breeding season (February 1st through August 31st) and an active nest is located, a 500-foot buffer shall be placed around the nest. Orange-mesh construction fencing shall be installed to delineate the buffer area surrounding the nest and shall remain in place through the duration of the breeding	Pre-Construction	The County of Riverside shall verify compliance with this measure.			

Mitigation Measure	Monitoring Phase	Enforcement Agency & Responsible Agency	Verification of Compliance		
			Initials	Date	Remarks
season or until the nest is no longer occupied as determined by a qualified biologist. If preconstruction surveys are conducted during the non-breeding season (September 1st through January 31st), owls may be relocated to adjacent suitable habitat. Prior to the relocation of any owls, a burrowing owl relocation plan shall be prepared by a qualified biologist and approved by the CDFG. This plan must include methods for removing the owls, assessment and location of suitable sites for relocating owls, and a coordination plan with CDFG and USFWS.					
Mitigation Measure BIO-2: To avoid impacts to nesting birds, should ground disturbing construction activities take place during the breeding season (February 1st through August 31st): The County shall retain a qualified biologist to conduct nest surveys in potential nesting habitat within and adjacent to the project site within 30 days prior to construction or site preparation activities. Surveys shall include examination of trees, shrubs, and the ground within grassland for nesting birds, as several bird species known to occur in the area are shrub or ground nesters. If active nests are found, clearing and construction activities within a buffer distance determined by CDFG or the qualified biologist, shall be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting during the same year. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. The results of the survey, and any avoidance measures taken, shall be submitted to the County of Riverside within 30 days of completion of the preconstruction surveys and construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.	Pre-Construction	The County of Riverside shall verify compliance with this measure.			

Mitigation Measure	Monitoring Phase	Enforcement Agency & Responsible Agency	Verification of Compliance		
			Initials	Date	Remarks
Cultural Resources					
Mitigation Measure CUL-1: Any accidental discovery of cultural resources during construction shall be evaluated by a qualified archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Qualification Standards for professional archaeology. If the find is determined to be potentially significant, the archaeologist, in consultation with the County and appropriate Native American group(s), shall develop a treatment plan. All work in the immediate vicinity of the unanticipated discovery shall cease until the qualified archaeologist has evaluated the discovery, or the treatment plan has been implemented.	Construction	The construction foreman shall verify compliance with this measure.			
Mitigation Measure CUL-2: If human remains are unearthed during construction activities, State Health and Safety Code Section 7050.5 require that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who shall then help determine what course of action shall be taken in dealing with the remains.	Construction	The construction foreman shall verify compliance with this measure.			
Mitigation Measure CUL-3: In the event any unique paleontological resource is encountered during excavation, construction shall be halted in the area of discovery. The County Economic Development Agency would be notified and a qualified paleontologist monitor would inspect the findings within 24 hours of the discovery. If a paleontological resource is discovered the paleontologist would then salvage, recorded, and curate the resource.	Construction	The County of Riverside shall verify compliance with this measure.			
Noise					
Mitigation Measure NOI-1: The construction contractor shall ensure that all construction equipment, fixed or mobile, are properly	Construction	The County of Riverside shall verify			

Mitigation Measure	Monitoring Phase	Enforcement Agency & Responsible Agency	Verification of Compliance		
			Initials	Date	Remarks
operating (tuned-up) and mufflers are working adequately. The construction contractor shall ensure that all construction equipment is located such that emitted noise is directed away from sensitive noise receivers. The construction contractor shall ensure that stockpiling and vehicle staging areas are located as far as practical from noise-sensitive receptors during construction activities.		compliance with this measure.			