

Acronyms

NCCP	Natural Communities Conservation Plan
NPDES	National Pollutant Discharge Elimination System
OS	Parks/Recreational/Natural Open Space
OSHA	Occupational Safety & Health Administration
PF	Public Facilities
PRC	Public Resources Code
RCSD	Rubidoux Community Services District
RTA	Riverside Transit Agency
RWQCP	Riverside Regional Water Quality Control Plant
SCAQMD	South Coast Air Quality Management District
SCH	State Clearinghouse
SRA	Source Receptor Area
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TPD	Tons per day
UBC	Uniform Building Code
UST	Underground storage tank
USGS	United States Geological Survey
WQMP	Water Quality Management Plan
YR	Year

Units of Measurement and Chemical Symbols

>	Greater than
<	Less than
≤	Less than or equal to
≥	More than or equal to
AC	Acre
AF/YR	Acre-feet per year
CO	Carbon monoxide
dBA	Decibels on the A-weighted scale
Lbs/day	Pounds per day
MGD	Million gallons per day
N ₂ O	Nitrous oxide
NO ₂	Nitrogen dioxide

Units of Measurement and Chemical Symbols

NO _x	Oxides of nitrogen
PM-10	Particulate matter 2.5 to 10 microns in diameter
PM-2.5 ₅	Particulate matter 2.5 microns or less in diameter
ppm	Parts per million
SF	Square foot or square feet
SO ₂	Sulfur dioxide
TPD	Tons per day
VOC	Volatile organic compounds

**Mitigation Monitoring and Reporting Program
and
Project Design and Construction Features**

for

Mission Plaza

Prepared for:



**County of Riverside
Economic Development Agency**
3403 10th Street, Suite 500
Riverside, CA 92501

May 2011

MITIGATION MONITORING & REPORTING PROGRAM

The proposed Mission Plaza project includes:

- acquisition of the property and remediation of the contaminated soils at 5786 Mission Boulevard;
- demolition of three commercial buildings at 5786 Mission Boulevard, 5770–5780 Mission Boulevard, and 5726 Mission Boulevard and the demolition of the Post Office at 5757 Tilton Avenue;
- a General Plan Amendment (GPA No. 01108) to change 0.39 acres from High Density Residential (HDR) to Commercial Retail (CR); 1.76 acres from CR to Very High Density Residential (VHDR); and 11.95 acres from HDR to VHDR;
- a Change of Zone application (COZ No. 07758) to change the existing zoning from Rubidoux Village Commercial (R-VC West) to General Commercial (C-1/C-P) to General and a future change of zone to change the existing zoning from Rubidoux Village Commercial (R-VC west) to General Residential (R-3) and from General Residential (R-3 2500) to General Residential (R-3)
- a Conditional Use Permit (CUP No. 03665) in order to develop 118,663 square feet of commercial retail uses including a supermarket, drug store, and seven retail shops, and the preservation of three commercial buildings totaling 21,755 square feet;
- construction of up to 301 dwelling units (all of which may be allocated for lower- and moderate-income housing), a one-acre community park, interior circulation, and infrastructure to serve the residential units; and
- construction of infrastructure (water and sewer lines, storm drains, utilities and streets improvements) to serve the proposed commercial and residential development, and

- as part of the Project, the Redevelopment Agency for the County of Riverside may at anytime sell or lease all or a portion of the Project site to another public agency or a private entity.

Mitigation measures were incorporated into Mission Plaza (hereinafter collectively referred to as the “Project.”) to reduce environmental impacts, identified in the Project’s initial study, to below the level of significance. Section 21081.6 of the California Public Resources Code requires a Lead Agency to adopt a *reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment*. Section 15097 of the *State CEQA Guidelines* summarizes the criteria required for mitigation monitoring and/or reporting. This Mitigation Monitoring and Reporting Program (MMRP) has been compiled to verify implementation of adopted mitigation measures.

The County of Riverside (County) will have the responsibility for implementing the measures and various public agencies will have the primary responsibility for enforcing, monitoring, and reporting the implementation of the mitigation measures. The required mitigation measures are listed and categorized by impact area, with an accompanying identification of the following:

- Mitigation Measure
- Implementation Timing – the phase of the Project during which the mitigation measure shall be implemented and monitored:
 - ❖ Pre-Construction, including the design phase
 - ❖ Grading and/or Construction
 - ❖ Post-construction and Occupancy

- Responsible Monitoring Party – the entity responsible for monitoring and implementation of the mitigation measure
- Monitoring/Reporting Method: Identifies mechanism by which implementation will be verified
- Verification of Compliance, which will be used during the reporting/monitoring.

This MMRP is set up as a Compliance Report, with space for confirming that mitigation measures have been implemented.

Acronyms Used in the MMRP

The following acronyms are used in the MMRP:

AB	Assembly Bill
County	County of Riverside
CDFG	California Department of Fish and Game
DIF	Development Impact Fee
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
RCALUC	Riverside County Airport Land Use Commission
RDA	Redevelopment Agency
TUMF	Transportation Uniform Mitigation Fee

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
AESTHETICS						
MM AES 1: All outdoor light fixtures including street lights shall be shielded and situated so as to not cause glare or excessive light spillage on neighboring sites.	Pre-construction Construction Post-construction and Operation	Redevelopment Agency for the County of Riverside County Department of Building and Safety	Construction Plans and Specifications Periodic Maintenance Reports for Streetlights Complaints from neighboring Property Owners and Tenants			
BIOLOGICAL RESOURCES						
MM BIO 1: A pre-construction survey for resident burrowing owls shall be conducted by a qualified biologist no more than 30 days prior to any grading or disturbance activity. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for owls. The pre-construction survey and any relocation activities shall be conducted in accordance with current MSHCP survey guidelines and protocols.	Pre-construction. During construction if ground-disturbing activities cease for more than 30 days after the pre-construction survey.	Redevelopment Agency for the County of Riverside Construction Contractor Qualified Biologist	Complete burrowing owl survey report Issuance of grading / building permits			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
CULTURAL RESOURCES						
<p>MM CR 1: Should any cultural and/or archaeological resources be accidentally discovered during Project construction, construction activities in the vicinity of the resource shall immediately halt and construction activities shall be moved to other parts of the Project site. A Riverside County qualified archaeologist shall be retained by the County or their designee to determine the significance of the resource. If the find is determined to be a historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (<i>State CEQA Guidelines</i>), avoidance or other appropriate measures, as recommended by the archaeologist, shall be implemented. Any artifacts collected or recovered shall be cleaned, identified, catalogued, analyzed, and prepared for curation at an appropriate repository with permanent retrievable storage to allow for additional research in the future. Site records or site record updates (as appropriate) shall be prepared and submitted to the Eastern Information Center as a permanent record of the discovery.</p>	Grading and Construction	County Department of Building and Safety Qualified Archaeologist	Documentation of disposition of discovered resource			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
<p>MM Cultural 2: In the event that human remains are discovered during grading or construction of the Project, the County will immediately halt work, contact the Riverside County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5(e)(1) of the State <i>CEQA Guidelines</i>. If the Riverside County Coroner determines that the remains are Native American, the County will contact the Native American Heritage Commission (NAHC), in accordance with Section 7050.6, subdivision (c) and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the County shall ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards or practices), where the Native American human remains are located, is not damaged or disturbed by further construction activity until the County has discussed and conferred with the most likely descendents, as prescribed in this section (PRC 5097.98), to obtain their recommendations, if applicable, taking into account the possibility of multiple human remains.</p>	Grading and Construction	Redevelopment Agency for the County of Riverside County Coroner Native American Heritage Commission	Coroner's Report Report prepared by Native American Heritage Commission (if applicable)			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
<p>MM CR 3: A Riverside County qualified paleontologist shall be retained by the RDA, Commercial Developer(s) or Residential Developer(s) for the portions of the Project for which each party is responsible for the grading and site preparation. The Paleontologist shall review development and grading plans and monitor site grading activities. The paleontologist shall have the authority to: halt grading to collect unrecovered paleontological resources, curate any resources collected with an appropriate repository, and file a report with the Planning Department. If grading is halted to collect resources, construction may continue on other portions of the Project site provided a paleontological monitor is present.</p>	Grading and Construction	Redevelopment Agency for the County of Riverside Riverside County Qualified Paleontologist County Planning Department	Monitoring Reports Documentation of disposition of discovered resource			
GEOLOGY AND SOILS						
<p>MM GEO 1: Prior to any Project-related grading, including site clearing and stripping, the Redevelopment Agency of the County of Riverside (RDA), the Commercial Developer(s), and/or Residential Developer(s) shall retain a licensed Geotechnical Engineer or Engineering Geologist to observe and assure implementation of all recommendations of the <i>Geotechnical Investigation Report</i>, including but not limited to recommendations regarding:</p>	Pre-construction Grading and Construction	Redevelopment Agency for the County of Riverside Geotechnical Engineer/ Engineering Geologist County Department of Building and Safety	Notes on grading plans and conditions of Project approval requiring a licensed Geotechnical Engineer or Engineering Geologist Inspection Reports			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
General Site Grading, Minimum Mandatory Removal and Recompaction of Existing Soils, Compact Fills, Lateral Loading, and Expansive Soils. The RDA is responsible for retaining the Geotechnical Engineer/Engineering Geologist for mass grading of the Project site and construction of those street improvements for which the RDA is responsible. The Commercial Developer(s) is responsible for retaining the Geotechnical Engineer/Engineering Geologist for any final grading on the commercial portion of the Project site for which the Commercial Developer(s) is responsible. The Residential Developer(s) is responsible for retaining the Geotechnical Engineer/Engineering Geologist for any final grading on the residential portion of the Project site for which the Residential Developer(s) is responsible.						
GREENHOUSE GAS EMISSIONS						
MM GHG 1: In order to reduce energy consumption from the proposed Project development, construction of all proposed uses shall exceed the 2008 California Energy Code – Title 24, Part 6 energy efficiency standards by 20 percent. Submission of a Title 24 worksheet with building plans shall be required by the Department of Building	Plan Check Pre-construction	Redevelopment Agency for the County of Riverside County Department of Building and Safety	Title 24 worksheet with building plans			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
and Safety in order to obtain a building permit. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations demonstrating that the Project will increase energy efficiency 20 percent beyond Title 24. Compliance is determined by comparing the energy efficiency of the proposed development to a minimally Title 24-compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 1, Article 1, Section 10-109. These approved programs include, as of April 2011, CALRES 2008, EnergyPro 5.1, and Micropas 8.1, for residential buildings and EnergyPro 5.0 and 5.1 and Perform 2008, for non-residential buildings.						
MM GHG 2: In order to reduce energy consumption from proposed Project development, applicable plans (e.g., electrical plans, improvement maps) submitted to the County shall include the installation of energy-efficient street lighting throughout the Project site. These plans shall be reviewed and approved by the applicable Department (e.g., Department of Building and Safety or Department of	Plan Check Pre-construction Construction	Redevelopment Agency for the County of Riverside County Department of Building and Safety County Department of Transportation	Construction specifications			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Transportation) prior to conveyance of applicable streets.						
MM GHG 3: In order to reduce water consumption and associated energy use from the proposed Project development, indoor water use shall be reduced by 20 percent, prior to issuance of any building permits. All requirements will be documented through a checklist to be submitted with building plans and calculations.	Plan Check Pre-construction	Redevelopment Agency for the County of Riverside County Department of Building and Safety	Construction specifications			
HAZARDS AND HAZARDOUS MATERIALS						
MM HAZ 1: Prior to the demolition of any structure located at 5724–5780 Mission Boulevard, 5786 Mission Boulevard, and 5757 Tilton Avenue, an asbestos and lead-based paint survey shall be completed and the results provided to the Redevelopment Agency for the County of Riverside and the County Department of Environmental Health. If asbestos-containing materials are determined to be present in any building, the materials shall be abated by a certified asbestos abatement contractor in accordance with the regulations and notification requirements of the South Coast Air Quality Management. If lead-based paint is determined to be present in any building, then demolition of such	Pre-Construction Demolition	Redevelopment Agency for the County of Riverside County Department of Building and Safety County Department of Environmental Health South Coast Air Quality Management District	Completed asbestos and lead-based paint surveys Evidence of use of certified asbestos abatement contractor and/or qualified lead abatement contract as needed			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
building shall be conducted in accordance with federal and state construction worker health and safety regulations and the building material disposed of in accordance with existing hazardous waste regulations. If loose or peeling lead-based paint is identified, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations.						
MM HAZ 2: Prior to any excavation or soil removal action at 5786 Mission Boulevard, or if contaminated soil or groundwater (i.e., with a visible sheen or detectable odor) is encountered during any Project-related construction, complete characterization of the soil and/or groundwater shall be conducted. Appropriate sampling shall be conducted prior to disposal of the excavated soil. If the soil is contaminated, it shall be properly disposed of, according to land disposal restrictions. If site remediation involves the removal of contamination, then contaminated material will need to be transported off site to a licensed hazardous waste disposal facility. If any of the plans for the proposed Project requires imported soils to backfill the excavated areas, proper sampling shall be conducted to make sure that the	Grading	Redevelopment Agency for the County of Riverside County Department of Building and Safety County Department of Environmental Health	Sampling reports			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
imported soil is free of contamination.						
<p>MM HAZ 3: Prior to the execution of any lease or sales agreement between the Redevelopment Agency for the County of Riverside and any other party, a deed notice or some other form of notice shall be provided to indicate the proximity of the Project site to Flabob Airport and then provide notice of potential aircraft noise to the Commercial Developer(s) and Residential Developer(s). If the Commercial Developer(s) lease or sublease any portion of the Project to another party, the Commercial Developer(s) shall provide a deed notice to inform the potential commercial tenant(s) of the proximity of the Project site to Flabob Airport. Prior to the execution of any rental or lease agreement between the Residential Developer(s) and future tenants, the Residential Developer shall provide notice of potential aircraft noise to future tenants.</p>	Post-construction and Operation	Redevelopment Agency for the County of Riverside Riverside County Airport Land Use Commission	Deed notice			
<p>MM HAZ 4: <u>The following uses shall be prohibited:</u></p> <p><u>(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport</u></p>	Pre-construction Construction Post-Construction and Occupancy	Redevelopment Agency for the County of Riverside County Department of Building and Safety County Planning	Plan Check Conditions of Approval for Future Plot Plans or Conditional Use Permits			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
<p><u>operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light, visual approach slope indicator, or such red light obstruction marking as may be permitted by the Federal Aviation Administration.</u></p> <p><u>(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.</u></p> <p><u>(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing</u></p>		Department				

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
<p><u>putrescible wastes, construction and demolition debris facilities, and incinerators.</u></p> <p><u>(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</u></p>						
<p>MM HAZ 5: <u>The following occupancy and use area limits are applicable to the buildings shown on the site plan reviewed by the Airport Land Use Commission, dated 3/28/11:</u></p> <p>(a) <u>Retail 1 shall have a posted maximum occupancy of 200 people.</u></p> <p>(b) <u>Retail 2 shall have a posted maximum occupancy of 175 people.</u></p> <p>(c) <u>Pad 1 shall have a maximum serving area of 1,900 square feet.</u></p> <p>(d) <u>Pad 2 shall have a maximum serving area of 3,000 square feet.</u></p>	Post-Construction - Occupancy	Redevelopment Department of the County of Riverside County Department of Building and Safety				
<p>MM HAZ 6: <u>The following uses shall require additional review by the Airport</u></p>	Pre-Construction Post-	Redevelopment Department of the County	Completion of ALUC review			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
<p><u>Land use Commission prior to being established in any of the new buildings constructed pursuant to this Conditional Use Permit, other than the buildings on the sites labeled as "Pad 1" and "Pad 2" on the site plan dated 3/28/11:</u></p> <p><u>Restaurant serving area (dining areas and areas open to public use, other than corridors and restrooms) exceeding 300 square feet in area, conference rooms, drinking establishments, exhibit rooms, gymnasiums, lounges, stages, classrooms, skating rinks, swimming pools, and other uses that would be considered to have an occupancy level greater than one person per 30 square feet, but not greater than one person per 15 square feet, pursuant to the California Building Code (1998) Table 10-A (Table C-1 of Appendix C of the Riverside County Airport Land Use Compatibility Plan).</u></p>	Construction and Occupancy	of Riverside County Department of Building and Safety Riverside County Planning Department Riverside County ALUC				
<p>MM HAZ 7: <u>Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the</u></p>	Pre-Construction and Design	Riverside County Flood Control and Water Conservation District Riverside County Planning	Approved plan Approved planting materials			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
<p><u>conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.</u></p>		Department				
HYDROLOGY AND WATER QUALITY						
<p>MM HYD 1: As part of the final design of the residential portion of the Project, the Residential Developer(s) shall prepare and submit for review to the Redevelopment Agency for the County of Riverside and the Riverside County Flood Control and Water Conservation District, a drainage plan for the residential portion of the Project. The drainage plan shall identify on-site or off-site drainage facilities with sufficient capacity to accommodate any increased runoff resulting from the residential development. The Residential Developer(s) shall be responsible for the construction and maintenance of such drainage facilities unless other arrangements are made with the Redevelopment Agency for the County of Riverside or the Riverside County Flood Control and Water</p>	<p>Plan Check Pre-construction Construction</p>	<p>Redevelopment Agency for the County of Riverside Riverside County Flood Control and Water Conservation District</p>	<p>Approval of Residential Plot Plan Completed Drainage Plan</p>			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Conservation District.						

NOISE						
<p>MM NOISE 1: The boundary of the backyard (or other exterior, usable space) of the proposed residential land uses shall be positioned at least 100 feet from the loading bays detailed in the commercial portion of the Project. Additionally, a freestanding wall shall be designed per County Design Guidelines and constructed between the loading bays and the proposed residential uses, breaking the line-of-site between the loading dock when a truck is present and the residential uses.</p>	Pre-Construction	Redevelopment Agency for the County of Riverside County Department of Building and Safety County Planning Department	Site Plan review for commercial and residential developments Approval of Commercial Plot Plan and Issuance of building permits			
<p>MM NOISE 2: Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed to confirm the findings of the preliminary Acoustical Impact Analysis and to determine building- and/or unit-specific interior noise levels and potential mitigation measures necessary for the Project..</p>	Pre-Construction	Redevelopment Agency for the County of Riverside County Department of Building and Safety County Planning Department	Approval of final acoustical impact analysis			

<p>MM NOISE 3: To prevent construction-related noise from disturbing sensitive receivers during the evening hours, the following restrictions shall be observed:</p> <p>a) Weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition, or any other related building activity, shall operate any tool, equipment, or machine in a manner that produces a loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace officer, on any weekday except between the hours of 7:30 a.m. and 6:00 p.m.; and</p> <p>b) Weekends and Holidays. No person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace officer, on any weekend day or any federal holiday..</p>	<p>Pre-Construction Construction</p>	<p>Redevelopment Agency for the County of Riverside County Department of Building and Safety County Code Enforcement</p>	<p>Notes on grading plans and conditions of Project approval limiting hours of construction Construction schedule Monitoring of complaints to County Code Enforcement</p>			
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<p>MM NOISE 4: To minimize noise impacts resulting from poorly tuned or improperly modified vehicles and construction equipment, all vehicles and construction equipment shall maintain equipment engines in good condition and in proper tune per manufacturer’s specifications, to the satisfaction of the Riverside County. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Maintenance records shall be submitted monthly to Riverside County. Compliance with this measure shall be subject to periodic inspections by Riverside County Building and Safety Department.</p>	<p>Construction</p>	<p>Redevelopment Agency for the County of Riverside County Department of Building and Safety</p>	<p>Periodic inspections Submittal of monthly maintenance records Monitoring of Complaints to County Code Enforcement</p>			
<p>MM NOISE 5: To inform potential sensitive receivers of the pending Project construction, the Redevelopment Agency for the County of Riverside, the Commercial Developer(s), and Residential Developer(s) shall:</p> <p>a) give written notification to all landowners, tenants, business operators, and residents immediately adjacent to the Project site, 30 days prior to the start of demolition/construction. The written notification shall include a tentative construction schedule and</p>	<p>Pre-Construction Construction</p>	<p>Redevelopment Agency for the County of Riverside County Department of Building and Safety</p>	<p>Receipt of copies of notices by County RDA Sign posted on Project site Issuance of Grading Permit</p>			

<p>contact information for use by the public if specific noise issues arise; and</p> <p>b) prior to issuance of a grading permit for the Project a sign shall be posted on-site indicating contact information on site for use by the public in the event specific noise issues arise. The contact information sign shall remain in place until construction is complete.</p>						
<p>MM NOISE 6: To reduce noise impacts associated with temporary diesel- or gasoline-powered generators, and where a portable diesel- or gas-powered generator is necessary, said generator shall have maximum noise muffling capacity and be located as far as technically feasible from noise-sensitive uses..</p>	<p>Construction</p>	<p>Redevelopment Agency for the County of Riverside County Department of Building and Safety County Code Enforcement</p>	<p>Periodic Inspection Reports Monitoring of complaints to County Code Enforcement</p>			
<p>MM NOISE 7: To minimize or eliminate motor-derived noise from construction equipment, contractors shall utilize construction equipment that is either propane- or electric-powered, when technically feasible..</p>	<p>Construction</p>	<p>Redevelopment Agency for the County of Riverside County Department of Building and Safety County Code Enforcement</p>	<p>Periodic Inspection Reports Monitoring of complaints to County Code Enforcement</p>			

<p>MM NOISE 8: To minimize or eliminate noise from portable compressors, generators, and other such equipment shall be covered, to the extent that it is technically feasible, with noise-insulating fabric that does not interfere with the manufacturer’s guidelines for engine or exhaust operation.</p>	<p>Construction</p>	<p>Redevelopment Agency for the County of Riverside County Department of Building and Safety County Code Enforcement</p>	<p>Periodic Inspection Reports Monitoring of complaints to County Code Enforcement</p>			
<p>MM NOISE 9: To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.</p>	<p>Construction</p>	<p>Redevelopment Agency for the County of Riverside County Department of Building and Safety County Code Enforcement</p>	<p>Periodic Inspection Reports Monitoring of complaints to County Code Enforcement</p>			
<p>MM NOISE 10: Temporary noise control barriers (e.g., plywood walls, noise curtains/blankets) shall be utilized to reduce noise impacts when construction takes place near the existing residential land uses directly adjacent to the eastern portion of the Project site. To be effective the barrier/curtain must be located at the top of the highest point between the noise source and receiver, must physically fit in the available space, must completely break the line-of-sight between the noise source and the receptors, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. Noise barriers must be sizable enough to cover the entire noise source, and extend length-wise and vertically as far as feasibly possible to be most</p>	<p>Construction</p>	<p>Redevelopment Agency for the County of Riverside County Department of Building and Safety</p>	<p>Presence of temporary barriers</p>			

effective.						
TRANSPORTATION/TRAFFIC						
<p>MM TRANS 1: Prior to final inspection and occupancy of any commercial structures that are constructed during Phase 1 of the Project, the Commercial Developer(s) will participate in the cost of “area-wide” improvements through payment of “fair share” mitigation fees including the Transportation Uniform Mitigation Fees (TUMF), and County of Riverside Development Impact Fees (DIF). The final determination with regard to the total amount of “Fair Share” fees shall be determined by the County of Riverside Transportation Department.</p>	Construction	County Transportation Department County Department of Building and Safety	Evidence of payment of TUMF and DIF fees			
<p>MM TRANS 2: Prior to final inspection and occupancy of any residential structures that are constructed during Phase 2 of the Project, the Residential Developer(s) will participate in the cost of “area-wide” improvements through payment of “fair share” mitigation fees including Transportation Uniform Mitigation Fees (TUMF), and County of Riverside Development Impact Fees (DIF). The final determination with regard to the total amount of “Fair Share” fees shall be determined by the County of Riverside Department of Transportation</p>	Construction	County Transportation Department County Department of Building and Safety	Evidence of payment of TUMF and DIF fees			

<p>MM TRANS 3: Prior to final inspection and occupancy of any residential structures that are constructed during Phase 2 of the Project, the Residential Developer(s) will participate in funding the “fair share” cost to modify the intersection of Valley Way (NS) and SR-60 Westbound Ramps – Granite Hill Drive (EW) to include the following geometrics:</p> <ul style="list-style-type: none"> • Northbound: One left-turn lane. Two through lanes • Southbound: One through lane. One shared through and right-turn lane • Eastbound: One shared left-turn and right-turn lane • Westbound: One left-turn lane. One shared through and right-turn lane. <i>One right-turn lane.</i> <p>The final determination with regard to the total amount of the Residential Developer(s) “fair share” shall be determined by the County of Riverside Department of Transportation.</p>	<p>Pre-Construction Construction</p>	<p>County Transportation Department</p>	<p>Completion of modifications</p>			
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<p>MM TRANS 4: The Redevelopment Agency for the County of Riverside will be required to modify the intersection of Rubidoux Boulevard (NS) and Mission Boulevard (EW) to include the following geometrics:</p> <ul style="list-style-type: none"> • Northbound: One shared left-turn; through and right-turn lane. • Southbound: One left-turn lane. One through lane. One right-turn lane with overlap phase • Eastbound: Two left-turn lanes. One through lane. One shared through and right-turn lane • Westbound: One left-turn lane. Two through lanes. One right-turn lane. 	<p>Pre-Construction Construction</p>	<p>County Transportation Department</p>	<p>Completion of modifications</p>			
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PROJECT DESIGN AND CONSTRUCTION FEATURES

The proposed Project will include design features to avoid potentially significant impacts to the environment. Because these design features have been or will be incorporated into the design of the proposed Project, or are required by law, they are not considered to be mitigation measures.

General Measures

- Design and construction of facilities will be in accordance with good engineering practices, applicable government regulations, Riverside County Health Services Department and California Department of Health Services, Cal OSHA, Standard Specifications for Public Works Construction, Uniform Building Code (UBC), national Electric Code, and Uniform Fire Code (UFC).
- The Project will comply with all requirements to notify utility companies of impending construction, obtain relevant information regarding existing subsurface utilities, and if necessary, consult with utility companies regarding the preservation and/or relocation of such utilities.

Aesthetics (Lighting)

- All temporary and permanent lighting installed by the RDA, Commercial Developer and Residential Developer will be shielded away from adjacent properties and directed downward and into the Project site.
- Street lights proposed to be installed by the RDA or Residential Developer in connection with associated

street improvements will be designed in accordance with County standards.

Air Quality

- The Project is required to comply with the South Coast Air Quality Management District (SCAQMD) Rule 403, “Fugitive Dust Requirements for Control of Fine Particulate Matter (PM₁₀),” which requires implementation of feasible measures to reduce and control fugitive dust emissions, including, but not limited to: watering on-site, using soil stabilizers, track-out pads (maintained), and utilizing wheel washers for existing vehicles.
- Construction equipment will be maintained and operated so as to minimize exhaust emissions. For example, during construction, trucks and vehicles on-site will be parked with their engines off to reduce vehicle emissions.
- All equipment will be properly tuned and maintained in accordance with manufacturer’s specifications.

Geology and Soils

- The building materials, design, and construction methods will conform to the California Building Code (CBC) and local building and construction standards and the recommendations contained in the *Geotechnical Investigation, Proposed Mission Plaza Project, Mission Boulevard and Briggs Street, Rubidoux Area, Riverside County, California, Prepared for Albert A. Webb Associates, Job No. 11015-3, February 11, 2011,*

prepared by C.H.J., Incorporated (hereinafter referred to as the “Geotechnical Investigation Report”). A copy of the Geotechnical Investigation Report is included as Appendix D.

- The Project will also be required to adhere to existing regulations relative to minimizing risk of erosion and runoff, including adherence to applicable provisions of Ordinance No. 754 (As Amended through 754.2), “An Ordinance of the County of Riverside Amending Ordinance No. 754 Establishing Stormwater/Urban Runoff Management and Discharge Controls.” The purpose of this ordinance is to ensure the future health, safety, and general welfare of the County by: a) reducing pollutants in storm water discharges to the maximum extent practicable; b) regulating illicit connections and discharges to the storm drain system; and, c) regulating non-stormwater discharges to the storm drain system. The intent of this ordinance is to protect and enhance the water quality of County watercourses, waterbodies, groundwater, and wetlands in a manner pursuant to and consistent with applicable requirements contained in the Federal Clean Water Act (Title 33 U.S.C. Sections 1251 et seq.), Porter Cologne Water Quality Control Act (California Water Code Sections 13000 et seq.), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.
- The Project will be required to comply with *Riverside County Drainage Area Management Plan —Santa Ana*

and Santa Margarita Region (DAMP), which describes a wide range of Best Management Practices (BMPs), including BMPs for the control of soil erosion, which may include but are not limited to, soil binders (EC-5¹), mulch (EC-3, EC-6), permanent seeding or sodding.

Hazards

- Hazardous materials will be handled in accordance with federal, state, and county requirements.
- If any subsurface septic systems are present, the removals of such facilities shall conform to all federal, state, and county regulations.
- The construction contractor(s) will have *Constructions Safety Orders and General Industry Safety Orders*, which are issued by the California State Division of Industrial Safety, along with other required forms and plans at the work site. The construction contractor(s) will comply with provisions of these and all other applicable laws, ordinances and regulations.
- The construction contractor(s) will be responsible for implementing, administering and maintaining a confined space entry program for trenching activities.
- A *Material Safety Data Sheet* as described in Section 5194 of the *California Code of Regulations* will be retained by the construction contractor(s) and by the operator of any businesses from the manufacturer of any hazardous products that may be used at the Project

¹ The numbers in parentheses are the BMP designations used in the *2003 California Stormwater Best Management Practice Handbook, Construction*.

site during construction or operation once construction is complete.

- The Project is located within one mile (approximately 3,000 feet northwest) of Flabob Airport and will be subject to review by the Riverside County Airport Land Use Commission (RCALUC).

Hydrology and Water Quality

- Prior to approval of the grading plan, one or more Stormwater Pollution Prevention Plan(s) (SWPPP(s)) shall be prepared and implemented during the construction phase of each Project component in compliance with the requirements of the General Construction Permit and Santa Ana Region Water Discharge Requirements Permit issued by the State Water Resources Control Board (SWRCB). The SWPPP(s) shall identify BMPs to reduce or eliminate pollutants in storm water discharges and authorized non-stormwater discharges from that portion of the Project under construction. A copy of the SWPPP(s) shall be held by the Construction Contractor on the job site throughout the construction phase of each Project component.
- In compliance with the Santa Ana Regional Water Quality Control Board's, *Waste Discharge Requirements*, the Project proponent will prepare or have prepared a *Municipal Facility Pollution Prevention Plan* in accordance with the template and guidance found in Appendix J of the *Riverside County Drainage Area Management Plan*.

- The Project shall utilize the *Riverside County Water Quality Management Plan for Urban Runoff, Santa Ana Region, Santa Margarita Region (Regional WQMP)* which describes a wide-range of BMPs including site design BMPs, source control BMPs, and treatment control BMPs to minimize post-construction impacts to hydrology and water quality. Due to the Project being constructed in more than one phase and by more than one party [i.e., RDA, Commercial Developer(s), Residential Developer(s)], one or more Project-specific Water Quality Management Plans (WQMPs) shall be prepared. The WQMPs will be completed prior to the issuance of a grading permit for any portion of each Project component, as appropriate. The Project-specific WQMPs may identify specific site design, source control, and treatment control BMPs for each Project component.
- The commercial portion of the Project includes landscaping and the Project-specific WQMPs may incorporate other site design BMPs such as a sand-filtration basin, biofilters, and/or structural controls. Source control BMPs that may be incorporated in the Project-specific WQMP for the commercial portion of the Project includes roof runoff controls (CD-11²), efficient irrigation (SD-12), storm drain system signs (SD-13), previous pavement (SD-20), trash enclosures

² The numbers in parentheses are the BMP designations used in the *2003 California Stormwater Best Management Practice Handbook; New Development and Redevelopment*.

(SD-32) and/or, vehicle washing areas. Treatment control BMPs that may be incorporated in the Project-specific WQMP includes a sand-filtration basin. The BMPs identified in the Project-specific WQMP for the commercial portion of the Project shall be implemented and maintained throughout the operation phase of the Project.

- The residential portion of the Project is expected to include landscaping and the Project-Specific WQMP may incorporate other site design BMPs such as a detention basin(s), biofilters, and/or structural controls. Source control BMPs that may be incorporated in the Project-Specific WQMP for the residential portion of the Project includes roof runoff controls (CD-11³), efficient irrigation (SD-12), storm drain system signs (SD-13), previous pavement (SD-20), trash enclosures (SD-32) and/or, vehicle washing areas. Treatment control BMPs that may be incorporated in the Project-specific WQMP includes filtration, detention and/or biofiltration. The BMPs identified in the Project-specific WQMP for the residential portion of the Project shall be implemented and maintained throughout the operation phase of the Project.

Noise

- During Project-related excavation and grading activities, the Construction Contractor(s) will make sure that all

fixed and mobile construction equipment is equipped with properly operating and maintained mufflers, consistent with standards of the manufacturers.

- The construction contractor(s) will locate all stationary construction equipment so that emitted noise is directed away from the apartments nearest to the Project site.

Parks

- The Residential Developer(s) will pay Quimby fees or dedicate land pursuant to Ordinance No. 460.

Public Services Facilities

- The Commercial Developer(s) and Residential Developer(s) will pay the Riverside County Development Impact Fee (DIF) pursuant to Ordinance No. 651.
- The Commercial Developer(s) and Residential Developer(s) will pay school mitigation fees to the Jurupa Unified School District as required by state and local laws.

Transportation/ Circulation

- Construction traffic, including material deliveries and construction workers' vehicles, will use existing roads to access the Project site.
- The Commercial Developer(s) and Residential Developer(s) will pay Transportation Uniform Mitigation Fees (TUMF) pursuant to Ordinance No. 824.
- Sight distance at the Project entrance roadway shall be reviewed with respect to County of Riverside Transportation Department sight distance standards at

³ The numbers in parentheses are the BMP designations used in the *2003 California Stormwater Best Management Practice Handbook; New Development and Redevelopment*.

the time of preparation of final grading, landscape, and/or street improvement plans, as appropriate.

- The Commercial Developer(s) and Residential Developer(s) will participate in the phased construction of off-site traffic signals through payment of the Project's fair share of traffic signal mitigation fees.
- Project-related signing/stripping will be implemented in conjunction with detailed construction plans for the street improvements, commercial site, and residential site.

Final Initial Study/Mitigated Negative Declaration, Responses to Comments,
Mitigation Monitoring and Reporting Program and Project Design Features

Mission Plaza

General Plan Amendment 01108, Change of Zone 07758

Conditional Use Permit 03665, EA 1206001902

(SCH No. 2011041039)

Prepared for
Redevelopment Agency for the County of Riverside



May 2011



5/24/2011 4.9

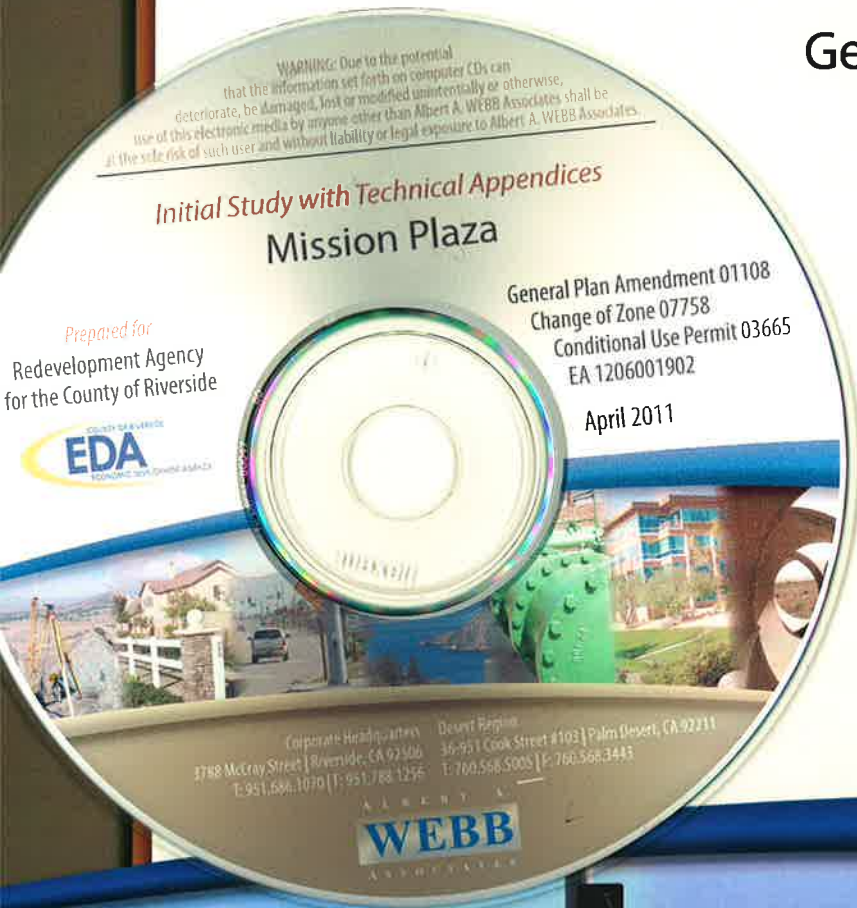
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Initial Study Mission Plaza

General Plan Amendment 01108
Change of Zone 07758
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Prepared for
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April 2011



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