

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Lyon Avenue Project TTM 38468

Lead Agency: City of San Jacinto

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Phone Number: 951-487-7330, Ext. 757

Project Location: City of San Jacinto in the County of Riverside

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes to subdivide one parcel via a Tentative Tract Map into 153 single-family lots that will result in the ultimate development of 153 single-family detached residences, onsite roadways, and detention basin. The residential lots would be a minimum of 6,844 square feet. The ultimate development includes 153 single-family residences on 41.96-net acres, which would result in 3.65 units per net acre. Residential structures would be 1 or 2 stories in height.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality, Biological Resources, Cultural Resources, Energy, Geology / Soils, Hazards & Hazardous Materials, Hydrology & Water Quality, Noise, Transportation, Tribal Cultural Resources, Utilities / Service Systems, and Mandatory Findings of Significance. See Summary of Mitigation Measures below.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife (CDFW) - Trustee

## SUMMARY OF MITIGATION MEASURES

### Air Quality

- AQ-1 The development of the project site shall be required to comply with South Coast Air Quality Management District Rule 403 – Fugitive Dust. This rule is intended to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (human-made) fugitive dust sources by requiring actions to prevent, reduce, or mitigate fugitive dust emissions. Rule 403 applies to any activity or human-made condition capable of generating fugitive dust. Applicable dust suppression requirements from Rule 403 are summarized below.
- Nontoxic chemical soil stabilizers shall be applied according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
  - Active sites shall be watered at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)
  - All trucks hauling dirt, sand, soil, or other loose materials shall be covered, or at least 0.6 m (2 ft) of freeboard (vertical space between the top of the load and top of the trailer) maintained in accordance with the requirements of California Vehicle Code (CVC) Section 23114.
  - Construction access roads shall be paved at least 30 m (100 ft) onto the site from the main road.
  - Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.
- AQ-2 Exhaust Emissions Control. The following measures shall be incorporated into project plans and specifications for implementation:
- Utilize off-road construction equipment that has met or exceeded the maker's recommendations for vehicle/equipment maintenance schedule.
  - Contactors shall utilize Tier 3 or better heavy equipment.
  - Enforce 5-minute idling limits for both on-road trucks and off-road equipment.
- AQ-3 The development of the site shall be required to use electric or alternative fueled construction equipment where technically feasible and/or commercially available, where the electric or alternatively fueled equipment can perform adequately when compared to gasoline or diesel fueled equipment.
- AQ-4 The development of the site shall be required to utilize "Super-Compliant" low VOC paints which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113. Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Alternatively, Future AGSP Development may utilize building materials that do not require the use of architectural coatings. This measure will apply to all future projects
- AQ-5 The development of the site shall be required to sweep all streets at least once a day using SCAQMD Rule 1186 certified street sweepers if visible soil materials are carried to adjacent streets.
- AQ-6 The contract with demolition and construction contractors shall include the requirement that all materials that can be recycled shall be salvaged and recycled. This includes, but is not limited to, wood, metals, concrete, road base, and asphalt. The developer shall submit a recycling plan to the City for review and approval prior to the start of demolition/construction activities to accomplish this objective.
- AQ-7 The project applicant shall require that all building structures meet or exceed 2020 Title 24, Part 6 Standards and meet Green Building Code Standards.
- AQ-8 The project applicant shall require that all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards.

- AQ-9 The project applicant shall require that a water-efficient irrigation system be installed that conforms to the requirements of City codes.
- AQ-10 The project applicant shall require that ENERGY STAR-compliant appliances are installed on-site.
- AQ-11 The project applicant shall require that high-efficiency lighting be installed that is at least 34% more efficient than standard lighting.
- AQ-12 No wood burning devices shall be installed in any dwelling units, consistent with SCAQMD Rule 445.

**Biological Resources**

- BIO-1 Pre-construction surveys for BUOW should be conducted no more than 3 days prior to commencement of project-related ground disturbance to verify that BUOW remain absent from the project area.
- BIO-2 If burrowing owl are discovered within the project footprint during construction activities, a site-specific BUOW protection and/or passive relocation plan shall be prepared to determine suitable buffers and/or artificial burrow construction locations to minimize impacts to this species. If a BUOW is found on-site at the time of construction, all activities likely to affect the animal(s) shall cease immediately and regulatory agencies shall be contacted to determine appropriate management actions.
- BIO-3 The State of California prohibits the “take” of active bird nests. To avoid an illegal take of active bird nests, any grubbing, brushing or tree removal should be conducted outside of the State identified nesting season (typically February 1 through September 1). Alternatively, nesting bird surveys shall be conducted by a qualified avian biologist no more than three (3) days prior to vegetation clearing or ground disturbance activities. Preconstruction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the preconstruction nesting bird surveys, a Nesting Bird Plan (NBP) shall be prepared and implemented by the qualified avian biologist. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, ongoing monitoring, establishment of avoidance and minimization measures, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, individual/pair’s behavior, nesting stage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity. To avoid impacts to nesting birds, any grubbing or vegetation removal should occur outside peak breeding season (typically February 1 through September 1).

**Cultural Resources**

- CUL-1 In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.
- CUL-2 If human remains, grave goods, ceremonial items, and/or sacred items are encountered, work will immediately halt within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, and a 100-foot environmentally sensitive area (ESA) boundary will be

established to protect the find from impact, and the Soboba Band of Luiseno Indians and the City of San Jacinto Planning Division shall be immediately notified.

In accordance with Section 7050.5 of the California Health and Safety Code and State CEQA Guidelines Section 15064.5(e), if human remains are found, the Riverside County Coroner's office shall be notified by the permittee within 24 hours of the discovery. County Coroner's determination regarding the origin of the remains and any required notification is described in Section 7050.5 of the California Health and Safety Code and State CEQA Guidelines Section 15064.5(e). No further excavation or disturbance of the potential human remains, or any area reasonably suspected to overlie additional remains, shall occur until a determination has been made, any notifications have been sent and received, and the Riverside County Coroner's Office has cleared the site.

### **Geology and Soils**

- GEO-1 Based upon the geotechnical investigation (Appendix 4a of this document), all of the recommended site-specific ground motion parameters (Table 2) identified in Appendix 4a (beginning on Page 6) shall be implemented by the Developer. Implementation of these specific measures will address all of the identified geotechnical constraints identified at project site, including remediation to address groundshaking.
- GEO-2 Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. If covering is not feasible, then measures such as the use of straw bales or sandbags shall be used to capture and hold eroded material on the project site for future cleanup.
- GEO-3 All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the site within which the Lyon Avenue Project is being constructed.
- GEO-4 Based upon the geotechnical investigation (Appendix 4a of this document), all of the recommended design measures identified in Appendix 4a (listed on pages 7-12) shall be implemented by the Developer. Implementation of these specific measures will address all of the geotechnical constraints identified at project site.
- GEO-5 Should any paleontological resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. Responsibility for making this determination shall be with the City's onsite inspector. The paleontological professional shall assess the find, determine its significance, and determine appropriate mitigation measures within the guidelines of the California Environmental Quality Act that shall be implemented to minimize any impacts to a paleontological resource.

### **Hazards and Hazardous Materials**

- HAZ-1 Prior to and during grading and construction, should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted

under the oversight of Riverside County Certified Unified Program Agency (CUPA) Site Mitigation Unit (SMU). All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure (a determination of the regulatory agency that a site has been remediated to a threshold that poses no hazard to humans) of the contaminated area.

### **Hydrology and Water Quality**

- HYD-1 The Developer shall incorporate an appropriate safety factor into the design of the retention basin that accounts for long-term saturation and potential silting of surface soils. The safety factor shall be determined with consideration of other factors considered in the storm water retention system design—specifically storm water volume estimates—and the safety factors associated with the related design components.
- HYD-2 The developer will select best management practices from the range of practices identified by the City and reduce future non-point source pollution in surface water runoff discharges from the site to the maximum extent practicable, both during construction and following development. The Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) shall be submitted to the City for review and approval prior to ground disturbance and the identified BMPs installed in accordance with schedules contained in these documents.

### **Noise**

- NOI-1 No construction activities shall occur during the hours of 7 PM through 7 AM Monday through Saturday, and no construction activities shall occur on Sunday unless emergency construction work must be performed and is authorized by the City manager or his or her designee.
- NOI-2 No radios or other sound equipment shall be used at this site unless required for emergency response by the contractor.
- NOI-3 The City shall require the Applicant/Developer to require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random field inspections by applicant personnel during construction activities.
- NOI-4 Equipment not in use for five minutes shall be shut off.
- NOI-5 Equipment shall be maintained and operated such that loads are secured from rattling or banging.
- NOI-6 Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment.
- NOI-7 The City shall require the Applicant/Developer to establish a noise complaint response program and shall respond to any noise complaints received for this Project by measuring noise levels at the affected receptor site. If the noise level exceeds an Ldn of 65 dBA exterior or an Ldn of 45 dBA interior at the receptor, the Applicant/Developer will implement adequate measures (which may include portable sound attenuation walls, use of quieter equipment, shift of construction schedule to avoid the presence of sensitive receptors, etc.) to reduce noise levels to the greatest extent feasible.
- NOI-8 All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and the signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.

NOI-9 During future initiation of construction activities with heavy equipment within 200 feet of occupied residences and school structures, vibration field tests shall be conducted at the nearest occupied residences upon receipt. If vibrations exceed 72 VdB, the construction activities shall be revised (smaller equipment, reduced activity) to reduce vibration below this threshold.

### **Transportation**

TRAN-1 The project Developer shall pay its fair share to the City of San Jacinto towards intersection improvements at Lyon Avenue & Cottonwood Avenue, Lyon Avenue & Appaloosa Drive, and Lyon Avenue & De Anza Drive, in the percentages detailed in Table XVII-3.

TRAN-2 Recommendation 1 – Lyon Avenue & Driveway 1 (#4) – The following improvements shall be implemented to accommodate site access:

- The project shall install a stop control on the eastbound approach (egress project traffic) and a right turn lane.
- The project shall construct a second southbound through lane to be used as a shared through-right turn lane.

Recommendation 2 – Lyon Avenue – The project shall construct the ultimate half-section of Lyon Avenue as a Major (up to 100-foot right-of-way) along the project's frontage from the project's northern boundary to Appaloosa Drive consistent with the City's standards. Frontage improvements also include pavement, curb-and-gutter, sidewalk, and landscaping improvements.

On-site traffic signing and striping shall be implemented in conformance with the provisions of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and in conjunction with detailed construction plans for the project site.

Sight distance at each project access point shall be reviewed to conform to California Department of Transportation (Caltrans) and City of San Jacinto sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.

TRAN-3 The construction contractor will provide adequate traffic management resources, as determined by the City. The City shall require a construction traffic management plan that complies with the Work Area Traffic Control Handbook, or other applicable standard, to provide adequate traffic control and safety during construction. The traffic management plan shall be prepared and approved by the City prior to initiation of construction. At a minimum this plan shall include how to minimize the amount of time spent on construction activities; how to minimize disruption of vehicle and alternative modes of transport traffic at all times, but particularly during periods of high traffic volumes as directed by the City; how to maintain safe traffic flow on local streets affected by construction at all times, including through the use of adequate signage, protective devices, flag persons or police assistance to ensure that traffic can flow adequately during construction; the identification of alternative routes that can meet the traffic flow requirements of a specific area, including communication (signs, webpages, etc.) with drivers and neighborhoods where construction activities will occur; designating parking and construction staging areas that would not conflict with the City's operations nor prevent access to adjacent roadways; adopting an emergency response and evacuation plan applicable to the duration of construction; and, at the end of each construction day the site and adjacent roadways shall be prepared for continued utilization without any significant roadway hazards remaining.

**Tribal Cultural Resources**

TRC-1 Prior to grading permit issuance, the developer shall enter into a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians to address treatment and disposition of archaeological, or Tribal Cultural Resources and human remains associated with the Soboba Band of Luiseño Indians that may be uncovered or otherwise discovered during ground-disturbing activities related to the Project, if monitoring deemed necessary by Soboba Band of Luiseño Indians. The TDA will establish provisions for tribal monitoring and shall be submitted to the Planning Division once it has been executed.

**Utilities and Service Systems**

UTIL-1 The contract with demolition and construction contractors shall include the requirement that all materials that can be recycled shall be salvaged and recycled. This includes, but is not limited to, wood, metals, concrete, road base, and asphalt. The developer shall submit a recycling plan to the City for review and approval prior to the start of demolition/construction activities to accomplish this objective.