

FINAL ENVIRONMENTAL IMPACT REPORT

SCH NO. 2014121011

RIVERSIDE FREE METHODIST CHURCH DEMOLITION PROJECT



LSA

June 15, 2015

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RIVERSIDE FREE METHODIST CHURCH DEMOLITION PROJECT

City of Riverside
Community Development Department
3900 Main Street
Riverside, California 92522

LSA Project No. CTR1401

LSA

June 15, 2015

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CHAPTER 1.0

INTRODUCTION

1.1 PURPOSE

The City of Riverside (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared this Final Environmental Impact Report (Final EIR) for the proposed Riverside Free Methodist Church (RFMC) Demolition Project (project). The State Clearinghouse (SCH) number for the EIR is SCH 2014121011.

This Final EIR contains all of the required contents as outlined in Section 15132 of the CEQA Guidelines, including:

- The Draft EIR or a revision to the draft;
- Comments and recommendations received on the Draft EIR;
- A list of persons, organizations, and public agencies commenting on the Draft EIR;
- The responses of the lead agency to significant environmental points raised in the review and consultation process; and
- Any other information added by the lead agency.

This Final EIR for the project consists of comments and responses to comments and a mitigation monitoring plan for the project. This Final EIR is intended to be used along with the Draft EIR, which is incorporated by reference and bound separately.

This Final EIR assembles all the environmental data and analyses that have been prepared for the project. It also includes public and agency comments on the Draft EIR and responses by the City to those comments. The intent of the Final EIR is to provide a forum to air and address comments pertaining to the analysis contained in the Draft EIR and to provide an opportunity for clarification, corrections, or minor revisions to the Draft EIR as needed.

The evaluation and response to comments is an important part of the CEQA process because it allows the following:

- The opportunity to review and comment on the methods of analysis contained in the Draft EIR;
- The ability to detect any omissions that may have occurred during the preparation of the Draft EIR;
- The ability to check for accuracy of the analysis contained within the Draft EIR;
- The ability to share expertise; and

- The ability to discover public concerns.

1.2 PROCESS

A Draft EIR was prepared for the project and circulated for public review from March 27, 2015 to May 11, 2015, through the Governor's Office of Planning and Research, the State Clearinghouse, and the Riverside County Clerk. Copies of the Draft EIR and Appendices were made available at the City of Riverside, Community Development Department, Planning Division (3900 Main Street, Third Floor, Riverside, California 92522), as well as at the Riverside Main Library (3581 Mission Inn Avenue, Riverside, California 92501).

The City used several methods to elicit comments on the Draft EIR. The notice of availability (NOA) was mailed to various agencies and organizations, individuals that had previously requested such notice. The Draft EIR and Appendices were also posted on the City of Riverside Planning Division website at <http://www.riversideca.gov/ceqa/>.

Written comments were received during the public review period of the Draft EIR. Pursuant to Section 15088 of the CEQA Guidelines, the City, as the lead agency for the project, has reviewed the single comment letter received on the Draft EIR. A response to the comment letter is contained within Chapter 2, Comments Received and Responses to Comments, of this Final EIR.

CHAPTER 2.0

COMMENTS RECEIVED AND RESPONSES TO COMMENTS

2.1 INTRODUCTION

In accordance with Section 15088 of Title 14 of the California Code of Regulation (California Environmental Quality Act (CEQA) Guidelines), the City has evaluated the single comment letter received on the Draft Environmental Impact Report (EIR) for the Riverside Free Methodist Church (RFMC) Demolition Project and has prepared a written response to the comment letter. This chapter contains a copy of the comment letter received during the public review process and provides an evaluation and written response for each comment.

2.2 COMMENTS RECEIVED

During the public review period from March 27, 2015 to May 11, 2015, the City received one comment from a utility company. The commenter's letter has been given a letter designation of "A" as follows:

- Letter A – Sempra Energy (Southern California Gas Company), dated April 11, 2015.

The comment made in the letter pertains to the potential for gas distribution lines in the project area. The location of all utilities is a standard part of the discovery process for any construction project. The comment does not relate to the environmental analysis contained in the EIR.

2.3 COMMENTS AND RESPONSES TO COMMENTS

This section includes all written comments on the Draft EIR received by the City and the responses to those comments in accordance with Section 15088 of the CEQA Guidelines. In accordance with the CEQA Guidelines, responses are prepared for those comments that address the sufficiency of the environmental document regarding the adequate disclosure of environmental impacts and methods to avoid or mitigate those impacts. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the Draft EIR. Additionally, it should be noted that comments by public agencies should be limited to those aspects of a project that are within its area of expertise or which are required to be carried out or approved by the agency, and such comments must be supported by substantial evidence (CEQA Guidelines Section 15204).

2.0 – COMMENTS RECEIVED AND RESPONSES TO COMMENTS

Letter A- Sempra Energy (Southern California Gas Company), dated April 11, 2015

From: Squires, Rosalyn [<mailto:RSquires@semprautilities.com>]

Sent: Saturday, April 11, 2015 6:47 AM

To: Delcamp, Teri

Subject: FW:

April 11, 2015

City of Riverside
Attn: Teri Delcamp, Historic preservation Senior Planner

Email: TDelcamp@riversideca.gov

Subject: Project No. CTR1401
DEIR SCH 2014121011, 8431 Diana University (CBU)
Riverside Campus
DCF: 426-15NC357

Southern California Gas Company Transmission Department does not operate facilities within your proposed improvement. However, our Southeast Distribution Region may have some distribution facilities within your construction area.

To assure no conflict with the local distribution's pipeline system, please contact them at (909) 335- 7507.

Sincerely,

Rosalyn Squires
Transmission Pipeline Planning Assistant
(818) 701-4546

Response to Comment Letter A

Sempra Energy (Southern California Gas Company)
April 11, 2015

A-1. The comment states that the Southern California Gas Company Transmission Department does not operate facilities within the project area. However, the Southeastern Distribution Region may have some distribution facilities within the project site. The City appreciates the Southern California Gas Company review and comment provided on the Draft EIR. This comment relates to the need for coordination between the utility and the project's construction contractor so that existing gas distribution lines are not affected, and therefore does not apply to the EIR.

2.0 – COMMENTS RECEIVED AND RESPONSES TO COMMENTS

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CHAPTER 3.0 **ERRATA TO DRAFT EIR**

3.1 INTRODUCTION

As provided in Section 15088(d) of the California Environmental Quality Act (CEQA) Guidelines, responses to comments may take the form of a revision to the text in the body of the Environmental Impact Report (EIR) or contained in marginal notes showing the information is revised in the response to comments. This section complies with the latter and provides changes to the Draft EIR presented in strikethrough text (i.e., ~~strikethrough~~) signifying deletions and double underline (i.e., double underline) signifying additions. These notations are meant to provide clarification, corrections, or minor revisions as needed as a result of public comments, because of changes in the project since the release of the Draft EIR, or correction of minor typographical errors found in the text from the Draft EIR as required by Section 15132 of the CEQA Guidelines. None of the corrections and additions constitutes significant new information or substantial project changes requiring recirculation as defined by Section 15088.5 of the CEQA Guidelines.

3.2 CHANGES TO THE DRAFT EIR

The only changes to the Draft EIR are a typographical error found in the Executive Summary and a revision to Section 4.3 to correct the date of the Cultural Resources Impact Report. The changes (added text in double underline; deleted text with ~~strikethrough~~) are shown in the indented text as follow:

Draft EIR, Executive Summary, page ES-11:

ES.6.1 Alternatives Evaluated in Preparation of RCH Expansion RFMC Demolition Project

Draft EIR, Section 4.3, page 4.3-1:

In addition to other documents, the following references were used in the preparation of this section of the DEIR:

- Wilkman Historical Services (WHS), *California Baptist University Free Methodist Church Property Cultural Resources Impacts Report, November 17, 2014* March 26, 2015 (provided as Appendix D to this DEIR).

The changes to the Draft EIR related to the inadvertent reference to the RCH Expansion Project and the incorrect date for the Cultural Resources Impact Report presented in the do not constitute a significant change that requires recirculation of the Draft EIR.

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CHAPTER 4.0

MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

The California Public Resources Code, Section 21081.6, requires that a lead or responsible agency adopt a mitigation monitoring plan when approving or carrying out a project when an Environmental Impact Report (EIR) identifies measures to reduce potential adverse environmental impacts. As lead agency for the project, the City is responsible for adoption and implementation of the mitigation monitoring plan.

A Draft EIR for the project has been prepared to address the potential environmental impacts and, where appropriate, recommend measures to mitigate these impacts. As such, a mitigation monitoring plan is required to ensure that the adopted mitigation measures are successfully implemented. This plan lists each mitigation measure, describes the methods for implementation and verification, and identifies the responsible party or parties.

4.2 MONITORING AND REPORTING PROCEDURES

The City will be responsible for administering the mitigation monitoring plan and ensuring that all parties comply with its provisions. The City may delegate monitoring activities to staff, consultants, or contractors. The City will also ensure that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to rectify problems.

Table 4-1 lists each mitigation measure included in the Draft EIR. Certain inspections and reports may require preparation by qualified individuals and these are specified as needed. The timing and method of verification for each measure are also specified.

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM SUMMARY

Mitigation Measure No.	Mitigation Measure	Timing of Implementation	Responsible Party
BIO-1:	<p>Initial ground-disturbing activities (e.g., demolition, grading) should be conducted outside the bird nesting season (February 15 through August 31). If project activities are planned during the bird nesting season, nesting bird surveys should be conducted within 30 days prior to disturbance to ensure birds protected under the MBTA are not disturbed by demolition-related activities such as noise and increased human presence.</p> <p>The survey shall consist of full coverage of the on-site trees. If no active nests are found, no additional measures are required. If active nests are found, the nest locations shall be mapped by the biologist utilizing GPS equipment. The nesting bird species will be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, near fledging). The biologist shall establish a no-disturbance buffer around each active nest. The buffer will be determined by the biologist based on the species present and surrounding habitat. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the construction supervisor that activities may resume.</p>	Prior to issuance of demolition permit	City Planning Division
CUL-1:	Prior to the issuance of a demolition permit, California Baptist University (CBU) shall produce evidence it has hired a qualified professional and funded the preparation of a HABS Level II (35 mm photography) documentation of the property. The report shall be submitted to the City of Riverside Historic Preservation staff for review and approval prior to the issuance of a demolition permit.	Prior to issuance of demolition permit	City of Riverside Historic Preservation Staff
CUL-2:	Prior to issuance of a demolition permit, and in cooperation with the Riverside Free Methodist Church (RFMC), California Baptist University (CBU) shall produce evidence it has hired a qualified graphic arts professional and funded the preparation of a digital version of the church history book titled "The Riverside Free Methodist Church Record." CBU shall secure RFMC's approval of the final design of the document. CBU shall also provide the RFMC with a copy of the digital file and 125 bound copies of the document prior to the issuance of a building permit for the future use of the property.	Prior to issuance of demolition permit	California Baptist University
CUL-3:	Prior to issuance of a demolition permit, California Baptist University (CBU) shall produce evidence it has hired a qualified professional to design an interpretive plaque, describing and illustrating the history of the Riverside Free Methodist Church (RFMC). The design and text of the plaque shall be subject to the approval of the Riverside Historic Preservation staff and RFMC. The design, fabrication, and installation shall be paid for by CBU, and shall be	Prior to issuance of demolition permit	Riverside Historic Preservation staff, California Baptist University, and Riverside Free Methodist Church

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM SUMMARY

Mitigation Measure No.	Mitigation Measure	Timing of Implementation	Responsible Party
	coordinated with the design and completion of the future use of the site. The interpretive plaque shall be on or in the immediate vicinity of the RFMC site.		
CUL-4:	Prior to issuance of a demolition permit, California Baptist University (CBU) shall provide for architectural salvage from the Sanctuary, with the first priority given to Riverside Free Methodist Church (RFMC). Once RFMC has identified what it wants to salvage, CBU shall give a nonprofit historic preservation advocacy group an opportunity to identify what it wants to salvage. All salvage operations shall be completed within 45 days of notice to RFMC and the historic preservation advocacy group identified CBU.	Prior to issuance of demolition permit	California Baptist University
CUL-5:	California Baptist University (CBU) shall annotate on the demolition plans for the Riverside Free Methodist Church (RFMC) property, the relocation of the two Phoenix canariensis and one of the Washingtonia robusta palm trees from the RFMC property to fill in gaps among the trees on Palm Drive as specified in Figure 31 of the WHS cultural resources report.	Prior to issuance of demolition permit and during demolition	City Planning Division
CUL-6:	Should archaeological resources be unearthed during project activities, all work must be halted and redirected until a qualified archaeologist can examine the site and determine an appropriate course of action.	During demolition and grading	City Planning Division
GHG-1:	To ensure greenhouse gas (GHG) reductions below the expected "Business As Usual" (BAU) scenario, the project will implement a variety of measures that will reduce its GHG emissions. To the extent feasible, and to the satisfaction of the City of Riverside, the following measure will be incorporated into the project demolition plans: <ul style="list-style-type: none"> Divert at least 50 percent of the demolished and/or grubbed construction materials (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). 	Prior to issuance of demolition permit and during demolition	City Planning Division
HAZ-1:	Prior to demolition activities of the proposed project, a lead-based paint and asbestos survey shall be conducted by California Baptist University (CBU) and submitted to the City of Riverside. Should lead-based paint or asbestos-containing materials be identified during the survey, abatement of these materials will be accomplished in accordance with local, State, and Federal guidelines.	Prior to issuance of demolition permit	City Planning Division
NOISE-1:	During all project site excavation and grading on site, demolition contractors shall equip all equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. All stationary equipment shall be placed so that emitted noise is directed away from the campus apartments nearest the project site. Stationary equipment shall be identified on the project demolition plans.	Prior to issuance of demolition permit and during demolition	City Planning Division

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM SUMMARY

Mitigation Measure No.	Mitigation Measure	Timing of Implementation	Responsible Party
NOISE-2:	Equipment staging areas shall be located as far as feasible from the on-campus apartments. Equipment staging areas shall be identified on the project construction plans.	Prior to issuance of demolition permit and during demolition	City Planning Division
NOISE-3:	Haul truck deliveries shall be limited to the demolition hours. Haul routes shall not pass sensitive land uses, to the extent feasible. Truck delivery hours shall be identified on the project demolition plans.	Prior to issuance of demolition permit and during demolition	City Planning Division
NOISE-4:	On-campus residents shall be notified, via postings on the project site, 24 hours before major demolition-related noise impacts commence. Notification shall be identified on the project demolition plans.	Prior to issuance of demolition permit and during demolition	City Planning Division