APPENDIX A:

INVENTORY OF APPLICABLE MITIGATION MEASURES

AES-5 Development during Phases I, IIA, IIB, and IIC shall incorporate exterior landscaping, as needed, and will be determined during preparation of design plans, that minimizes glare generated from windows and glass panels, especially when development occurs adjacent to sensitive land uses.

AQ-1 The following measures shall be adhered to during project grading and construction to reduce oxides of nitrogen (NO) from construction equipment for all phases of the project:

a. Heavy-duty diesel-powered construction equipment rated at greater than 50 horsepower shall be equipped with Tier 2 or better diesel engines.

b. The engine size of construction equipment shall be the minimum size.

c. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest number is operating at any one time.

d. Construction equipment shall be maintained in tune per the manufacturer's specifications.

e. Catalytic converters shall be installed on gasoline-powered equipment over 50 horsepower.

f. Electric equipment shall be utilized in lieu of diesel-powered equipment, where feasible.

AQ-2 During the environmental review process for future discretionary permits for Phase IIC of the Riverside Community Hospital Expansion Project, an air quality technical report that includes project construction phasing, timing and operational details shall be analyzed using the current air quality model available from the South Coast Air Quality Management District (SCAQMD). Project emissions shall be modeled and then evaluated based on current SCAQMD thresholds. The technical analysis for Phase IIC shall be prepared to analyze construction and operational emissions.

If air quality impacts are determined to be significant, feasible and appropriate project-specific mitigation measures shall be incorporated to reduce impacts. Examples of standard construction mitigation measures include the following:

Consistent with SCAQMD Rule 403, it is required that fugitive dust generated by grading and construction activities be kept to a minimum with a goal of retaining dust on the site, by following the dust control measures listed below:

a. During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.

b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas later in the morning, after work is completed for the day, and whenever winds exceed 15 miles per hour.

c. Soil stockpiled for more than 2 days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

d. Speeds on unpaved roads shall be reduced to less than 15 miles per hour.

e. All grading and excavation operations shall be halted when wind speeds exceed 25 miles per hour.

f. Dirt and debris spilled onto paved surfaces at the project site and on the adjacent roadways shall be swept, vacuumed, and/ or washed at the end of each workday.

g. If import/export of soil materials would be required, all trucks hauling dirt, sand, soil, or other loose material to and from the construction site shall be covered and/ or a minimum 2 feet of freeboard shall be maintained.

h. At a minimum, at each vehicle egress from the project site to a paved public road, a pad consisting of washed gravel (minimum size: 1 inch) shall be installed and maintained in clean condition to a depth of at least 6 inches and extending at least 30 feet wide and at least 50 feet long (or as otherwise directed by the SCAQMD).

i. Any additional requirements of SCAQMD Rule 403 shall be reviewed and complied with.

The following measures shall be adhered to during project grading and construction to reduce emissions of volatile organic compounds (VOC) and oxides of nitrogen (NO) from construction equipment:

a. Heavy-duty diesel-powered construction equipment rated at greater than 50 horsepower shall be equipped with Tier 4 or better diesel engines.

b. The engine size of construction equipment shall be the minimum size.

c. The amount of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest amount of equipment is operating at any one time.

d. Construction equipment shall be maintained in tune per the manufacturer's specifications.

e. Catalytic converters shall be installed on gasoline-powered equipment over 50 horsepower.

f. Electric equipment shall be utilized in lieu of diesel-powered equipment, where feasible.

g. RCH shall use zero-VOC-content architectural coatings during project construction/application of paints and other architectural coatings to reduce ozone precursors. If zero-VOC paint cannot be utilized, the developer shall avoid application of architectural coatings during the peak smog season: July, August, and September. RCH shall procure architectural coatings from a supplier in compliance with the requirements of SCAQMD's Rule 1113 Architectural Coatings).

If air quality impacts for operational emissions for Phase IIC are determined to be significant, feasible and appropriate project-specific mitigation measures shall be incorporated to reduce impacts. Examples of standard operational mitigation measures include the following: reduce trips in passenger vehicles by patients, visitors, or physicians/ staff, enhance transportation management demand programs; and reduce energy usage.

AQ-3 During construction of all phases of the project, the following mitigation measures shall be incorporated to reduce impacts resulting from the exceedance of the South Coast Air Management District (SCAQMD) localized significance thresholds.

Consistent with SCAQMD Rule 403, it is required that fugitive dust generated by grading and construction activities be kept to a minimum with a goal of retaining dust on the site, by following the dust control measures listed below:

a. During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.

b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas later in the morning,

after work is completed for the day, and whenever winds exceed 15 miles per hour.

c. Soil stockpiled for more than 2 days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

d. Speeds on unpaved roads shall be reduced to less than 15 miles per hour.

e. All grading and excavation operations shall be halted when wind speeds exceed 25 miles per hour.

f. Dirt and debris spilled onto paved surfaces at the project site and on the adjacent roadways shall be swept, vacuumed, and /or washed at the end of each workday.

g. If import /export of soil materials would be required, all trucks hauling dirt, sand, soil, or other loose material to and from the construction site shall be covered, and /or a minimum 2 feet of freeboard shall be maintained.

h. At a minimum, at each vehicle egress from the project site to a paved public road, a pad consisting of washed gravel (minimum size: 1 inch) shall be installed and maintained in clean condition to a depth of at least 6 inches and extending at least 30 feet wide and at least 50 feet long (or as otherwise directed by SCAQMD).

i. Any additional requirements of SCAQMD Rule 403 shall be reviewed and complied with.

j. The construction contractor or Riverside Community Hospital representative shall notify sensitive receptors when building demolition and grading activities would occur so that sensitive residents could be kept indoors or other accommodations made for their comfort. The construction contractor shall post readily visible signage in publicly accessible areas along the property lines of the Riverside Community Hospital with a contact name and telephone number in the event that project construction would generate nuisance levels of air pollutants in the surrounding community. Action shall be taken within 4 hours after notification to determine the cause of the objectionable emissions and take corrective action.

The following measures shall be adhered to during project grading and construction to reduce emissions of oxides of nitrogen (NOx) from construction equipment:

a. Heavy-duty diesel-powered construction equipment rated at greater than 50 horsepower shall be equipped with Tier 3 or better diesel engines.

b. The engine size of construction equipment shall be the minimum size.

c. The amount of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest amount of equipment is operating at any one time.

d. Construction equipment shall be maintained in tune per the manufacturer's specifications.

e. Catalytic converters shall be installed on gasoline-powered equipment over 50 horsepower.

f. Electric equipment shall be utilized in lieu of diesel-powered equipment, where feasible.

BIO-1 In order to avoid potential impacts to nesting birds in conformance with the Migratory Bird Treaty Act and California Fish and Game Code during all phases (Phase I, Phase IIA, Phase IIB, and Phase IIC) of the project, a qualified biologist will conduct a nesting bird survey within 1 week prior to ground-disturbance activities. Avoidance will involve the period from approximately February 1 to August 31, which covers the breeding season for most birds that may occur in the project area. The survey shall consist of full coverage of the proposed disturbance footprint as well a 300-foot buffer. 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 using Global Positioning System (GPS) equipment. The nesting bird species and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, near fledging) will be documented. 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.

CUL-3 In order to lessen direct and indirect impacts related to archaeological evidence of Chinatown’s history that is around the project site or at the Old Magnolia Avenue Trolley Line and Refuse Dump, and any unknown Native American artifacts, all ground-disturbing activities during all construction phases of the project shall be monitored by a qualified archaeologist meeting the requirements of the Secretary of the Interior. In the event that the archaeological monitor identifies a potentially

significant site, the monitor shall secure the discovery site from further impacts by delineating the site with staking and flagging, and by diverting grading equipment away from the archaeological site. Following notification to the City of Riverside (City), the archaeological monitor shall conduct investigations as necessary to determine whether the discovery is significant under the criteria listed in the California Environmental Quality Act and the environmental guidelines of the City. If the discovery is determined to be not significant, grading operations may resume and the archaeological monitor shall summarize the findings in a letter report submitted to the City following the completion of mass grading activities. The letter report shall describe the results of the on-site archaeological monitoring, each archaeological site observed, the scope of testing conducted, results of laboratory analysis (if applicable), and conclusions. The letter report shall be completed prior to the release of grading bonds. Any artifacts recovered during the evaluation of resources shall be curated at a facility approved by the City.

Pursuant to Public Resources Code Section 5097.99, in the event Native American artifacts are discovered, work within the area of the discovery shall stop and the City shall consult with representatives of the Native American community to ensure the respectful treatment of Native American artifacts.

For the cultural prehistoric/historic resources that are determined to be significant, alternate means of achieving mitigation shall be pursued. In general, these forms of mitigation include the following:

1. Site avoidance by preservation of the archaeological site in a natural state in open space, or in specific open space easements
2. Site avoidance by preservation through capping the site and placing landscaping on top of the fill
3. Data recovery through implementation of an excavation and analysis program
4. A combination of one or more of the above measures.

CUL-5 In addition to MM CUL-3 requiring all ground-disturbing activities during all construction phases of the project to be monitored by a qualified archaeologist, RCH, in coordination with the City, will notify local tribes 30 days prior to ground-disturbing activities, allowing the local tribes to monitor grading and ground-disturbing activities along with RCH's qualified archaeological monitor.

HAZ-1 Prior to demolition activities in Phase I, Phase IIA, and Phase IIB of the project, a lead-based paint and asbestos survey shall be conducted. Should lead-based paint

or asbestos-containing materials be identified during survey, abatement of the same will be accomplished in accordance with local, state, and federal guidelines.

HAZ-2 Prior to grading and/or subsurface work for Phase I, Phase IIA, Phase IIB, and Phase IIC of the project, air monitoring for volatile organic compounds (VOCs) shall be conducted to determine whether subsurface contamination will affect construction activities. If VOC levels are above those allowed for worker safety and environmental compliance, Riverside Community Hospital (RCH) shall retain qualified personnel to train RCH employees and/or contractors, remediate existing VOC levels, and prevent exposure to RCH customers and employees/contractors through monitoring and remediating impacted materials, proper use of personal protective equipment, and utilizing best management procedures.

NOI-1 In order to reduce impacts related to heavy construction equipment moving and operating on-site during all phases (Phase I, Phase IIA, Phase IIB, and Phase IIC) of demolition, grading, and construction, prior to issuance of grading permits mitigation measures shall be incorporated by the City of Riverside) as conditions on permits. Examples of measures to be required by the City are as follows:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.
- Construction noise reduction methods, such as shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and using electric air compressors and similar power tools rather than diesel equipment, shall be used.
- During construction, stationary construction equipment shall be placed such that noise is directed away from or shielded from sensitive noise receivers. During construction, stockpiling, and vehicle staging areas shall be located far from noise-sensitive receptors.
- The project shall be in compliance with the City's Municipal Code: Construction shall occur between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 5:00 p.m. on Saturdays. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners and residents to contact the job superintendent.

NOI-2 If surface parking or parking structures are proposed during Phase IIA, IIB, or IIC of the project, the project proponent shall retain an acoustical specialist to conduct

an analysis of noise effects from the proposed parking facilities at nearby noise - sensitive land uses, and to provide mitigation measures that will reduce noise levels to below 60 A-weighted decibels (dBA) or less at the property line and will not otherwise result in the project exceeding relevant noise standards at nearby noise-sensitive land uses (e.g., recreation, residential). Examples of mitigation measures are as follows: requirement of pavement treatments to reduce or eliminate tire squeal, administrative measures such as restricted speed limits and active enforcement thereof, or restricted parking hours.

NOI-3 Because heating, ventilation, and air conditioning HVAC) equipment, boilers, and generators can generate noise that could affect surrounding sensitive receptors for all phases (Phase I, Phase IIA, Phase IIB, and Phase IIC) of the project if not placed inside buildings or enclosures or otherwise shielded from receptors, and because the details, specifications, and locations of these facilities is not known yet, the project proponent shall retain an acoustical specialist to review project construction -level plans at every phase (Phase I, Phase IIA, Phase IIB, and Phase IIC) of the project to ensure that the equipment specifications and plans for HVAC, central plant, and emergency generator equipment incorporate measures, such as the specification of quieter equipment or provision of acoustical enclosures, that will reduce noise levels to below 60 dBA or less at the property line and will not otherwise result in the project exceeding relevant noise standards at nearby noise-sensitive land uses (e.g., recreation, residential). Prior to the commencement of construction for all phases (Phase I, Phase IIA, Phase IIB, and Phase IIC) of the project, the acoustical specialist shall certify in writing to the City that the equipment specifications and plans incorporate measures that will achieve the relevant noise limits.

TRA-5 **14th Street and Magnolia Avenue / Market Street**, prior to issuance of certificate of occupancy for Phase IIA, a second westbound left-turn lane shall be provided at the intersection of 14th Street and Magnolia Avenue / Market Street, as well as signal operation modification to provide right-turn overlap for the northbound approach. Additional right-of-way shall be dedicated on 14th Street at Market Street to accommodate the proposed turn lanes. If acquisition of off-site right-of-way is necessary, the applicant shall make a good faith effort to acquire the right-of-way needed to accomplish the improvement.

UTL-1 Prior to issuance of building permits, the applicant shall complete a Construction Waste Recycling Plan and submit the plan to the Riverside County Waste Management Department (RCWMD) for approval. The plan will identify and

estimate the materials to be recycled during construction and demolition activities and will specify where and how the recyclable materials will be stored on the site. Compliance with the plan will be a requirement in all construction contracts. The RCWMD-approved plan will be attached to all construction plans and distributed to all construction contractors. Once construction is complete, the applicant will be responsible for preparing a Waste Recycling Report that demonstrates that the project recycled a minimum of 50% of its construction and demolition waste. The waste recycling report must be submitted to and approved by the RCWMD prior to issuance of occupancy permits. Since this project will be developed in phases over time, review and approval of Construction Waste Recycling Plans and Waste Recycling Reports can be submitted by phase or building. However, for each Construction Waste Recycling Plan submitted and approved, a corresponding Waste Recycling Report should also then be submitted for approval.

UTL-2 Prior to issuance of building permits, the applicant shall submit building plans to the RCWMD and obtain approval from the RCWMD for compliance with the Riverside County Design Guidelines for Refuse and Recyclables Collection and Loading Areas, which include specifications for recyclable storage space, location and access, signage, protection and security, compatibility, and overall compliance with federal, state, and local laws.