

**Air Resources Board's  
Southern California Consolidation Project**

**Part 1: Cal Poly Pomona Innovation Village 2, Pomona, and  
Hunter Business Park, Riverside  
Environmental Constraints Evaluation**

**Part 2: Iowa Avenue, Riverside, Focused Environmental  
Constraints Analysis Memorandum**

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# **AIR RESOURCES BOARD'S SOUTHERN CALIFORNIA CONSOLIDATION PROJECT**

## **PART 1**

*Cal Poly Pomona Innovation Village 2, Pomona,  
and Hunter Business Park, Riverside,  
Environmental Constraints Evaluation*

*Prepared: October 2015  
Updated: February 2016*



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Part 1: Environmental Constraints Evaluation**

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### ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
ACOE	U.S. Army Corps of Engineers
APN	Assessor's Parcel Number
ARB	California Air Resources Board
Cal Poly Pomona	California State Polytechnic University, Pomona
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRHR	California Register of Historical Resources
dB(A)	A-weighted decibels
DGS	Department of General Services
EIC	Eastern Information Center
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
°F	degrees Fahrenheit
I-	Interstate
LOS	Level of Service
MSHCP	Multiple Species Habitat Conservation Plan
MTA	Metropolitan Transportation Authority
NAHC	Native American Heritage Commission
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
RWQCB	Regional Water Quality Control Board
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SLF	Sacred Lands File
SR-	State Route
UC	University of California
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank

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# Air Resources Board's Southern California Consolidation Project

## Part 1: Environmental Constraints Evaluation

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### 1 INTRODUCTION/BACKGROUND

The California Air Resources Board (ARB) maintains an emissions and research testing facility in El Monte, California. In addition, ARB maintains a heavy-duty testing facility at the Metropolitan Transit Authority facility in Los Angeles. However, ARB's Southern California testing facilities no longer meet ARB's programmatic requirements. The existing Southern California facilities are stretched beyond their capacity, cannot support ARB's existing and future testing needs, do not provide adequate infrastructure to expand or upgrade equipment, and are not energy efficient. The Haagen-Smit Laboratory property is also too small to accommodate the construction of the needed replacement facility. Therefore, ARB is proposing to consolidate and relocate its existing Southern California motor vehicle and engine emissions testing and research facilities.

The purpose of this environmental constraints analysis is to provide an overview of the environmental resources present and the potential environmental constraints that ARB should consider as they seek a site to relocate the emissions testing facility from its current location.

The California Department of General Services (DGS) requested that Dudek evaluate two sites. One of the sites is located in the southern portion of the California State Polytechnic University, Pomona, on land referred to as Innovation Village 2. The property is also referred to as Spadra farms. The second site is located in northeastern Riverside within the Hunter Business Park. Figure 1, Regional Vicinity Map, depicts the location of the existing ARB facility in El Monte, the Innovation Village 2 site in Pomona, and the Hunter Business Park site in the City of Riverside.

Note the analysis is generally based on a review of the entire Innovation Village 2 site. Since the proposed site is in the northeast section of the Innovation Village 2 site, some of the analysis extends beyond the proposed site location and some of the findings may not be applicable to the Project.

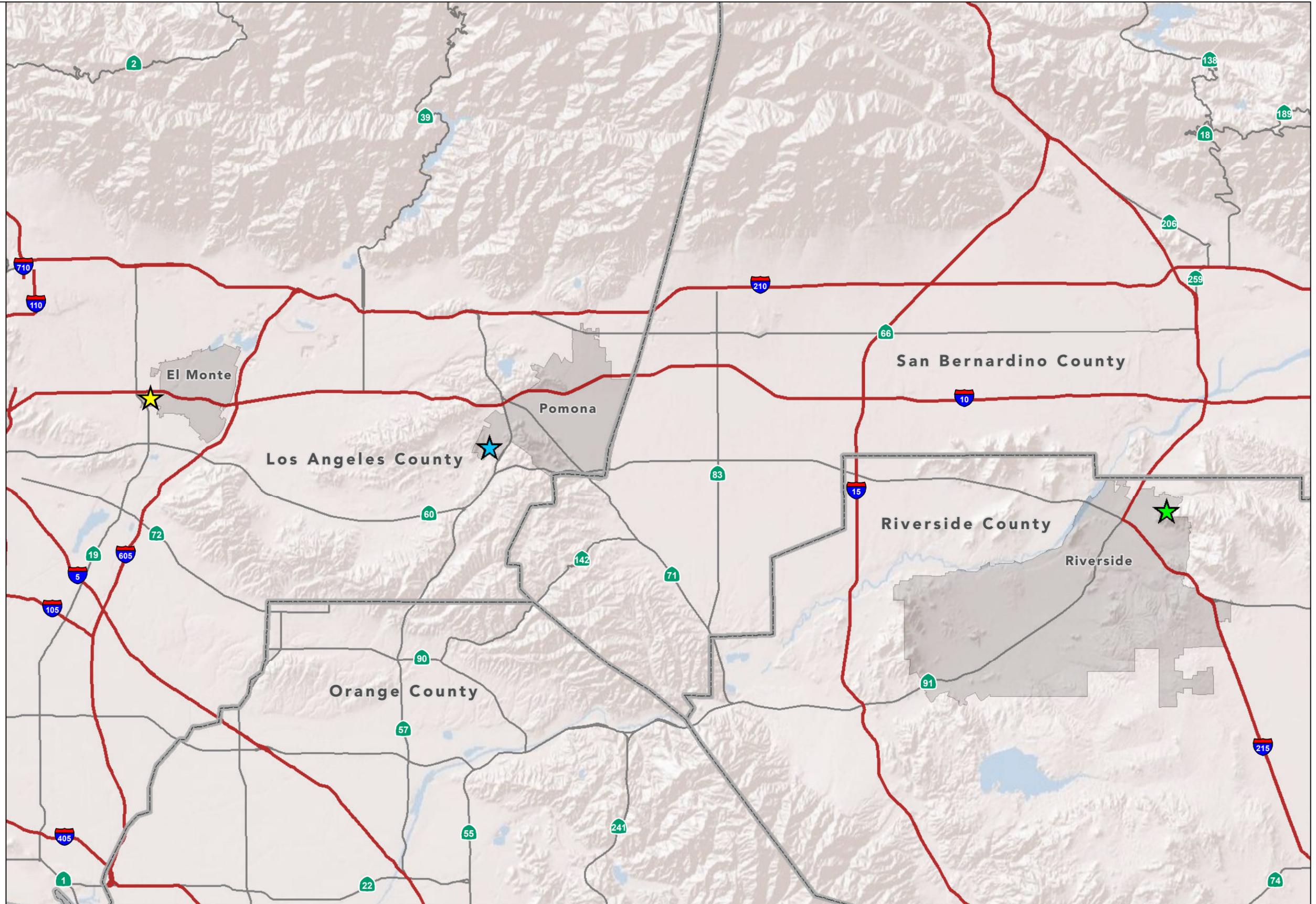
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- ★ ARB El Monte Lab (existing location)
- ▭ County Limits
- ▭ City
- Alternative Lab**
- ★ Innovation Village 2
- ★ Hunter Business Park



SOURCE: ArcGIS Online Basemap



**FIGURE 1**  
Regional Vicinity Map

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## 2 PROJECT DESCRIPTION

The new ARB facility will consist of approximately 300,000 square feet of building space and 310,000 square feet of parking and outside facilities (including an 184,000-square-foot, 5-level parking structure). Depending on the site, a single building or multiple buildings that make up this total square footage will be constructed. The building(s) will include office areas and large open spaces for testing equipment operations. The building(s) will be affixed with several high bay doors to allow for material/equipment shipping/receiving and ingress/egress of large vehicles and trucks and mechanical equipment. The site will include exterior parking for both employees and large equipment, vehicles, and trucks involved with testing operations.

A total of approximately 400 employees work at the ARB facilities. The new facility will be designed to accommodate all of the employees. Given the testing operations, there will be light-duty and heavy-duty vehicles that come to the facility for testing on a daily basis (approximately 15 light-duty and 20 heavy-duty vehicles (including, but not limited to, fully-loaded semi-trucks, urban buses, garbage trucks, and truck cabs)). It is assumed that any off-site infrastructure improvements (e.g., water, sewer, electricity, natural gas) would occur entirely within roadways rather than extending into off-site undeveloped areas.

### 2.1 Cal Poly Pomona Innovation Village 2, Pomona

The approximately 165-acre Innovation Village 2 site consists of state-owned land located in the southeastern corner of the main Cal Poly Pomona campus (Assessor's Parcel Numbers (APNs): 8719-003-904 and 8719-003-909). The site is approximately 0.50 mile north of State Route (SR-) 57 and 0.80 mile north of SR-60. The site has historically been used for agricultural production education (primarily row crops and orchards) associated with Cal Poly Pomona and is bounded by railroad track and channelized waterways to the northwest and southeast, industrial warehouse development to the southwest, and State Street to the northeast. The site is located adjacent to the former Lanterman Developmental Center and is surrounded by industrial, residential (single-family and mobile homes), and commercial development. Figure 2, Innovation Village 2 Site, provides an aerial view of this alternative location. Existing conditions are shown on this figure.

In August 2015, Cal Poly Pomona published a Draft Environmental Impact Report (EIR) for Innovation Village @ South Campus that evaluates future development of the 165-acre site (Cal Pomona 2015b), including university student and faculty housing, support retail and services, commercial office/research (800,000 square feet), a logistics warehouse (500,000 square feet), and infrastructure improvements including vehicular access through the center of the site, drainage, and new utility connections. The Draft EIR was used as a source for several

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environmental constraint factors in this evaluation. Note that the Draft EIR will not be completed. Cal Poly Pomona plans to develop an entirely new Draft EIR that includes both Innovation Village 2 and the Lanterman Development Center property.

### **2.2 Hunter Business Park, Riverside**

The approximately 16-acre Hunter Business Park site consists of public and privately owned land located within the 1,300-acre planned Hunter Business Park neighborhood of the City of Riverside Hunter Business Park, which consists of industrial and commercial office development, is located in the northeastern portion of the City of Riverside. The site is located approximately 1.6 miles northeast of the Interstate (I-) 215 and SR-91 interchange and 1 mile north of the University of California (UC), Riverside's Center for Environmental Research and Technology. The site consists of previously graded commercial/industrial building pads located south and east of existing industrial warehouses. Mountainous terrain comprising the over 1,100-acre Box Springs Mountain Reserve/Park is located immediately south of the site. In addition to industrial land uses and the Box Springs Mountain Reserve/Park, graded but undeveloped land is located northeast of the site. Figure 3, Hunter Business Park Site, provides an aerial view of this alternative location. Existing conditions, including industrial land uses and the Box Springs Mountain Reserve/Park, are shown on this figure.

- ▭ Innovation Village 2 Project Site
- City Jurisdictional Boundaries
- + Rail line



SOURCE: AERIAL- BING MAPPING SERVICE



**FIGURE 2**  
Innovation Village 2 Site

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-  Hunter Business Park Project Site
-  City Boundary
-  Rail line



SOURCE: AERIAL - BING MAPPING SERVICE



**FIGURE 3**  
Hunter Business Park Site

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### 3 METHODOLOGY

Dudek reviewed the Cal Poly Pomona Master Plan (Cal Poly Pomona 2000), the City of Riverside General Plan 2025 and EIR (City of Riverside 2007), County of Riverside General Plan and EIR (County of Riverside 2003), and Hunter Business Park Specific Plan (City of Riverside 1988) to identify potential site constraints and sensitive resources. In addition, the Draft EIR for Innovation Village @ Campus South (Cal Poly Pomona 2015b) was reviewed for relevant information for the Innovation Village 2 site. Due to the acquisition of the Lanterman Development Center property, Cal Poly Pomona has halted the Draft EIR process for the Innovation Village 2 site.

To determine potential site constraints associated with the existing circulation network, Fehr & Peers reviewed traffic studies completed for recent Cal Poly Pomona projects (i.e., the administrative building (Cal Poly Pomona 2013) and student housing project (Cal Poly Pomona 2014)), the City of Riverside General Plan Circulation Element, the Pomona Active Transportation Plan (City of Pomona 2015), Riverside Bicycle Master Plan (City of Riverside 2007), existing transit routes, and the Cal Poly Pomona Shuttle Study (Fehr & Peers, in preparation). Traffic studies and other transportation resources were also vital in understanding the general walkability of the area surrounding the alternative sites.

To assist with the biological resource constraints analysis, Dudek searched the California Natural Diversity Database (CNDDDB) (CDFW 2015); the U.S. Fish and Wildlife Service (USFWS) Carlsbad office species-occurrence database; the USFWS-designated critical habitat layers; and the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (CNPS 2015) for the San Dimas, Riverside East, and their surrounding 7.5-minute U.S. Geological Survey (USGS) quadrangles. Additionally, the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (NRCS 2015) was reviewed for the relevant areas. The soil data was then evaluated for the potential to support rare vegetation communities, plants, and/or wildlife.

Dudek biologist Anna Cassady visited the Innovation Village 2 and Hunter Business Park sites on October 15, 2015, to assess the potential presence of special-status plant and wildlife species. Ms. Cassady prepared a vegetation map and noted drainages and other potentially regulated resources. Observations of species were noted in the field.

Dudek environmental planner Josh Saunders visited the sites on October 16, 2015. During the site visit, proximity from the potential ARB sites to nearby sensitive receptors (e.g., schools, residents, sensitive wildlife reserves) were identified, as were existing land uses on and adjacent to the sites. Existing public transportation opportunities near the sites and walkability to local

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eateries and services were also noted. In addition, on October 21, 2015, Rica Nitka of Dudek contacted the County of Riverside Economic Development Agency (Robert Lewis) and the City of Riverside planning department (Travis Randel) requesting information for current and planned project applications for commercial developments in the vicinity of the Hunter Business Park site. The County of Riverside indicated that the Spring Mountain Ranch Master Plan Community is under construction and includes a community park and recreational trails. It is located approximately 1 mile northeast of the Hunter Business Park site. Existing amenities, such as daycares, restaurants, and stores are located 1 to 2 miles west of the Hunter Business Park site.

As part of the process of identifying cultural resources within or near the proposed sites, Dudek contacted the Native American Heritage Commission (NAHC) to request a review of the Sacred Lands File (SLF). The NAHC provided a contact list of Native American individuals and/or tribal organizations that may have knowledge of cultural resources in or near the proposed sites. Dudek contacted the persons and entities on the contact list requesting information about cultural sites and resources on or near the proposed sites. Mr. Andy Salas, Chairman of the Gabrieleño Band of Mission Indians-Kizh Nation responded on October 25, 2015, with information about the Innovation Village 2 site.

Dudek used a record search of the California Historical Resources Information System (CHRIS) from the South Central Coastal Information Center (SCCIC) located on the campus of California State University, Fullerton. Dudek archaeologist Angela Pham conducted a records search for the Hunter Business Park site and a quarter-mile radius surrounding the site at the Eastern Information Center (EIC) located on the University of California, Riverside, campus. The CHRIS searches also included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determination of Eligibility list, and the California State Historic Resources Inventory List.

After site visits were conducted and research was completed by Dudek, identified environmental constraints (e.g., biological resources, sensitive noise receptors, sensitive recreational uses) within a 500-foot radius of each site was mapped onto an aerial photograph. Existing amenities, including restaurants, grocery stores, farmers' markets, child care facilities, exercise facilities, recreational opportunities, and personal services (banking institutions, post offices, hair salons, dry cleaning facilities, medical offices, libraries, and public parks) within a half-mile radius of each site was mapped onto an aerial photograph to inform overall walkability.

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### 4 SITE ALTERNATIVES AND CONSTRAINTS ANALYSIS

#### 4.1 Cal Poly Pomona Innovation Village 2, Pomona

Sensitive resources and receptors associated with this site are mapped on Figure 4. Figure 5 is a map showing amenities within a half-mile of this site.

##### 4.1.1 Noise

###### Assumptions/Constraints

- Noise sensitive land uses near the site include the following residential land uses (see Figure 4):
  - Mobile Home Communities/Parks. The Pomona Islander, Walnut Hills, and Hillview Mobile Home Communities/Parks are located to the north and west of the site across East Valley Boulevard and Valley Boulevard. At its closest point (near the intersection of Pomona Boulevard and Valley Boulevard), residences in the Walnut Hills Mobile Home Community are located approximately 210 feet from the site's boundary.
  - Student Housing. The Cal Poly Pomona University Villages student housing development is located at the intersection of West Temple Boulevard and Valley Boulevard. Student residences are located approximately 675 feet from the northernmost site boundary.
  - Single-Family Residences. Single-family residences are located south of the site off Sunset Crossing Road. Homes along Big Fall Drive and Happy Hollow Road that back to the Diamond Bar Pony Baseball Fields are located within approximately 430 feet of the site's southern boundary.
  - Recreational Users. The Diamond Bar Pony Baseball Fields and adjacent turf field are located south of the site and are accessible off Back Lot Lane. The baseball fields are located approximately 115 feet from the site's boundary.
  - Lanterman Developmental Center. While officially closed as of December 31, 2014, possession and control of the 287-acre parcel was transferred from the State of California to Cal Poly Pomona. Formal plans for the property have not been developed; Cal Poly Pomona is considering its options for development. The property is located along portions of the northern and southern site boundary.

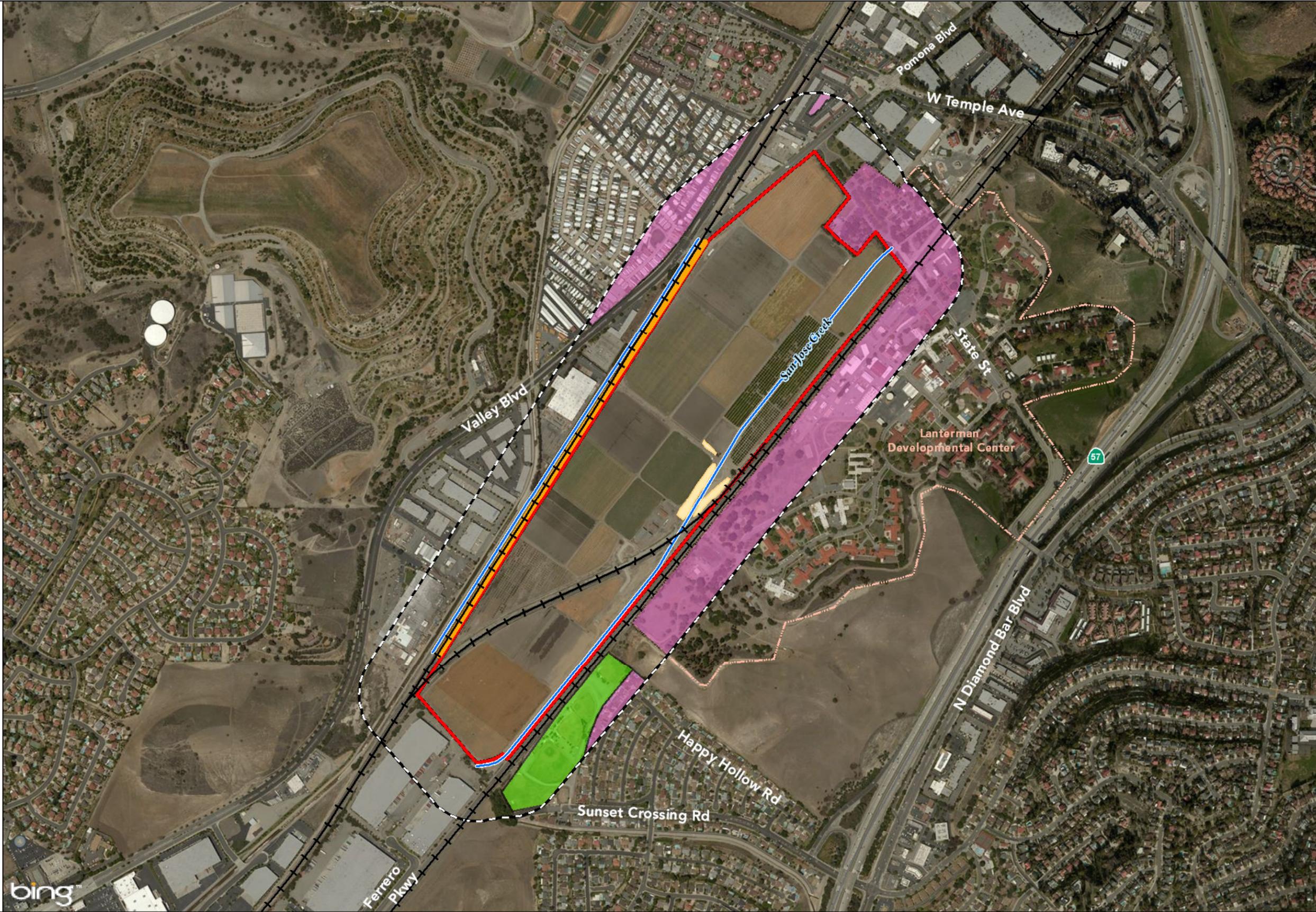
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- Construction vehicles will access the site via SR-57, West Temple Avenue, and Pomona Boulevard.
  - Noise will be generated by construction equipment during grading and general construction activities during an approximate 24- to 30-month-long period.
  - Construction will comply with the local City of Pomona noise ordinance/municipal code standards regarding permitted hours and days of construction activities.
- Operation of the ARB facility will comply with the applicable exterior noise standards of the City of Pomona noise ordinance.
- Pursuant to Section 18-305 of the City of Pomona Municipal Code, construction activities are permitted Monday through Saturday between the hours of 7:00 a.m. and 8:00 p.m.
- Pursuant to Section 18-310 of the City of Pomona Municipal Code, single-family residential properties, commercial properties, and industrial properties are assigned to noise zone 1, noise zone 3, and noise zone 4.
  - The applicable exterior noise standards for properties within noise zone 1 are 50 A-weighted decibels (dB(A)) from 10:00 p.m. to 7:00 a.m. and 60 dB(A) from 7:00 a.m. to 10:00 p.m.
  - The applicable exterior noise standards for properties within noise zone 3 are 60 dB(A) from 10:00 p.m. to 7:00 a.m. and 65 dB(A) from 7:00 a.m. to 10:00 p.m.
  - The applicable exterior noise standards for properties within noise zone 4 are 70 dB(A) at any time.
- An evaluation must be performed to determine whether the above standards can be maintained at the edge of these surrounding land use areas both during construction and once a future ARB facility is operational.

-  Innovation Village 2 Project Site
-  500-Foot Buffer
-  Lanterman Developmental Center
-  Rail Line
-  Potential Jurisdictional Feature
-  Sensitive Receptors (Noise, Light)
-  Sensitive Receptors (Recreational Uses)
-  Suitable Nesting Bird Habitat
-  Suitable Habitat for Burrowing Owl, (*Athene cunicularia*)

NOTE:  
Potential jurisdictional features are approximate.



SOURCE: AERIAL- BING MAPPING SERVICE



**FIGURE 4**  
Innovation Village 2 Site - Sensitive Resources

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- Innovation Village 2 Project Site
- Half Mile Buffer

**Walkability Amenities**

- Services**
- Grocery
  - Personal Services
  - Recreation
  - Restaurant
  - ▲ Foothill Transit Bus Stop
  - ▲ Metropolitan Transportation Authority Bus Stop



SOURCE: AERIAL - BING MAPPING SERVICE



**FIGURE 5**  
Innovation Village 2 Site - Walkability

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### Mitigation Strategy

- A Noise Impact Assessment analyzing both construction and operational noise would be required.
- Due to the proximity of existing residential land uses (i.e., mobile home communities/parks north of Pomona Boulevard and single-family residences off Sunset Crossing Road), the Diamond Bar Pony Baseball Fields, and potential future residential land uses (i.e., future Cal Poly Pomona faculty/student housing on the Lanterman Developmental Center site) to the site, noise abatement measures may be required to ensure compliance with the applicable exterior noise standards.
- Locating the ARB facility (and construction zones) the maximum distance away from existing and potential future residential land uses and the Diamond Bar Pony Baseball Fields could avoid or minimize potential construction and operational noise impacts.

### 4.1.2 Odor

#### Assumptions/Constraints

- According to the South Coast Air Quality Management District (SCAQMD), land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding (SCAQMD 2013).
- The northwestern boundary of the site is located approximately 900 feet from the now-closed Spadra Landfill (closed on April 8, 2000; LACSD 2015), the existing gas-to-energy facility uses landfill gas, including methane, to drive steam turbines/generators and generate electrical power.
  - The gas-to-energy facility is unlikely to cause odors as the landfill gas is effectively captured and used for energy production. Exhaust created by the energy-production process is likely treated prior to discharge. This facility (and others like it) functions as an effective odor-control measure for the landfill gas, and odors from the landfill would likely be greater if the gas-to-energy facility were not in operation.
- Construction of the ARB facility would result in the emission of diesel equipment and gasoline fumes and asphalt paving material. Odors from these sources would be localized and generally confined to the construction site. Odors would be highest near the source and would quickly dissipate off site.
  - Any odors associated with construction activities would be temporary and would cease upon completion of construction.

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- Construction of the ARB facility would use typical construction techniques in compliance with SCAQMD rules.
- Operation of the ARB facility and testing of diesel- and gasoline-fueled vehicles and other types of engines would emit pollutants and nuisance odors.
- Sensitive land uses, including mobile home communities/parks, student housing (i.e., University Villages) on the Cal Poly Pomona campus, and single-family residences are located within 1,000 feet of the site.
- Construction and operations would be subject to compliance with SCAQMD Rule 402 regarding nuisances.
  - SCAQMD Rule 402: A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property (SCAQMD 1976).

### Mitigation Strategy

- None required.

### 4.1.3 Wind and Micro-Climate

#### Assumptions/Constraints

- The Innovation Village 2 site is located in the South Coast Air Basin that has moderate temperatures, comfortable humidity, and limited precipitation. The eastern inland portions of the South Coast Air Basin show greater variability in annual minimum and maximum temperatures. The annual average relative humidity in the eastern part of the South Coast Air Basin is 57%.
- Annual average precipitation in the South Coast Air Basin is typically 9 to 14 inches. The greatest precipitation in Pomona occurs from January to March, during which time the rainfall averages 3–4 inches per month. The average annual precipitation in Pomona is 17 inches (U.S. Climate Data 2015a).
- The City of Pomona has a mild climate with an annual average temperature of 63 degrees Fahrenheit (°F). The coolest months of the year are typically December and January, with an annual average low of 50°F. The warmest months are typically July and August (89°F), with an annual average high of 77°F (U.S. Climate Data 2015a).

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- Prevailing wind direction in the Pomona area is from the west (as measured at the Chino Airport, located approximately 10 miles east of the site).

### Mitigation Strategy

- None required.

### 4.1.4 Agricultural Resources

#### Assumptions/Constraints

- Currently, as ascertained from the site visit conducted in October 2015, there are active row crops on portions of the site and freshly tilled fields.
- No portions of the site are under Williamson Act contract and no land is mapped as Prime Farmland, Unique Farmland, or Farmland of State or Local Importance.
- The site is used for academic class instruction in the agricultural sciences (Cal Poly Pomona 2015b).
- Development of the site would reduce the acreage available for sustainable agricultural production by approximately 19 acres.

### Mitigation Strategy

- None required.

### 4.1.5 Biological Resources

#### Assumptions/Constraints

- The Project site would be fully developed, meaning that most of the existing natural landscapes would be removed. Cal Poly has indicated that only 48 acres of the Innovation Village 2 site would be developed over the next five (5) years. The development plans for the remaining acreage is uncertain at this time.
- The majority of the site alternative is active agricultural land, dominated by row crops and freshly tilled fields. The middle of the southeastern border contains a series of ornamentals, characterized by desert willow (*Chilopsis linearis*) and Mexican palo verde (*Parkinsonia aculeate*). Additional species observed included Fremont's cottonwood (*Populus fremontii* var. *fremontii*) and Peruvian pepper tree (*Schinus molle*). No sensitive plant communities are present.

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- Potential jurisdictional waters regulated by the U.S. Army Corps of Engineers (ACOE), California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board (RWQCB) are present (see Figure 4). South San Jose Creek consists of a concrete channel that runs along the southeastern boundary of the site. Additionally, there is an unnamed natural channel on the southwestern boundary.
- There is a small group of trees located along the middle of the southeastern border that has a potential to support nesting raptor species, including some potential for one special-status species, white-tailed kite (*Elanus leucurus*). White-tailed kite is a state fully protected species, meaning that all nests must be avoided (see Figure 4).
- In addition to white-tailed kite, the following fairly common raptor species have been reported in the vicinity: northern harrier (*Circus cyaneus*), Cooper's hawk (*Accipiter cooperii*), red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*), great-horned owl (*Bubo virginianus*), and barn owl (*Tyto alba*).
- The agricultural fields have a low potential to support foraging opportunities for tricolored blackbird (*Agelaius tricolor*), a state species of special concern (this species is currently being evaluated for listing by the USFWS). No known nesting colonies have been reported within the region of the site alternative.
- The agricultural fields may support foraging opportunities for migrating waterfowl and shorebirds, as well as raptor species. Information collected in the site vicinity suggests that 500–1,000 Canada geese and a smaller group of snow geese use the site during migration.
- There are numerous burrow complexes at the northwestern boundary of the site alternative along a natural channel that runs parallel to the train tracks (see Figure 4). This area provides habitat for burrowing owl (*Athene cunicularia*), a state species of special concern. However, this species has not been recorded within the region, so the likelihood of its presence is very low.
- Suitable nesting bird habitat is present so the project will need to be compliant with the Migratory Bird Treaty Act, and Fish and Game Code.
- No regulated tree species or other biological resources protected by local ordinances were observed on the site.
- The site is not located within a Habitat Conservation Plan.

#### Mitigation Strategy

- A formal wetland/waters delineation should be prepared.

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- Based on the initial site visit, a permit from the RWQCB (Section 401 of the Clean Water Act), the ACOE (Section 404 of the Clean Water Act), and CDFW (Section 1600 of the California Fish and Game Code) will be necessary.
- A biological resources survey should be prepared to determine the extent of migratory waterfowl, shorebird, and raptor species that may use the site for foraging habitat, and to determine if development could have a potential impact on these species.
  - It is important to note that if white-tailed kite is nesting on site, habitat must be avoided due to this species' status as a fully protected species.
- Where construction would occur during the bird-breeding season (January 15–August 31) and to ensure compliance with the Migratory Bird Treaty Act, a preconstruction nesting bird survey shall occur no more than 72 hours prior to vegetation removal to ensure that nesting birds are not present.

### 4.1.6 Aesthetics

#### Assumptions/Constraints

- Proposed development would transform the site from active agricultural lands to an industrial warehouse-style facility.
- Development would introduce vertical scale and horizontal bulk and mass not currently supported on site. In addition to multiple buildings, development may include transportation infrastructure improvements (e.g., driveways, surface parking lots), electrical infrastructure improvements (new power lines), and ornamental landscaping.
- Surrounding development includes industrial buildings and single-family residences (i.e., mobile home communities/parks) to the north, warehouses/office buildings, and vacant private residences and landscaping associated with the Lanterman Developmental Center (closed as of December 31, 2014 (Cal Poly Pomona 2015a)) to the east. Numerous buildings on the Lanterman Developmental Center campus, single-family residences, and the Diamond Bar Pony Baseball Fields are located to the south of the site and industrial warehouses are located to the southwest.
- Sensitive receptors afforded views of the site consist of motorists on local area roads including Pomona Boulevard and Valley Boulevard, residences in the Pomona Islander, Walnut Hills, and Hillview Mobile Home Communities/Parks, residences located southeast of the site off Sunset Crossing Road, and select residences situated atop hillsides to the west of the site. The change to the existing visual quality and character of

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the site and degree of noticeable contrast would need to be further evaluated to determine level of significance.

- From SR-90 in Orange County to SR-60, near the City of Industry, SR-57 is an eligible state scenic highway (Caltrans 2015a). Along this segment of SR-57, the site is screened from the view of motorists by intervening topography, landscaping, and development.
- Long-distance views to mountainous terrain to the southwest are available across the site from Pomona Boulevard and may be considered scenic vistas. Installation of the new ARB facility may obstruct or detract from existing long views to mountainous terrain.
- A Visual Resources Technical Report will be necessary during environmental review.

### Mitigation Strategy

- None required.

### 4.1.7 Cultural Resources

#### Assumptions/Constraints

- The Innovation Village 2 site consists of active agricultural land that was historically used for agricultural purposes.
- A response from the NAHC indicated that no sites in the Sacred Lands File are present within the Innovation Village 2 site.
- The NAHC provided a contact list of Native American individuals and/or tribal organizations that may have knowledge of cultural resources in or near the Innovation Village 2 site. Dudek contacted each of the persons and entities on the contact list, requesting information about cultural sites and resources in or near the site. The Gabrieleño Band of Mission Indians-Kizh Nation indicated that the Innovation Village 2 site is within a highly sensitive area; the prehistoric Gabrieleño villages of Momwahomomutngna (San Dimas), Toibigna (Pomona), and Weniinga (Covina) are located in and around the general site area. Additional information may be provided should additional responses be received.
- No previously recorded archaeological resources are located within the site vicinity.
- Based on a review of modern and historic aerials, there are three historic-age structures and one historic-age irrigation ditch located on this site (location is depicted on Figure 1 of the cultural resources technical appendix (Confidential Appendix A), which is confidential and not available for distribution to the general public in order to protect the location of the resources). These will need to be evaluated for potential eligibility for the CRHR, pursuant to

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Section 15064.5(c)(1) of the California Code of Regulations. If these structures are determined not eligible for the CRHR and local-level designation, they will pose no cultural constraints on project development.

- A historic-age cultural resource borders the northwest and southeast sides of the site. This resource, P-19-186112, consists of two sections of a railroad track and has been previously recommended as not eligible for the CRHR.
- Development of the site will affect all cultural resources (known and unknown) on site.
- A Phase I/Phase II Pedestrian Survey and Significance Evaluation is recommended to determine the presence of resources on site and any structure's eligibility for the CRHR.

### Mitigation Strategy

- Cultural resource monitoring may be required in order to evaluate any cultural resource discoveries during initial earth-moving activities (e.g., grading, excavation). In addition to a cultural resource monitor on site, a Native American monitor would be required to be present throughout ground-disturbing activity.

### 4.1.8 Public Services

#### Assumptions/Constraints

- The Cal Poly Pomona University Police would continue to provide police protection services and the Los Angeles County Fire Department would provide fire protection services to the site (Cal Poly Pomona 2015b).
- University Police have mutual-aid agreements and cooperate fully with local and state law enforcement agencies, including with the police departments of surrounding cities and the Los Angeles County Sheriff's Department.
- The nearest fire station, Los Angeles County Fire Department Station 187 at 3325 West Temple Avenue, is located approximately 500 feet from the project site.
- Design and development would incorporate comprehensive safety and security measures, including:
  - Alarm systems, safety and security lighting, and other safety features as agreed upon with police and fire officials.
  - Required emergency access for emergency vehicles
  - Fire safety features, including smoke detectors and full sprinkler systems, fire lines and hydrants with appropriate fire flows, and unobstructed fire emergency access.

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- The addition of 400 workers and approximately 610,000 square feet of development (buildings, parking, and exterior structures) may constrain police and fire services to a point of requiring additional funding to support additional police and fire facilities and/or services.
- A Police and Fire Services Evaluation should be prepared.

### Mitigation Strategy

- TBD.

### 4.1.9 Environmental Hazards

#### Assumptions/Constraints

- Avocet Environmental prepared a Phase I and Limited Phase II Environmental Assessment in January 2016 to evaluate preliminary hazardous materials/resource constraints on the site (Avocet 2016a).
- The site has supported several underground storage tanks (USTs) (Avocet 2016a).

#### Assumptions/Constraints

- Minor fuel hydrocarbon impacts in the soil were found on site. Groundwater resources have not been affected by the presence of hydrocarbon residue (Avocet 2016a).
- No soil vapor testing has been completed to date.
- An oil well exists on the southeastern property boundary that was drilled in the 1930s. No oil or gas was found at the time and the well was left for use as a water well. The current status of the well is unknown (Avocet 2016a).
- Prepare a Phase II Environmental Site Assessment (ESA) during project planning.

### Mitigation Strategy

- Need for a soil management plan during construction to be determined by Phase II ESA.

### 4.1.10 Threatened, Rare, and Endangered Species

Please refer to Section 4.1.5, Biological Resources, for information on threatened, rare, and endangered species.

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### 4.1.11 Conservation Programs and Regulations

There is no HCP associated with the site. Please refer to Section 4.1.5, Biological Resources, for information on conservation programs and regulations.

### 4.1.12 Transportation and Circulation

This assessment was completed by Fehr & Peers Associates and is based on their knowledge of the Cal Poly Pomona Campus (they serve as the campus' on-call transportation engineering consultant) and their work on the City of Pomona General Plan and Active Transportation Plan.

#### Assumptions/Constraints

- The Cal Poly Pomona Administration Replacement Project Mitigated Negative Declaration (Cal Poly Pomona 2013) and Student Housing Replacement Project EIR (Cal Poly Pomona 2014) was reviewed as a basis for existing conditions operations at intersections surrounding the proposed site.
- The Pomona Active Transportation Plan was reviewed for existing and planned bicycle facilities surrounding the site.
- Operating Foothill Transit and Amtrak routes were analyzed for service access to and from the area (Foothill Transit 2015).
- The Draft EIR for Innovation Village @ Campus South was reviewed for existing conditions and projected future conditions.
- According to the Institute of Transportation Engineers (ITE) Trip Generation estimate, the facility will generate approximately 400 trips per A.M. and P.M. peak period (ITE 2012). This is based on the land use for Research and Development, and 300,000 gross square feet of building area. This land use does account for large trucks arriving to the site during the weekday.
- Currently, Class II bike lanes exist along two roadways in the area, including:
  - South Campus Drive from Kellogg Drive to East Campus/SR-57
  - Innovation Way from Kellogg Drive to Temple Avenue
  - Kellogg Drive from South Campus Drive to Valley Boulevard.
- Class III bike lanes currently exist along several roadways in the area, including:
  - South Campus Drive from Temple Avenue to Kellogg Drive
  - East Campus/SR-57 to Ridgeway Street.

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- Based on traffic counts collected in 2014, the following intersections surrounding the area operated at below Level of Service (LOS) C (e.g., intersections are approaching congested conditions) during the AM or PM peak hours:
  - Valley Boulevard and Temple Avenue, LOS D (AM)
  - Pomona Boulevard and Temple Avenue, LOS D (AM) and LOS E (PM).

Under 2030 With Project Conditions in the Innovation Village EIR, the following intersections are projected to operate below LOS C during the AM or PM peak hours:

- Pomona Boulevard and State Street, LOS F (AM and PM)
  - Valley Boulevard and Temple Avenue, LOS F (AM and PM)
  - Pomona Boulevard and Temple Avenue, LOS F (AM and PM).
- Access to SR-57 is provided in the area by Temple Boulevard approximately half a mile northeast of the site. Approximately 1.5 miles northwest of the site, Kellogg Drive provides access to I-10, and access to SR-71 is provided approximately 2.5 miles northeast of the site.

### Mitigation Strategy

- The project will likely result in some level of impact to the following intersections and mitigation requirements outlined in the Draft EIR for Innovation Village @ Campus South are as follows:
  - Pomona Boulevard and State Street—Mitigation will require the installation of a traffic signal. Typically, costs are distributed across entities, each being responsible for a “fair share.” However, given that the state would be responsible for installing this signal, full cost of the improvement is assumed.
  - Valley Boulevard and Temple Avenue—An addition of an exclusive eastbound right-turn lane with an overlap phase, with already planned improvements will mitigate the impact. We believe this mitigation measure is currently being implemented as mitigation for Parking Structure #2 at the Cal Poly Pomona campus. As such, the Cal Poly Pomona project will bear the entire cost of this improvement.
- Pomona Boulevard and Temple Avenue—Improve the intersection to provide two left-turn lanes and one shared through/right-turn lane on the southbound approach, with two right-turn lanes, one through lane, and one left-turn lane on the northbound approach would mitigate the impact to this intersection. As this intersection currently operates poorly, the project may likely be required to implement this mitigation.

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### 4.1.13 Walkability

To determine overall site walkability, a half-mile radius was placed around the Innovation Village 2 site. For purposes of this constraints evaluation, a half-mile was considered the maximum distance from the site that employees would be comfortable walking to access services and transit opportunities. Services located within a half-mile radius of the site, including grocery stores, recreational opportunities, personal services (banks, hair salons, dry cleaners), and the presence of transit, were identified and the current operating status was verified during an October 16, 2015, site visit conducted by Dudek (see Table 1). Services were categorized as follows: grocery stores, personal services (banks, salons and spas, dry cleaners, and medical offices), recreational resources (parks, gyms, racquet clubs, and martial arts studios), and restaurants. Services and transit stops occurring within the half-mile radius were mapped onto a figure as data points (see Figure 5, Innovation Village 2 Site – Walkability) to convey general location and proximity to the site.

**Table 1**  
**Concentration of Services within Half-Mile of Innovation Village 2 Site**

Services	Number of Services
Restaurants	11
Grocery store with fresh produce	1
Recreation Opportunities (Parks, Gyms/Athletic Facilities)	4
Personal Services (banks, hair salons and day spas, dry cleaners, mail shipping)	4
Available transit opportunities	Metropolitan Transportation Authority, Foothill Transit (multiple bus stops)

A summary of the general walkability of the site and the presence of services and transit stops within a half-mile is provided below.

- Eleven restaurants, one grocery store, four recreational opportunities, and four personal service business were identified within a half-mile radius of the site.
  - The majority of services (seven restaurants and four personal service businesses) in the half-mile radius are concentrated at the University Plaza. The plaza is located approximately 0.17 mile northeast of the site.
  - Two restaurants are located west of University Plaza and immediately west of West Temple Avenue. A recreational opportunity is located in the same center.

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- A fast-food establishment is located west of SR-57 and south of West Temple Avenue.
- A café is located in an industrial office complex located approximately 0.10 mile north of the site and along East Valley Boulevard.
- A market is located approximate 0.40 mile north of the site along South Campus Drive. A traditional grocery store is located within 1 mile of the site near the intersection of Valley Boulevard and North Grand Avenue.
- A restaurant and brewery is located 0.30 mile northeast of the site in the Innovation Village development center and near the intersection of West Temple Avenue and South Campus Drive.
- The site and surrounding area are well served by the local/regional bus system. The nearest Metrolink station is over 2 miles from this site.
  - Metropolitan Transportation Authority (MTA) bus route 190/194 operates along the West Temple Avenue corridor. The closest bus stops are located approximately 0.17 mile northeast of the site at the intersection of West Temple Avenue and Pomona Boulevard.
  - Foothill Transit bus routes 195, 480, and 482 operate along the West Temple Avenue corridor. The closest bus stops are located approximately 0.17 mile northeast of the site at the intersection of West Temple Avenue and Pomona Boulevard.
- The Bronco Express Shuttle currently does not connect to this area, but may have the opportunity to extend here if demand warrants it.

### 4.1.14 Preliminary Environmental Review

#### Assumptions/Constraints

- Additional air quality and greenhouse gas emissions analysis will be required to identify impacts.

#### Mitigation Strategy

- Assumption is that an environmental impact report (EIR) is necessary due to potential air quality and greenhouse gas emissions impacts due to the additional vehicle miles traveled between El Monte and the Cal Poly Pomona site.

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### 4.2 Hunter Business Park, Riverside

#### 4.2.1 Noise

##### Assumptions/Constraints

- Sensitive land uses near the site include the following residential and park and recreation land uses and sensitive habitat (see Figure 6):
  - **University Single-Family Residences.** Single-family residences within the University neighborhood of the City of Riverside are located approximately 2,400 feet south of the site. These residences are acoustically shielded from noise generated on the site by mountainous terrain (i.e., a ridgeline approximately 400 feet greater in elevation than the residences).
  - **Highgrove Single-Family Residences.** Single-family residences within the unincorporated Highgrove neighborhood of the County of Riverside are located approximately 3,700 feet north of the site. These residences are acoustically shielded from noise generated on the site by intervening building within the Hunter Business Park neighborhood.
  - **Multifamily Residences.** Multifamily residences are proposed immediately south of the proposed Hunter Business Park site on Marlborough Avenue (City of Riverside and County of Riverside 2015).
  - **Hunter Park.** Operated by the City of Riverside Parks and Recreation Department, Hunter Park (approximately 30 acres) is located approximately 3,475 feet west of the site at the intersection of Iowa Avenue and Marlborough Avenue. Park users are acoustically shielded from noise generated on the site by intervening building within the Hunter Business Park neighborhood.
  - **Box Springs Mountain Reserve/Park.** Operated by Riverside County Parks, Box Springs Mountain Reserve/Park is located immediately south and southwest of the site. Both the site and the reserve/park provide suitable habitat for California gnatcatcher (*Poliophtila californica californica*). In addition, the Box Springs Mountain Reserve/Park supports potential bat roosting habitat and suitable raptor roosting/nesting habitat is present within site vicinity, including ornamental trees found along the perimeter of the site. Please refer for Section 4.2.5, Biological Resources, for additional information regarding special-status species and applicable regulatory guidelines associated with construction activities.

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- Construction vehicles will access the site via I-215, Columbia Avenue, and Research Drive to access the site. Alternatively, construction vehicles may access the site via I-215, Columbia Avenue, Iowa Avenue, and Marlborough Avenue.
  - Land uses along the construction route include single-family residences located east of I-215 at Columbia Avenue and industrial warehouse, park, and office (i.e., Hunter Park) land uses along Columbia Avenue. Hunter Park, industrial warehouse, and office land uses are also located adjacent to Iowa Avenue and Marlborough Avenue.
  - Noise will be generated by construction equipment during grading and general construction activities during an approximate 24- to 30-month-long period.
  - Construction will comply with the local (i.e., City of Riverside) noise ordinance/municipal code standards regarding permitted hours and days of construction activities.
- Operation of the ARB facility will comply with the applicable exterior noise standards of the City of Riverside noise ordinance.

-  Hunter Business Park Project Site
  -  500-Foot Buffer
  -  Rail line
  -  Potential Jurisdictional Feature
  -  Sensitive Receptor (Recreation Use)
  -  Suitable Habitat for California gnatcatcher, (*Polioptila californica*)
  -  Suitable Habitat for Burrowing owl, (*Athene cunicularia*)
- CSB-CB = California sagebrush-California buckwheat scrub

NOTE:  
Potential jurisdictional features are approximate.



**FIGURE 6**  
Hunter Business Park Site - Sensitive Resources

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### Assumptions/Constraints

- Pursuant to Chapter 7.35 of the City of Riverside Municipal Code, construction activities are permitted Monday through Friday between the hours of 7:00 a.m. and 7:00 p.m. and Saturdays between the hours of 8:00 a.m. and 5:00 p.m.
  - Pursuant to Chapter 7.25 of the City of Riverside Municipal Code, the applicable exterior noise standards for residential land uses are 45 dB(A) from 10:00 p.m. to 7:00 a.m. and 55 dB(A) from 7:00 a.m. to 10:00 p.m.
  - The applicable exterior noise standards at any time for office/commercial, industrial, and public recreation facilities are 65 dB(A), 70 dB(A), and 65 dB(A), respectively.
- As stated in Section 4.2.5, Biological Resources, the on-site upland vegetation communities provide suitable habitat for California gnatcatcher, a federally threatened and state species of special concern.
  - If determined to be present on site, then construction activities may be required to avoid the gnatcatcher breeding season (February 15 to August 15). If California gnatcatcher is determined to be present on site and project construction commences during the breeding season, then noise abatement measures, such as temporary sound walls around construction areas, may be required to ensure compliance with the wildlife agency's 60 dB(A) threshold for construction noise impact to California gnatcatcher.

### Mitigation Strategy

- A Noise Impact Assessment analyzing both construction and operational noise would be required.
  - Schedule: 8 weeks
- Installation of noise-abatement measures would be dependent upon results of focused California gnatcatcher surveys conducted for the Hunter Business Park site.

#### 4.2.2 Odor

Please refer for Section 4.1.2, Odor, for information on potential odor-generating activities during ARB facility construction and operation.

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### Assumptions/Constraints

- There are no particularly sensitive land uses (i.e., residences, schools, care facilities, or parks) located within 1,000 feet of the site. The majority of surrounding land uses consist of industrial warehouses and commercial offices.
  - Commercial offices are generally located west of the site and east of Iowa Avenue, along Columbia Avenue and Marlborough Avenue.
  - The Box Spring Mountain Reserve/Park with hiking trails is immediately to the east.

### Mitigation Strategy

- None required.

### 4.2.3 Wind and Micro-Climate

#### Assumptions/Constraints

- The Hunter Business Park site is located in the South Coast Air Basin. See Section 4.1.3 for an overview of South Coast Air Basin.
- The greatest precipitation in Riverside occurs from December to March, during which time the rainfall averages 1–2 inches per month. The average annual precipitation is 10 inches.
- The City of Riverside has a mild climate with an annual average temperature of 65°F. The coolest months of the year are typically December and January, with an annual average low of 51°F. The warmest months are typically July and August (94°F and 95°F, respectively) with an annual average high of 80°F.
- Prevailing wind direction in the City of Riverside (as measured at Riverside Municipal Airport, located approximately 6.5 miles southwest of the site) is from the west-northwest.

### Mitigation Strategy

- None required.

### 4.2.4 Agricultural Resources

While the Hunter Business Park site was historically used for agricultural purposes, no existing agricultural resources are present on site. The current site condition is graded pads.

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### 4.2.5 Biological Resources

#### Assumptions/Constraints

- The entirety of the site will be impacted in some way during site development.
- Potential wetland resources are present on site (see Figure 6), but are not expected to be jurisdictional. There is a small ponded feature on the western portion of the site, just below the terminus of Research Park Drive. This feature is characterized by standing water from adjacent irrigation overflow. It is dominated by cattail (*Typha latifolia*) and umbrella sedge (*Cyperus esculentus*). Although a formal wetland delineation has not been completed, based on the preliminary site visit, the RWQCB (Section 401 of the Clean Water Act) would likely not take jurisdiction over this feature because of its small size and lack of beneficial uses. The ACOE (Section 404 of the Clean Water Act) and CDFW (Section 1600 of the Fish and Game Code) would not take jurisdiction over this feature. A channel is present along the northwestern portion of the site alternative, south of the parking lot. This feature appears to feed into a V-ditch located along its western boundary. There are also V-ditches along the southern extent of the site alternative, north of Marlborough Avenue. These small channels and V-ditches are established as best management practices to drain small areas of the on-site graded areas and surrounding development, and do not appear to be jurisdictional.
- The majority of the site alternative is disturbed (previously graded) with Russian thistle (*Salsola tragus*) as the predominant vegetation community (CNPS 2006). The site consists primarily of bare, disturbed ground that is covered in Russian thistle, but also contains slender sunflower (*Helianthus gracilentus*) and occasional mulefat (*Baccharis salicifolia*). The southeastern slope of the site alternative is dominated by the California Sagebrush-California Buckwheat vegetation community. This community is defined by codominance between California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*).
- The 3 acres of California Sagebrush-California Buckwheat vegetation community provides potential habitat for the federally listed threatened California gnatcatcher. This species is also a state species of special concern.
- There are numerous burrow complexes, as well as rubble piles scattered on site. This provides suitable habitat for burrowing owl, a state species of special concern.
- Ponded water was observed on site from a leak or overwatering of adjacent landscaped areas. The vegetation being supported in this small feature suggests it is permanently ponded, which would not provide suitable conditions for the fairy shrimp life cycle.

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Additionally, based on the previously graded condition and that the original soils are mapped as well-drained sandy loam, habitat for fairy shrimp is not present on site.

- Suitable nesting bird habitat is present so the project will need to be compliant with the Migratory Bird Treaty Act, and Fish and Game Code.
- No regulated tree species or other biological resources protected by local ordinances were observed on the site.
- The site is located within the western Riverside Multiple Species Habitat Conservation Plan (MSHCP). The State of California is not a plan participant or permittee of this Plan. As per the California Environmental Quality Act (CEQA), the state will have to ensure that it will not prohibit implementation of this HCP by Plan Permittees or will be consistent with the plan (see the Mitigation Strategy below for details regarding the project's relationship with this HCP). The Box Springs Mountain Reserve is part of the MSHCP preserve system; the state will have to show that the project will not result in long-term indirect effects to this adjacent preserve.

### Mitigation Strategy

- A focused protocol survey for California gnatcatcher should be prepared (survey must be conducted between March 15 and June 30).
- If California gnatcatcher is found on site and will be impacted by the project, two options for mitigation are available:
  - Option 1: Use "take" available through the Western Riverside MSHCP through the "Participating Special Entity" provision. This option would include the following additional studies and processes:
    - Burrowing owl focused (survey must be conducted between March 1 and August 31)
    - MSHCP Consistency Determination
    - Joint Project Review/Participating Special Entity Processing
    - Participating Special Entity Fee is 5% of project cost, which is the estimated capital cost of the project.
  - Option 2: Obtain "take" through Section 10<sup>1</sup> of the federal Endangered Species Act. This option would include the following additional studies and processes.

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<sup>1</sup> Because there are no jurisdictional wetland resources that would be impacted on site, and therefore no federal "nexus," there is no ability to use the preferable Section 7 of the federal Endangered Species Act. Use of Section 7 to obtain "take" under the federal Endangered Species Act is typically preferred over the use of

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- Preparation and processing of an HCP through the USFWS
- Off-site mitigation (in the form of land purchase and/or payment into a mitigation bank/ approximately 3 acres of suitable California gnatcatcher habitat is located on site).
- A focused protocol survey for burrowing owl would be required.(survey must be conducted between March 1 and August 31).
- If burrowing owls are present and would be impacted by the project, two options for mitigation are available:
  - Option A: Use “take” offered through the Western Riverside MSHCP through the “Participating Special Entity” provision.
  - Option B: Work with CDFW to plan for and implement a passive relocation program. Mitigation would also be required. This option would include the following additional studies and processes:
    - Permitting process through the CDFW
    - Burrowing owl relocation
    - Burrowing owl compensatory mitigation.
- Where construction would occur during the bird-breeding season (January 15–August 31) and to ensure compliance with the Migratory Bird Treaty Act, a preconstruction nesting bird survey shall occur no more than 72 hours prior to vegetation removal to ensure that nesting birds are not present.

### 4.2.6 Aesthetics

#### Assumptions/Constraints

- Proposed development would transform the site from disturbed lands with limited natural vegetation (California Sagebrush-California Buckwheat) along the southeastern slope to an industrial warehouse-style facility.
- Surrounding development includes industrial warehouse and office buildings to the north and west. Mountainous terrain of the Box Springs Mountain Reserve/Park is located to the south and east. A previously graded but currently undeveloped parcel is located to the northeast.

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Section 10 of the federal Endangered Species Act (processing a “take” permit through Section 10 often requires substantially more time and money compared to a typical Section 7 process).

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- The site is not located within the viewshed of an officially designated or eligible state scenic highway within Riverside County (Caltrans 2015b).
- Substantial grading may be required to develop the site and create building pads suitable to support the buildings necessary for the relocated facility site.
- Development would introduce vertical scale and horizontal bulk and mass not currently supported on site but present in the surrounding Hunter Business Park. In addition to multiple buildings, development may include transportation infrastructure improvements (e.g., driveways, surface parking lots), electrical infrastructure improvements (new power lines), and ornamental landscaping.
- Sensitive receptors afforded views of the site consist of motorists on local area roads, including Marlborough Avenue and Research Park Drive, and trail-based recreationists at Box Springs Mountain Reserve/Park.
- While the site is not within the viewshed of an officially designated or eligible state scenic highway, views to Sugarloaf Mountain and other prominent terrain in the Box Mountains are available across the site from Marlborough Avenue and Research Park Drive. In addition, long views to the north and west are available from trails within the Box Springs Mountain Reserve/Park.
- A Visual Resources Technical Report will be necessary during environmental review.

### Mitigation Strategy

- None required.

### 4.2.7 Cultural Resources

#### Assumptions/Constraints

- A response from the NAHC indicated that no sites in the SLF are present on the Hunter Business Park site.
- The NAHC provided a contact list of Native American individuals and/or tribal organizations that may have knowledge of cultural resources in or near the Hunter Business Park site. Dudek contacted the persons and entities on the contact list, requesting information about cultural sites and resources in or near the site. No responses have been received from Native American groups.

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- While the Hunter Business Park site was historically used for agricultural purposes, recent grading for building pads has significantly altered the landscape. No previously recorded historic resources are located on site.
- No previously recorded archaeological resources are located on the site.
- One historical resource, CA-RIV-4768, is located off site on the western border of the site (location is depicted on Figure 2 of the cultural resources technical appendix (Confidential Appendix A), which is confidential and not available for distribution to the general public in order to protect the location of the resources).
- Two previously identified resources are located immediately outside the site alternative to the southeast and are expected to not be impacted by project activity (locations are depicted on Figure 2 of the cultural resources technical appendix (Confidential Appendix A), which is confidential and not available for distribution to the general public in order to protect the location of the resources).
- A Phase I pedestrian survey and inventory report is recommended for identification of previously unidentified cultural resources on site in order to determine if the project will impact cultural resources.

### Mitigation Strategy

- Mitigation strategy for CA-RIV-4768 and previously unidentified cultural resources discovered on site during Phase I pedestrian survey and inventory to be determined following completion of Phase I survey and inventory and the Phase II significance evaluation.

### 4.2.8 Public Services

#### Assumptions/Constraints

- The City of Riverside Police Department would provide police protection services, and the City of Riverside Fire Department would provide fire protection and emergency medical response services to the site alternative (City of Riverside 2015).
- The nearest police station is located at 3775 Fairmount Boulevard in Riverside and is 4.1 miles southwest of the site.
- The nearest city fire station, Station No. 6, is located at 1077 Orange Street in Riverside and is 2.2 miles to the west of the site.
- The safety, design, and construction requirements would be the same for the Hunter Business Park site as described in Section 4.1.8 for the Innovation Village 2 site.

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- With incorporation of police and fire safety elements and security measures described in Section 4.1.8 in project planning and design, there are no constraints.
- Payment of the Hunter Business Park Assessment District fees is not required as State agencies are not subject to payment of such fees. (Kelly and Field, pers. comm. 2015).

### Mitigation Strategy

- None required.

### 4.2.9 Environmental Hazards

#### Assumptions/Constraints

- The Hunter Business Park site has been historically used for agricultural purposes. Avocet Environmental (2016b) prepared a Phase I Environmental Assessment Report in January 2016 to evaluate preliminary hazardous materials/resource constraints on the site. The report did not identify any hazardous substance concerns are associated with this site.

### Mitigation Strategy

- TBD.

### 4.2.10 Threatened, Rare, and Endangered Species

Please refer to Section 4.2.5, Biological Resources, for information on threatened, rare, and endangered species.

### 4.2.11 Conservation Programs and Regulations

The project is within the Western Riverside MSHCP. Please refer to Section 4.2.5, Biological Resources, for information on conservation programs and regulations.

### 4.2.12 Transportation and Circulation

This assessment was completed by Fehr & Peers Associates and is based on their knowledge of the Hunter Business Park from work on the UC Riverside Master Plan and expert testimony work they completed on Columbia Avenue.

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### Assumptions/Constraints

- The City of Riverside Bicycle Master Plan was reviewed to determine existing and planned bicycle facilities in the area (City of Riverside 2007a).
- The City of Riverside General Plan Circulation Element was used to determine future roadway classifications (City of Riverside 2007b).
- Existing Riverside Transit Authority and Metrolink routes were evaluated for service access to and from the area (RTA 2015; RCTC 2015).
- Refer to Section 4.1.12 for a description of ITE Trip Generation methodology.
- Class II bike lanes currently exist on Columbia Avenue, Chicago Avenue, Iowa Avenue, and Marlborough Avenue.
- The Hunter Park Metrolink Station, planned for completion in late 2015, will provide users access from the area to Union Station in Los Angeles.
- Riverside Transit Authority provides service to the area along two routes—Routes 13 and 14. Stops for these routes are located along Iowa Avenue at Marlborough Avenue and Columbia Avenue.
- Columbia Avenue is currently a four-lane divided roadway, the intersection at Iowa Avenue consists of two dedicated left-turn lanes in each direction, as well as right-turn pockets in all four directions. Excess capacity also exists in the southbound direction along Iowa Avenue, indicating that although this intersection likely provides adequate capacity, additional capacity can be made available through simple restriping.
- Marlborough Avenue is currently a two-lane roadway, the intersection with Iowa Avenue has dedicated left-turn lanes in all directions, as well as right-turn pockets in the westbound and southbound directions. Similar to the intersection with Columbia Avenue, there is potential for future added capacity in the southbound direction.
- I-215 is accessible from Columbia Avenue approximately 1.20 miles from the site.
- The roadways in this area provide adequate capacity, providing extra lanes already constructed and “striped out” at many intersections. Therefore, road improvements at this location would likely be on site or immediately adjacent to the site.

### Mitigation Strategy

- TBD.

# Air Resources Board's Southern California Consolidation Project

## Part 1: Environmental Constraints Evaluation

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### 4.2.13 Walkability

Please refer to Section 4.1.13, Walkability, for information regarding the methodology used to determine the general walkability of the site and access to local services and transit. Services and opportunities identified within a half-mile of the Hunter Business Park site are identified on Figure 7, also see Table 2.

**Table 2**  
**Concentration of Services within Half-Mile of Hunter Business Park Site**

Services	Number of Services
Restaurants	0
Grocery store with fresh produce	0
Recreation Opportunities (Parks, Gyms/Athletic Facilities)	1
Personal Services (banks, hair salons and day spas, dry cleaners, mail shipping)	0
Available transit opportunities	Metrolink (rail) (new station currently under construction)

A summary of the general walkability of the site and the presence of services and transit stops within a half-mile is provided below.

- No restaurants, grocery stores, or personal services were identified within a half-mile radius of the Hunter Business Park site. The closest restaurant is located approximately 0.75 mile northwest of the site near the intersection of Iowa Avenue and Columbia Avenue. Additional restaurants (primarily fast food) and grocery stores (i.e., Stater Brothers Market) are located over 1 mile southwest of the site near the intersection of Iowa Avenue and Massachusetts Avenue.
- One recreational opportunity (the Box Springs Mountain Reserve/Park) is located south and east adjacent to the site. The reserve/park offers approximately 15 miles of trails that receive regular use by equestrian riders, mountain bikers, and hikers (Riverside County Parks 2015).
- No transit opportunities (bus, rail) were identified within a half-mile radius of the site. The nearest transit opportunities (Riverside Transit Bus Routes 13 and 14) are available within one (1) mile west of the site and along Iowa Avenue.

 Hunter Business Park Project Site

 Half Mile Buffer

 Rail line

**Walkability Amenities**

**Services**

 Recreation

 Future Metrolink Station



 0 125 250 Feet

SOURCE: AERIAL - BING MAPPING SERVICE

**DUDEK**

Air Resources Board El Monte Lab Relocation Environmental Constraints Evaluation

**FIGURE 7**

Hunter Business Park Site - Walkability

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# Air Resources Board's Southern California Consolidation Project

## Part 1: Environmental Constraints Evaluation

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### 4.2.14 Preliminary Environmental Review

#### Assumptions/Constraints

- Additional air quality and greenhouse gas emissions analysis will be required to identify impacts.

#### Mitigation Strategy

- Assumption is that an environmental impact report (EIR) is necessary due to potential air quality and greenhouse gas emissions impacts due to the additional vehicle miles traveled between El Monte and the Hunter Business Park site.

**Air Resources Board's Southern California Consolidation Project  
Part 1: Environmental Constraints Evaluation**

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# Air Resources Board's Southern California Consolidation Project

## Part 1: Environmental Constraints Evaluation

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**Air Resources Board's Southern California Consolidation Project  
Part 1: Environmental Constraints Evaluation**

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**AIR RESOURCES BOARD'S  
SOUTHERN CALIFORNIA  
CONSOLIDATION PROJECT**

**PART 2**

*Iowa Avenue, Riverside, Focused Environmental  
Constraints Analysis Memorandum*

*Prepared: January 2016*

*Updated: February 2016*



**PART 2**  
**MEMORANDUM**  
**FOCUSED ENVIRONMENTAL CONSTRAINTS ANALYSIS**

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**To:** Patricia Kelly, Department of General Services, Senior Environmental Planner, Environmental Services

**From:** Rica Nitka, Dudek Project Manager

**Subject:** Air Resources Board (ARB) Southern California Consolidation Project Focused Environmental Constraints Analysis for Iowa Avenue, in the City of Riverside, Riverside County, California, Project #140769

**Date:** January 29, 2016

**cc:** Sarah Lozano, Dudek Program Director

**Attachment(s):** Project Figures (Figures 1-3)

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## **INTRODUCTION**

The California Air Resources Board (ARB) maintains an air pollution testing facility in El Monte, California. Over the years, the testing needs of the ARB have grown and have necessitated expansion of this facility into adjacent and nearby spaces. The ARB has determined that all testing functions should be housed in a single site/campus; therefore, relocation of this facility is necessary. This purpose of this memorandum is to provide potential biological and cultural resources constraints that should be considered by the ARB as it considers relocating the air pollution testing facility from its current location in El Monte to the Iowa Avenue site in the City of Riverside, Riverside County, California. The site is located approximately 45 miles east of the existing ARB El Monte site in Los Angeles County (see Figure 1).

## **Project Description**

The approximately 35-acre Iowa Avenue site (Assessor's Parcel Number (APN) 253-080-013) is in the northeastern portion of the City of Riverside and is part of the University of California (UC), Riverside, West Campus. The site is located approximately 0.5 mile southwest of the Interstate (I-) 215/State Route (SR-) 60 freeway (from the University Avenue interchange) and 0.7 mile west of the UC Riverside main campus. The site is relatively flat and consists of active agricultural land (primarily orange and avocado groves). Land uses immediately to the north include residential uses and to the west commercial uses. Figure 2 provides an aerial view of this alternative location.

*Part 2: Memorandum*

*Subject: Air Resources Board (ARB) Southern California Consolidation Project Focused  
Environmental Constraints Analysis for Iowa Avenue, in the City of Riverside, Riverside  
County, California, Project #140769*

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## **BIOLOGICAL RESOURCES**

To assist with the biological resource constraints analysis for the Iowa Avenue site, Dudek searched the California Natural Diversity Database (CNDDDB) (CDFW 2015), the U.S. Fish and Wildlife Service (USFWS) Carlsbad office species-occurrence database, the USFWS-designated critical habitat layers, and the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (CNPS 2015) for Riverside East and surrounding 7.5-minute U.S. Geological Survey (USGS) quadrangles. Additionally, the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (NRCS 2015) was reviewed for the relevant areas. The soil data was then evaluated for the potential to support rare vegetation communities, plants, and/or wildlife.

Dudek biologist Mikael Romich visited the Iowa Avenue site on December 18, 2015, to assess the potential presence of special-status biological resources, including plant and wildlife species. Mr. Romich prepared a vegetation map and noted drainages and other potentially regulated resources. Observations of plant and wildlife species observed were noted in the field.

### **Assumptions/Constraints**

- The site would be partially developed, meaning that existing natural landscapes would be removed.
- The majority of the site alternative is active agricultural land, dominated by citrus trees, some avocado trees, and frequently tilled bare fields. The southeastern section contains an experimental plot of fairly large ornamentals, characterized by eucalyptus (*Eucalyptus* species), pine trees (*Pinus* species), and mulberry trees (*Morus* species), as well as other unidentified ornamental trees. No sensitive plant communities are present.
- Potential jurisdictional waters regulated by the U.S. Army Corps of Engineers (ACOE), California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board (RWQCB) are present (see Figure 3). This consists of a concrete ditch that runs along a portion of the western boundary of the site. As the facility would be proposed to be developed on the eastern portion of the site, the concrete ditch would not be affected by project development.
- No raptor nests were observed during the field visit conducted on December 18, 2015. However, the ornamental trees could support nesting raptor species.

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- The project site does not contain suitable habitat for burrowing owl (*Athene cunicularia*), therefore, no further surveys are required.
- Suitable nesting bird habitat is present, therefore the project would need to be compliant with the Migratory Bird Treaty Act and California Fish and Game Code.
- No regulated tree species or other biological resources protected by local ordinances were observed on the site.
- The site is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) Plan Area; however, UC Riverside is not a participant in this plan. Further, the site is not within an area identified for conservation so project implementation would not conflict with MSHCP reserve assembly.

### **Mitigation Strategy**

- Where construction would occur during the bird-breeding season (January 15–August 31) and to ensure compliance with the Migratory Bird Treaty Act, a preconstruction nesting bird survey shall occur no more than 72 hours prior to vegetation removal to ensure that nesting birds are not present.

### **CULTURAL RESOURCES**

Dudek archaeologist Adriane Dorrler conducted a search of the California Historical Resources Information System (CHRIS) at the Eastern Information Center (EIC) located on the campus of the UC Riverside on December 16, 2015. The search included any previously recorded cultural resources and investigations within a quarter-mile radius of the site. The CHRIS search also included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determination of Eligibility list, and the California State Historic Resources Inventory List. Additionally, and as part of the process of identifying cultural resources within or near the proposed site, Ms. Dorrler contacted the Native American Heritage Commission (NAHC) to request a review of the Sacred Lands File (SLF). The NAHC provided a contact list of Native American individuals and/or tribal organizations that may have knowledge of cultural resources in or near the proposed site on January 28, 2016. Dudek will contact the persons and entities on the contact list requesting information about cultural sites and resources on or near the proposed site and will provide additional information when it becomes available. Ms. Dorrler also conducted a preliminary site visit on December 18, 2015 to assess the potential for cultural resources on the site.

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## **Assumptions/Constraints**

- According to the CHRIS records search results, no previously recorded archaeological resources are located within the site vicinity.
- The site consists of active agricultural land that has historically been used for agricultural purposes.
- The irrigation system on this site is of historic-age and will need to be evaluated for potential eligibility for the California Register of Historical Resources (CRHR), pursuant to Section 15064.5(c)(1) of the California Code of Regulations. If the system is determined not eligible for the CRHR and local-level designation, it will pose no cultural constraints on project development. On-site resources are depicted on Figure 3 of the cultural resources technical appendix (Confidential Appendix A), which is confidential and not available for distribution to the public in order to protect the location of these resources.
- Historic and potentially prehistoric cultural material is scattered throughout the eastern section of the site.
- Development of the site will affect all cultural resources (known and unknown) on site.

## **Mitigation Strategy**

- Additional information is needed to determine the potential extent and significance of on-site resources.
  - A Phase I Intensive Pedestrian Survey and Inventory is recommended to determine the potential extent of cultural and built environment resources on site.
  - A Phase II Significance Evaluation is recommended to determine eligibility for the CRHR for known resources and any additional resources discovered during the Phase I Inventory.
- Recommendations for cultural resource mitigation measures will be based on the results of the Phase II Significance Evaluation. In the event that a historical resource cannot be avoided and would be impacted, lead agency approved mitigation measures would be developed and included in the California Environmental Quality Act documentation.
- Based on the results of the Phase I Inventory and Phase II Evaluation, cultural resource monitoring may be required in order to evaluate any cultural resource discoveries during initial earth-moving activities (e.g., grading, excavation). In addition to a cultural

*Part 2: Memorandum*

*Subject: Air Resources Board (ARB) Southern California Consolidation Project Focused  
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resource monitor on site, a Native American monitor may be required to be present throughout ground-disturbing activity.

## **REFERENCES**

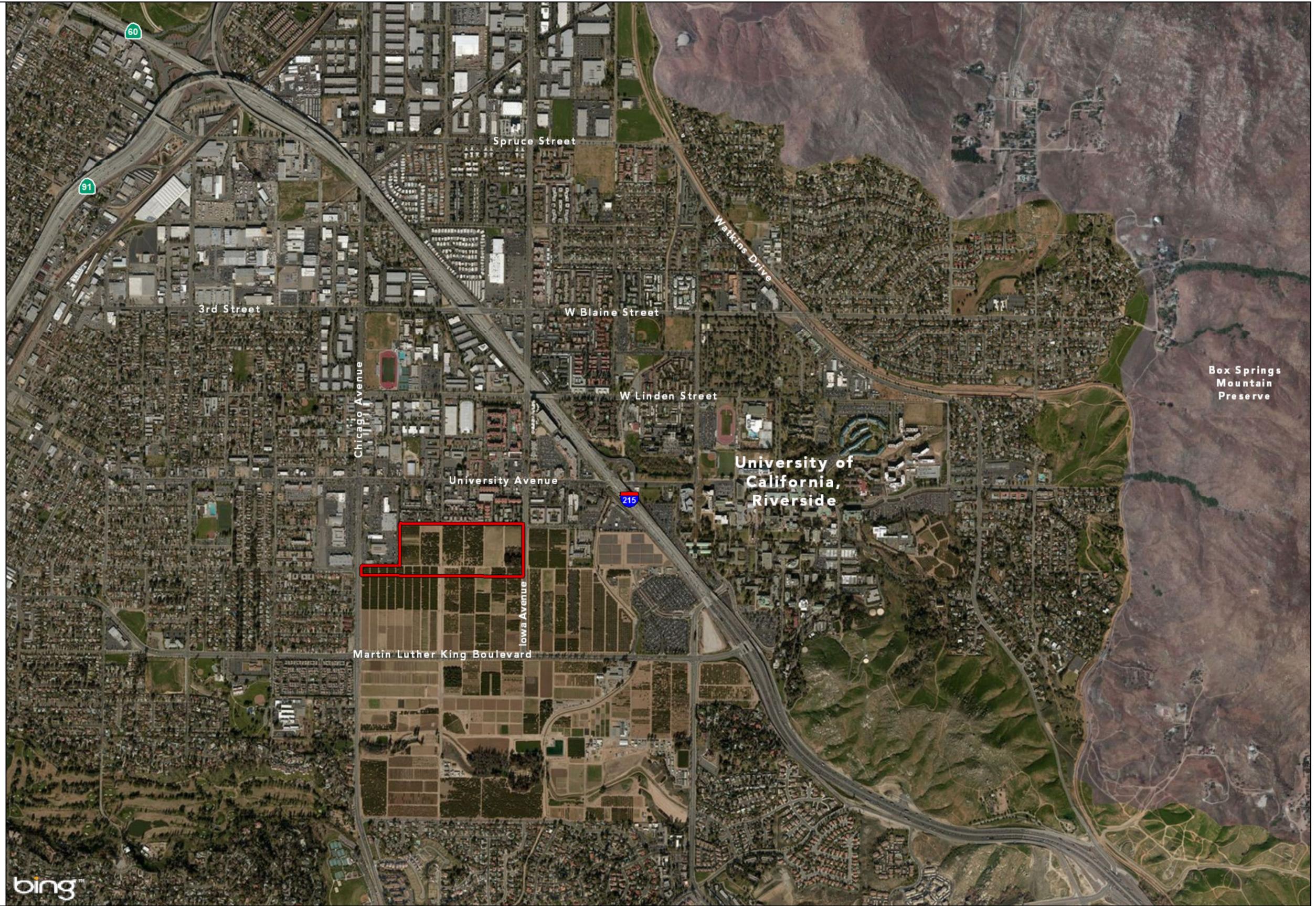
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 Iowa Avenue Site



Box Springs  
Mountain  
Preserve

University of  
California,  
Riverside

 0 750 1,500 Feet

bing™

SOURCE: AERIAL - BING MAPPING SERVICE

**DUDEK**

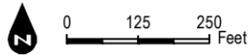
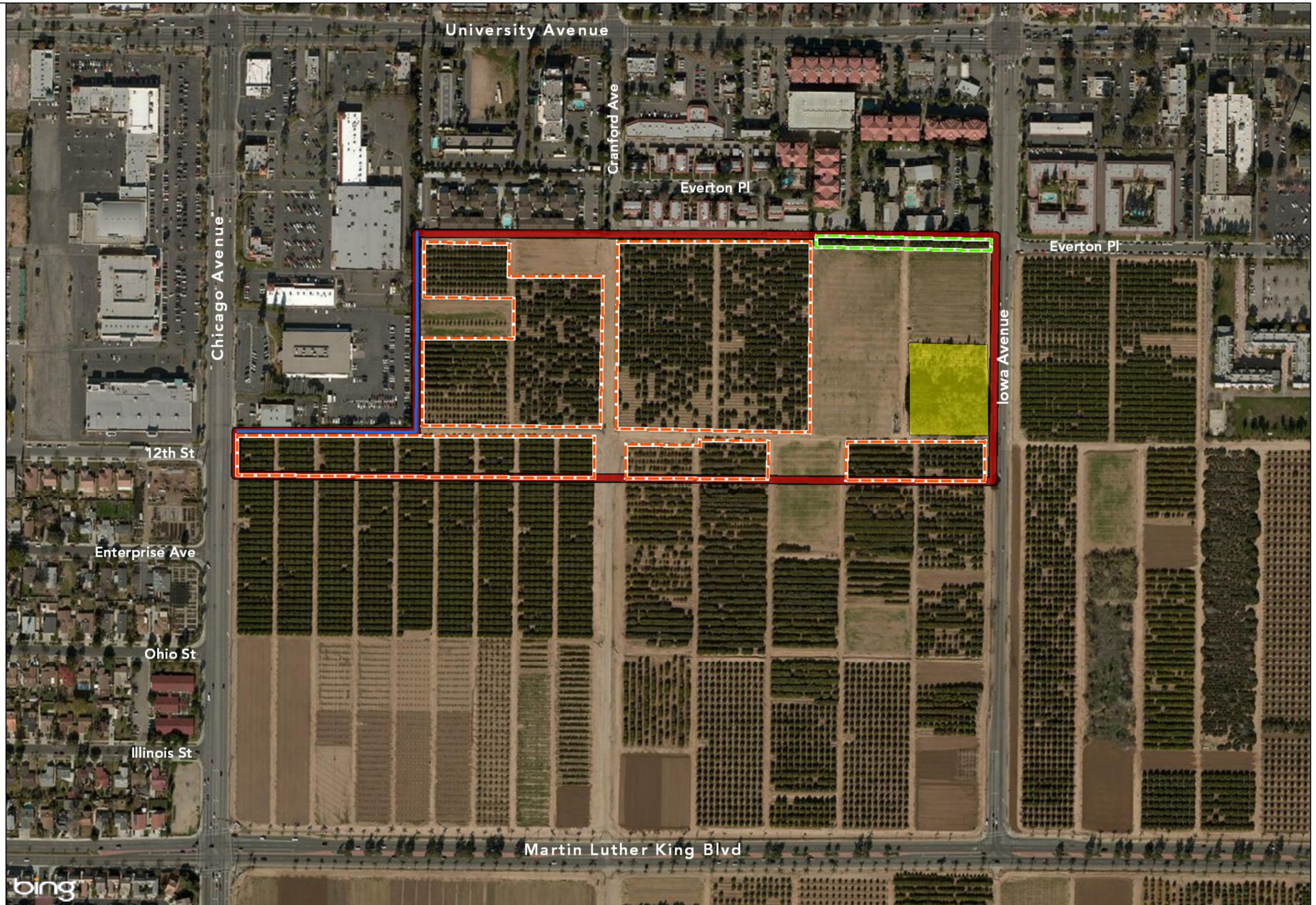
Air Resources Board El Monte Lab Relocation Environmental Constraints Analysis

**FIGURE 2**

Iowa Avenue Site - Location Map



-  Iowa Avenue Site
- Potential Sensitive Resources**
-  Potential Jurisdictional Feature
-  Suitable Nesting Bird Habitat (Ornamental Trees)
-  Agriculture-Avocado
-  Agriculture-Citrus



SOURCE: AERIAL - BING MAPPING SERVICE



Air Resources Board El Monte Lab Relocation Environmental Constraints Analysis

FIGURE 3

Iowa Avenue Site - Potential Sensitive Resources

