



**MWD**

*METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA*

8-8

August 4, 1992

To: Board of Directors (Finance and Insurance Committee--Action)  
(Engineering and Operations Committee--Action)

From: General Manager

Subject: Revision No. 4 to Appropriation No. 568 to Increase Funding from \$1,075,000 to \$4,600,000 to Finance All Estimated Costs for Construction of an Administration Building Expansion and a New Maintenance Building at the Mills Filtration Plant and to Award a Contract

### Report

In July 1991, the Board approved Revision No. 3 to Appropriation No. 568 in the amount of \$1,075,000 to finance all estimated costs in advance of award of a contract to construct an expansion of the administration building and a new maintenance building at the Henry J. Mills Filtration Plant.

Bids have been received under Specifications No. 1192A, as amended, for construction of the administration building expansion and the new maintenance building. Four bids were received and opened. The proposals are shown on the attached Abstract of Bids. The lowest responsive bid of Tilden-Coil Constructors, Inc. (Tilden-Coil), in the amount of \$2,569,690, complies with the requirements of Specifications No. 1192A, as amended; is \$80,310 under the Engineer's estimate; and is \$55,050 below the next lowest bid. Gorham Company, Inc., (Gorham) submitted a bid \$27,271 lower than that of Tilden-Coil. However, none of the references listed by Gorham provided favorable comments on Gorham's contract performance when contacted by District staff. In addition, the District received a letter from the Center for Contract Compliance, a nonprofit organization monitoring compliance with laws applicable to public works contracts, which submitted additional references. These references, when contacted by District staff, provided uniformly unfavorable comments on Gorham's performance under their contracts.

Additionally, Gorham did not list a roofing subcontractor for installation of coal tar roofing. When contacted by District staff for an explanation of this apparent omission, Gorham stated it would hire a "consultant" through whom

the materials warranty required under the Specifications would be provided and who would assist in the hiring and supervision of workers installing the roofing. Despite repeated attempts, the District was unable to contact Gorham's consultant to verify Gorham's representation. The District then contacted several roofing manufacturers who generally replied that they had never heard of Gorham or its proposed consultant. None of the manufacturers indicated they would provide the material and installation warranty required under the specification under the conditions proposed by Gorham. Tilden-Coil Constructors, Inc., is qualified to perform this work, has satisfactorily completed a similar project for the District in the past, and submitted a responsive bid.

The total estimated cost of the Mills filtration plant administration building expansion and new maintenance building is \$4,600,000. A \$3,525,000 increase in Appropriation No. 568 is now required for construction. Breakdowns of the costs under Revisions Nos. 3 and 4 are attached.

On February 12, 1991, your Board certified the Final Environmental Impact Report (FEIR) and approved design and construction of the Henry J. Mills Filtration Plant Expansion No. 2. The expansion of the administration building was not analyzed in the FEIR. An Addendum to the FEIR has been prepared to include the expansion of the administration building. Your Board and its advisory committees are required to consider the Addendum to the FEIR prior to making a decision on this new component of the project. Attached for your review is a copy of the Addendum. A copy of the FEIR for the Henry J. Mills Filtration Plant Expansion No. 2 is available for review in the office of the Executive Secretary.

#### Board Committee Assignments

This letter is referred for action to:

The Finance and Insurance Committee because of its jurisdiction over appropriations pursuant to Administrative Code Section 2441(d); and

The Engineering and Operations Committee because of its jurisdiction over the initiation, scheduling, contracting, and performance of construction programs pursuant to Administrative Code Section 2431(b).

Recommendations

**FINANCE AND INSURANCE COMMITTEE FOR ACTION.**

It is recommended:

1. That your Board find that the administration building expansion is only a minor addition to the project, and that the Addendum makes the FEIR adequate under the California Environmental Quality Act. It is also recommended that your Board find that the changes to the FEIR made by the Addendum do not raise important new issues about the significant effects on the environment, or require the preparation of a subsequent EIR.

2. That the Board authorize an increase of \$3,525,000 in Appropriation No. 568 from the 1991 Revenue Bond Construction Fund, to a total of \$4,600,000, for construction of the Henry J. Mills Filtration Plant administration building expansion and new maintenance building.

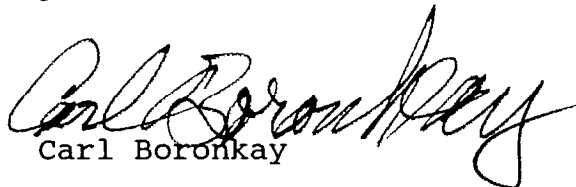
**ENGINEERING AND OPERATIONS COMMITTEE FOR ACTION.**

It is recommended:

1. That your Board find that the administration building expansion is only a minor addition to the project, and that the Addendum makes the FEIR adequate under the California Environmental Quality Act. It is also recommended that your Board find that the changes to the FEIR made by the Addendum do not raise important new issues about the significant effects on the environment, or require the preparation of a subsequent EIR.

2. That your Board reject the bid of Gorham Company, Inc., as nonresponsive and that Gorham Company, Inc., be rejected as a nonresponsible bidder.

3. That a contract in the amount of \$2,569,690 be awarded to Tilden-Coil Constructors, Inc., for construction of the Henry J. Mills Filtration Plant administration building expansion and new maintenance building and that, conditioned upon execution of the contract, all other bids be rejected.

  
Carl Boronkay

JIM:atr  
(apr568-8032)  
Attachments

**FISCAL STATEMENT**  
(Program No. 5-5680-33)

The total cost breakdowns for Revisions Nos. 3 and 4 to Appropriation No. 568 are shown below:

	<u>Rev. No. 3</u>	<u>Rev. No. 4</u>
Construction Specifications No. 1192A, lowest responsive bid received May 5, 1992	\$ 0	\$ 2,569,690
Labor:		
Preliminary Engineering	50,000	50,000
Final Design and Preparation of Specifications	260,000	325,000
Post Design	0	25,000
Contract Administration, Inspection and Survey	10,000	95,000
District Forces	0	65,000
Materials and Supplies	5,000	50,000
Incidental Expenses	1,000	50,000
Professional Services:		
LeRoy Crandall	20,000	20,000
The Tanzmann Associates	300,000	300,000
Barry and Company	10,000	10,000
Operating Equipment	0	70,000
Administrative Overhead	155,000	309,000
Contract (Street Improvements)	185,000	185,000
Contingencies	<u>79,000</u>	<u>476,310</u>
Total . . . . .	<u>\$ 1,075,000</u>	<u>\$ 4,600,000</u>
Estimated Funds Required:		
Initial		\$ 360,000
Revision No. 1		285,000
Revision No. 2		245,000
Revision No. 3		185,000
Revision No. 4		<u>3,525,000</u>
Total . . . . .		<u>\$ 4,600,000</u>

**FISCAL STATEMENT (Cont.)**

Source of Funds:

1991 Revenue Bond Construction Fund

Class:

Three--projects not directly related to delivery of water but demonstrate that economic savings outweigh project costs.

Projected Expenditures of Funds:

Through Fiscal Year 1991/92	\$ 1,020,000
Fiscal Year 1992/93	<u>3,580,000</u>
Total . . . . .	<u>\$ 4,600,000</u>

Capital Program for Fiscal Year 1992/93:

Estimated Program Cost	\$ 4,100,000
Program Estimate Fiscal Year 1992/93	2,976,700

Project Benefit:

The proposed administration building expansion and maintenance building will allow for stationing of personnel and maintenance materials at the Mills filtration plant, thereby eliminating travel costs and delays caused by locating them at Lake Mathews.

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Abstract of Bids Received July 21, 1992, at 10:00 a.m.

Specifications No. 1192A, as Amended  
Construction of a Maintenance Building and Administration  
Building Annex at Henry J. Mills Filtration Plant

The work under these specifications involves the construction of an addition of approximately 7,700 sq. ft. to the existing Administration Building; a limited remodeling of the existing Administration Building; construction of a catwalk linking the Administration Building addition to the existing Plant Control Structure; construction of a new Maintenance Building of approximately 9,600 sq. ft.; sitework around the Administration and Maintenance Buildings, including but not limited to drainage and road and parking lot planter walls; construction of a fuel island, including tanks and an associated fuel delivery system; and miscellaneous appurtenances. The work is to be completed within 180 working days after the contractor receives the Notice to Proceed. Under this schedule, the work should be completed by May 1993.

Engineer's Estimate: \$2,650,000.00

Bidder & location	Item 1 Mobilization	Item 2 Construction	Total 1&2
The Gorham Company, Inc.* Corona, CA	\$150,000	\$2,392,419	\$2,542,419
Tilden-Coil Constructors, Inc. Riverside, CA	\$150,000	\$2,419,690	\$2,569,690
CWD Development, Inc. Wildomar, CA	\$150,000	\$2,474,740	\$2,624,740
Chartered Construction Corp. Los Angeles, CA	\$150,000	\$2,700,000	\$2,850,000

JD

\* Nonresponsive due to noncompliance with specifications

**Addendum to the  
Environmental Impact  
Report**

**for**

**The Metropolitan Water District of Southern  
California's**

**Mills Filtration Plant Expansion  
Proposed Administration Building Addition**

**The Metropolitan Water District of Southern California**

**August 1992**

ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT  
FOR  
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA'S  
MILLS FILTRATION PLANT EXPANSION  
PROPOSED ADMINISTRATION BUILDING ADDITION

Prepared by: Albert A. Webb Associates  
3788 McCray Street  
Riverside, CA 92506

Contact Person: Kathleen Dale  
Principal Environmental Specialist  
(714) 686-1070

Prepared for: The Metropolitan Water District  
of Southern California  
1111 Sunset Boulevard  
Los Angeles, CA 90054

Contact Person: William Fong  
Environmental Specialist  
(213) 250-6899

August 1992



ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT  
FOR  
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA'S  
MILLS FILTRATION PLANT EXPANSION  
PROPOSED ADMINISTRATION BUILDING ADDITION

**SUMMARY**

This document has been prepared in compliance with California Code of Regulations, Title 14, Section 15162 which promulgates regulations adopted by the California Office of Planning and Research in accordance with the requirements of the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.

**Project Description and Location**

The purpose of this addendum is to evaluate minor revisions to the proposed expansion of the Mills Filtration Plant facility in the context of the environmental evaluation which was previously conducted in the November 1990 draft and February 1991 final environmental impact reports for the Henry J. Mills Filtration Plant Expansion. The proposed improvement which is the subject of this addendum is an approximately 7,700 square-foot addition to the existing administration building at the Mills plant.

The proposed improvements will be located adjacent to the existing administration building at the Mills Filtration Plant, which is generally located north of Alessandro Boulevard between Mission Grove Parkway North and Barton Road in the City of Riverside (Township 3S, Range 4 W, Section 8, portion of Assessor's Parcel Number 272-060-001). All improvements for the proposed administration building addition will be confined to areas which presently consist of paved surface or ornamental plantings. The expansion site is located within the central portion of the filtration plant property and is more than 1200 feet from the treatment plant site boundary.

## **Environmental Findings**

Based on the attached checklist, the proposed administration building expansion does not raise any new significant environmental impacts which were not considered in the previous EIR for the Mills Plant Expansion. Further, there have been no substantial changes in the physical circumstances in the project area since the original EIR and no new information has become available which was not available at the time the previous EIR was certified. There is no additional information which shows that the project will have any significant effects not discussed in the previous EIR nor significant effects which will be more severe than those identified in the previous EIR. There are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible and there are no additional mitigation measures to those considered in the previous EIR that would substantially lessen any significant environmental effects.

The modifications to the previous EIR necessary to adequately address the proposed administration building addition are essentially limited to a revision to the project description. In this case, and based upon the preceding findings with regard to circumstances which would warrant a subsequent EIR, it has been determined that the proposed project revision may be addressed by this addendum to the earlier EIR. This addendum need not be circulated for public review, but must be considered by the decision-making body in making a decision on the project.

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## I. INTRODUCTION AND PROJECT DESCRIPTION

### Introduction

This addendum has been prepared to document a finding that the proposed addition to the existing administration building at the Henry J. Mills Filtration Plant by The Metropolitan Water District of Southern California (Metropolitan) was adequately addressed by the previous environmental impact report for the larger Mills Plant expansion. Expansion of treatment plant and revisions to the treatment process to incorporate state-of-the-art filtration facilities and techniques was the subject of a November 1990 draft EIR and February 1991 final EIR. The Metropolitan Board of Directors certified the previous EIR on February 12, 1991.

A technical omission in the earlier EIR resulted in failure to specifically address the expanded administration facilities. This study has been prepared pursuant to the State California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14, Section 15000 et. seq.), and specifically examines the applicability of the previous environmental document in terms of supporting the necessary findings outlined in State CEQA Guidelines Sections 15162 and 15164.

### Project Description and Setting

The proposed project involves an approximately 7,700 square foot addition to the existing administration building within the Mills Plant site in the City of Riverside. The proposed building is two stories in height with an approximate dimension of 46 feet by 81 feet. The addition will be placed immediately adjacent and to the east of the existing administration building. New space provided by this addition will accommodate relocated control and laboratory facilities currently housed within the existing administration building. New space will also accommodate two new conference rooms, a demonstration room, three offices, a reception area, and a snack room. Second floor space will house the control and laboratory facilities with a catwalk provided from the building to the adjacent treatment modules to facilitate direct access by operations personnel. Other as yet unidentified, related functions may also be accommodated within the expanded building. For purposes of this evaluation, it is understood that neither specifically identified uses nor potential unidentified uses will involve significant energy demands or use of equipment or chemicals beyond those presently in use and for which applicable permits are held. Finally, project improvements will also include relocation of existing plant piping within the proposed addition area to remove piping from the area that will be under the new building.

The project site is located north of Alessandro Boulevard between Mission Grove Parkway North and Barton Street in the City of Riverside. The regional location is identified in Figure 1 and the site boundaries are identified in Figure 2. Figure 3 provides a closer view of the proposed building addition location.

More specifically, the site for the proposed administration building expansion involves an approximately 5,000 square-foot area within the heart of the existing approximately 227 acre Mills Filtration plant site. The site is more than 1,200 feet from Alessandro Boulevard and nearby residential uses.

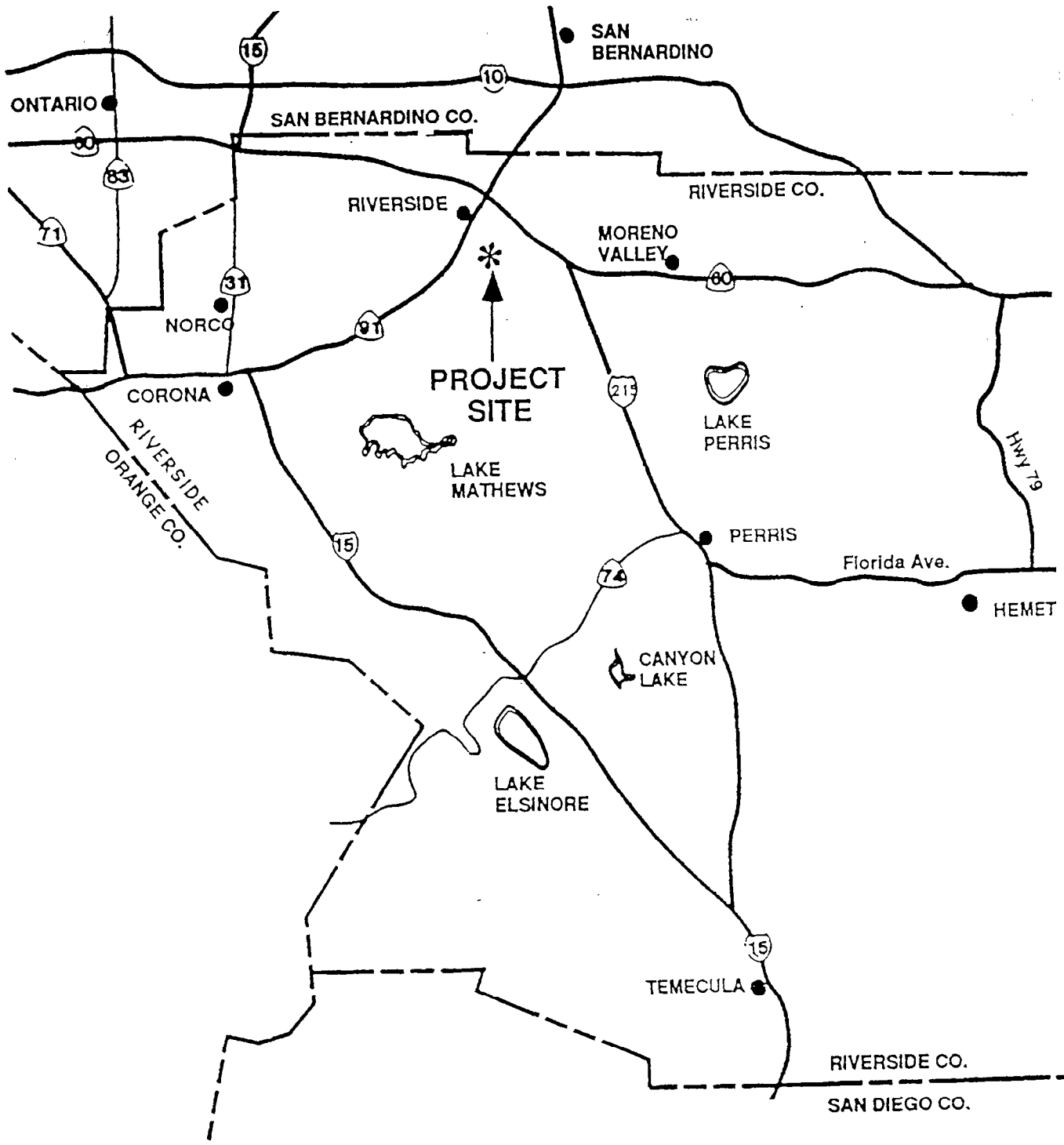
#### Purpose of the Project

The purpose of the project is to provide additional administrative, operations and laboratory space needed to accommodate increases in personnel associated with the forthcoming plant expansion.

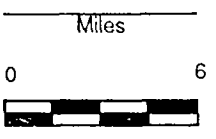
#### Alternatives

A number of alternative treatment plant locations and alternative layouts at the existing site were evaluated in the previous EIR. For the proposed administration building expansion, there are no feasible alternative locations due to requirements for adjacency to the existing building. Further, as demonstrated in this document, there are no significant impacts associated with the proposed building addition which would require consideration of alternative locations pursuant to guidance provided in CEQA Guidelines Section 15126(d)(3).

Figure 1



W.O. 92-144  
July 1992

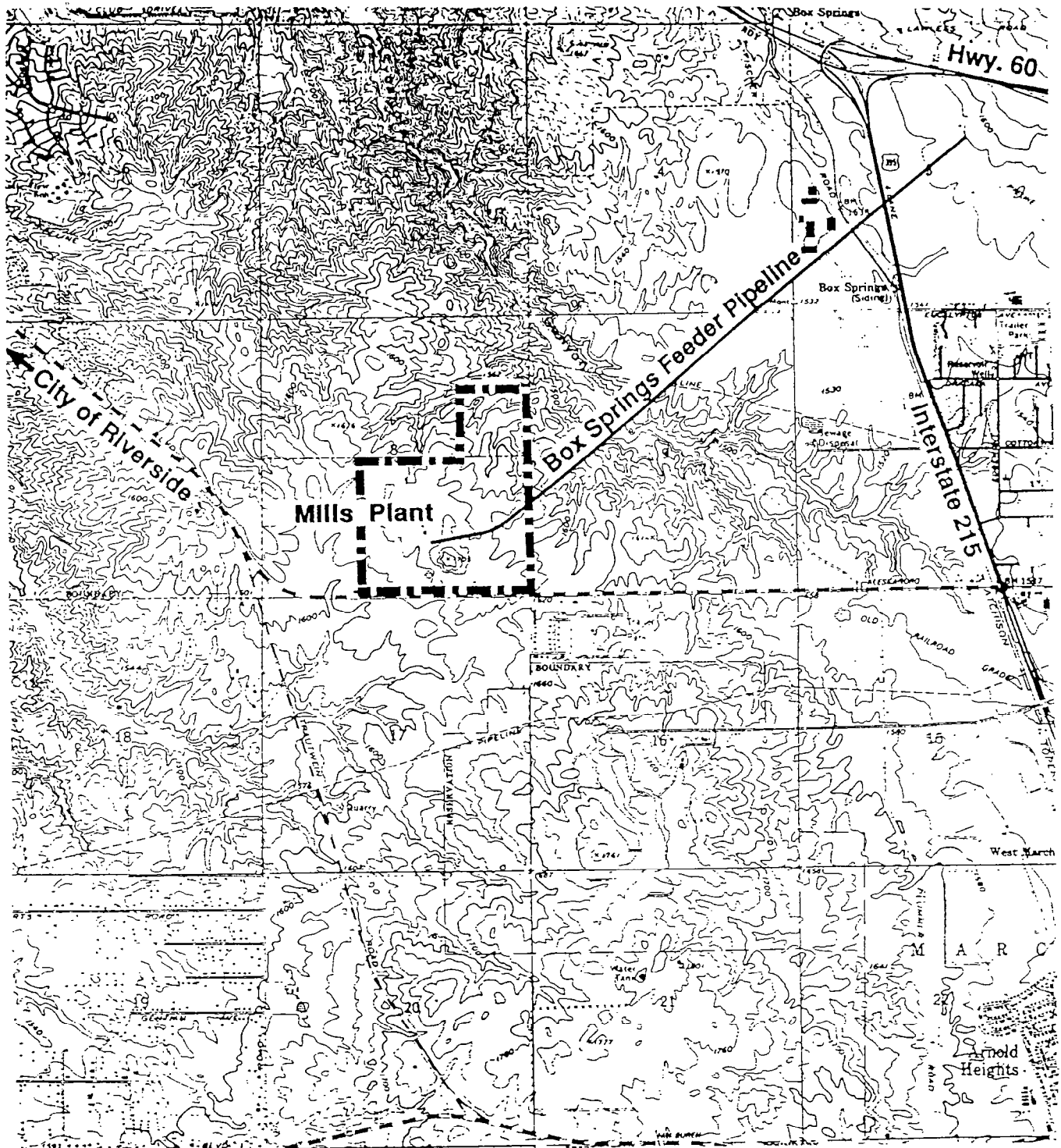


ALBERT A  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

The Metropolitan Water District of Southern California  
Mills Filtration Plant  
Proposed Administration Building Addition

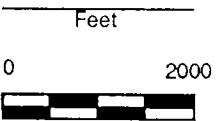
Regional Location

Figure 2



W.O. 92-144  
July 1992

USGS 7.5' Riverside East, T. 3 S., R. 4 W., Sec. 8

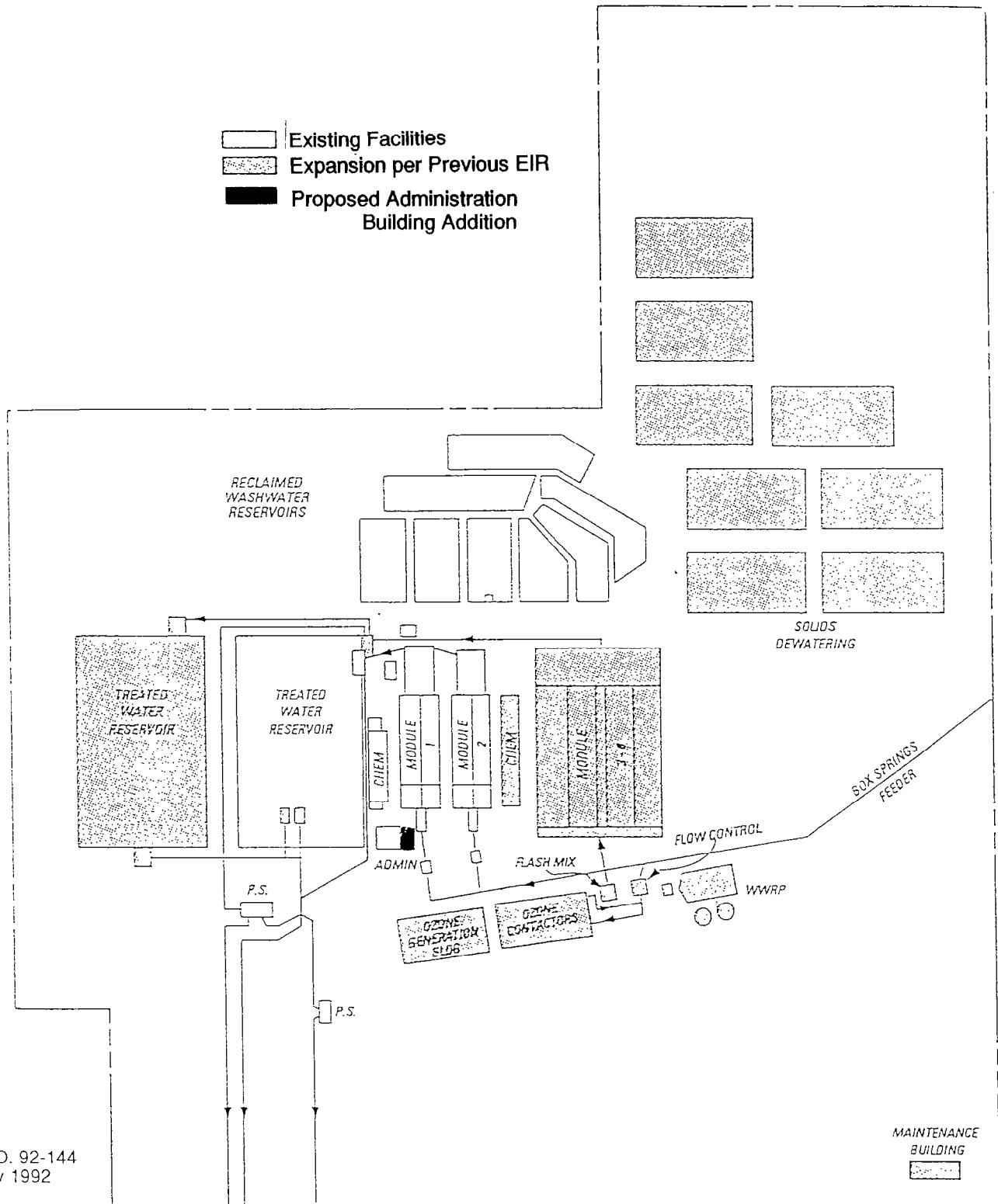


The Metropolitan Water District of Southern California  
 Mills Filtration Plant  
 Proposed Administration Building Addition

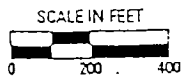
A L B E R T A  
**WEBB**  
 ASSOCIATES  
 ENGINEERING CONSULTANTS

Project Location

Figure 3



W.O. 92-144  
July 1992



The Metropolitan Water District of Southern California  
Mills Filtration Plant  
Proposed Administration Building Addition

A L B E R T A  
**WEBB**  
A S S O C I A T E S  
E N G I N E E R I N G C O N S U L T A N T S

**Proposed Addition Location**



## II. ENVIRONMENTAL CHECKLIST

1. Name of Proponent: The Metropolitan Water District of Southern California
2. Address and Phone Number of Proponent: 1111 Sunset Boulevard  
P.O. Box 54153  
Los Angeles, CA 90054-0153  
(213) 250-6899
3. Name of Proposal: Mills Filtration Plant Administration Building Addition

### ENVIRONMENTAL IMPACTS

This checklist identifies potential impacts related to the proposed administration building expansion. Explanations of all answers are provided in Section IV, "Discussion of Environmental Evaluation". The evaluation focuses on whether potential impacts vary significantly from those identified in the previous environmental impact report for the Henry J. Mills Treatment Plant Expansion or whether any mitigation measures not identified as part of the earlier EIR are necessary to mitigate project impacts.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. <u>Earth.</u> Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	_____	_____	_____X_____
b. Disruptions, displacements, compaction or overcovering of the soil?	_____	_____	_____X_____
c. Change in topography or ground surface relief features?	_____	_____	_____X_____
d. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	_____X_____
e. Any increase in wind or water erosion of soils, either on or off the site?	_____	_____	_____X_____
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	_____X_____
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____X_____	_____

		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2.	<u>Air.</u> Will the proposal result in:			
	a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>X</u>
	b. The creation of objectionable odors?	_____	_____	<u>X</u>
	c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>X</u>
3.	<u>Water.</u> Will the proposal result in:			
	a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	_____	_____	<u>X</u>
	b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	_____	_____	<u>X</u>
	c. Alterations to the course or flow of flood waters?	_____	_____	<u>X</u>
	d. Change in the amount of surface water in any water body?	_____	_____	<u>X</u>
	e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	<u>X</u>
	f. Alteration of the direction or rate of flow of ground waters?	_____	_____	<u>X</u>
	g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u>X</u>
	h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>
	i. Exposure of people or property to water-related hazards such as flooding or tidal waves?	_____	_____	<u>X</u>
	j. Significant changes in the temperature, flow or chemical content of surface thermal springs?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
4. <u>Plant Life</u> . Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?	<u>X</u>	_____	_____
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	<u>X</u>
c. Introduction of new species of plants into an area, or result in a barrier to the normal replenishment of existing species?	_____	_____	<u>X</u>
d. Reduction in acreage of any agricultural crop?	_____	_____	<u>X</u>
5. <u>Animal Life</u> . Will the proposal result in:			
a. Changes in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>X</u>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	_____	_____	<u>X</u>
d. Deterioration to existing fish or wildlife habitat?	_____	_____	<u>X</u>
6. <u>Noise</u> . Will the proposal result in:			
a. Increases in existing noise levels?	_____	_____	<u>X</u>
b. Exposure of people to severe noise levels?	_____	_____	<u>X</u>
7. <u>Light and Glare</u> . Will the proposal produce new light or glare?	_____	_____	<u>X</u>
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
9. <u>Natural Resources.</u> Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	<u>X</u>
b. Substantial depletion of any nonrenewable natural resource?	_____	_____	<u>X</u>
10. <u>Risk of Upset.</u> Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including but not limited to oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	<u>X</u>
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	<u>X</u>
11. <u>Population.</u> Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	<u>X</u>
12. <u>Housing.</u> Will the proposal affect existing housing, or create a demand for additional housing?	_____	_____	<u>X</u>
13. <u>Transportation/Circulation.</u> Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	_____	<u>X</u>
b. Effects on existing parking facilities, or demand for new parking?	_____	_____	<u>X</u>
c. Substantial impact upon existing transportation systems?	_____	_____	<u>X</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____	<u>X</u>
e. Alterations to waterborne, rail or air traffic?	_____	_____	<u>X</u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
14. <u>Public Services.</u> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	_____	_____	_____X_____
b. Police protection?	_____	_____	_____X_____
c. Schools?	_____	_____	_____X_____
d. Parks or other recreational facilities?	_____	_____	_____X_____
e. Maintenance of public facilities, including roads?	_____	_____	_____X_____
f. Other governmental services?	_____	_____	_____X_____
15. <u>Energy.</u> Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____	_____X_____
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	_____	_____	_____X_____
16. <u>Utilities.</u> Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	_____X_____
b. Communications systems?	_____	_____	_____X_____
c. Water?	_____	_____	_____X_____
d. Sewer or septic tanks?	_____	_____	_____X_____
e. Storm water drainage?	_____	_____	_____X_____
f. Solid waste and disposal?	_____	_____	_____X_____
17. <u>Human Health.</u> Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	_____X_____
b. Exposure of people to potential health hazards?	_____	_____	_____X_____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
18. <u>Aesthetics.</u> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	_____X_____
19. <u>Recreation.</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	_____X_____
20. <u>Cultural Resources.</u>			
a. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site?	_____	_____	_____X_____
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or objects?	_____	_____	_____X_____
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	_____	_____	_____X_____
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	_____	_____	_____X_____
21. <u>Mandatory Findings of Significance.</u>			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	_____X_____
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	_____	_____	_____X_____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	_____	_____	_____ <u>X</u> _____
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	_____ <u>X</u> _____

### III. DISCUSSION OF ENVIRONMENTAL EVALUATION

The following discussion provides an explanation of each answer indicated in the preceding Environmental Checklist form. The analysis identifies potential impacts related to the proposed project and then, where applicable, compares them to the impact analysis presented in the following previous documents:

- Draft Environmental Impact Report for the Henry J. Mills Filtration Plant Expansion, prepared for The Metropolitan Water District of Southern California by P&D Technologies, SCH No. 90020439, dated November 1990.
- Response to Comments and Mitigation Monitoring Program for the Henry J. Mills Filtration Plant Expansion, Volume 1 of 2, prepared for The Metropolitan Water District of Southern California by P&D Technologies, SCH No. 90020439, dated February 1991.

1.

#### Earth

- a. The proposed project would involve minor site preparation to remove the existing asphalt and a portion of the existing planter, relocate piping and prepare the pad area for the proposed building addition. Given the existing nature of the site, and the lack of immediate vicinity fault zones or other distinctive geologic features, the proposal is not expected to result in unstable earth conditions or changes in geologic substructures.
- b. The soil surface at the proposed building addition site has been previously disturbed. Proposed improvements will replace the existing asphalt paving with a building.
- c. Previous improvements at the proposed addition site have resulted in a paved, graded surface. The proposed addition will be constructed at existing grade.
- d. As previously noted, the proposed addition site consists of asphalt paving. The proposed improvements will not affect any unique geologic or physical features.
- e. Removal of the existing asphalt paving will expose the underlying soils to potential for wind or water erosion. Given the minor scale of the area to be exposed, shielding from the elements provided by existing, surrounding



improvements, and Metropolitan's standard construction practices, the potential for wind or water erosion of soils as a result of the proposed improvements is insignificant.

- f. The project site is a paved surface within a developed public utility facility site. The change in surface from the existing asphalt to the proposed building will not alter site drainage characteristics.
- g. A preliminary geotechnical evaluation was conducted for the project site as part of the previous EIR. Potential seismic hazards at the project site are defined by potential movement along the San Jacinto fault, approximately 7.5 miles away. The maximum credible earthquake on this fault is estimated at 7.0 with a peak ground acceleration of more than 0.3 g and ground movement duration of 32 seconds at more than 0.05 g. Mitigation measures for the plant expansion EIR and standard Metropolitan design procedure specify construction of all buildings to withstand the maximum credible seismic event. The administration building is considered a "critical facility" as defined by the City of Riverside General Plan Seismic Safety Element and is categorized as "generally suitable" at this location based upon the nature of underlying soils and groundshaking potential.

2. Air

- a. The previous EIR assessed potential air emissions for both construction and operation phases of the larger treatment plant expansion. For the construction period, daily emissions were calculated and compared to South Coast Air Quality Management District threshold criteria. Estimated emissions of nitrogen oxides were the only constituent projected to exceed the recommended threshold criteria. In analyzing this potential exceedance, it was noted that review of historic air quality monitoring data did not reveal violations of the NO<sub>x</sub> standard and that prevailing winds would direct such emissions away from sensitive residential uses to the north and west. It was determined that emissions resulting from operation of construction equipment would not result in significant long-term violations of air quality standards and that the larger expansion project would not contribute to a cumulative violation of air quality standards in Riverside County. On the basis of the exceedingly smaller scale of the proposed building expansion, it

is reasonable to conclude that construction period impacts for this individual improvement will not be significant.

For the long-term scenario, the proposed building addition may contribute to increased emissions as a result of consumption of electricity and motor vehicle use by employees. The plant expansion EIR calculated long-term emissions for the plant expansion (without the administration building addition) on the basis of 320 kilowatts per peak hour for normal operations plus 4.2 megawatts for ozonation facilities. The resulting emissions levels did not exceed SCAQMD significance criteria. Additional emissions related to motor vehicle use by existing employees plus an additional 27 employees expected to staff the expanded plant did not result in exceedance of threshold criteria either alone or in combination with the estimated emissions from electrical consumption. Based upon electricity consumption estimates by Metropolitan engineering staff, the proposed building addition will result in a maximum incremental increase in electrical consumption of approximately 600 kilowatt-hours per day. Using emission factors also provided in the SCAQMD handbook, the incremental increase in emissions for the proposed building addition due to increased electrical consumption ranges from 0.006 pounds per day to 0.69 pounds per day. These minor increments do not contribute to an exceedance of suggested threshold criteria when combined with previously calculated emissions for the larger expansion project.

In accordance with mitigation measures for the previous EIR, Metropolitan design standards, and State building codes, the proposed building addition will incorporate feasible energy saving design features.

- b. Temporary odors may result from grading and construction activities. However, this potential impact is insignificant given the small project scale, short-term nature, and the distance to the nearest sensitive receptors.
- c. The proposed project will not result in the alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally.

3.

Water

- a. The project site is a paved area within the existing treatment plant facility. Proposed improvements will not affect any surface waters.
- b. The proposed project will replace the existing pavement with a building. Runoff characteristics for these two surfaces are identical. Existing site drainage patterns will be maintained. Therefore the proposed improvements will not result in any change in absorption patterns, drainage patterns or rate and amount of surface water runoff.
- c. The project site is not located within a known floodway and, therefore, would not interfere with the course or flow of flood waters.
- d. The proposed improvements will not alter runoff patterns or quantity and therefore will not affect surface water resources.
- e. The proposed improvements are restricted to an existing paved area and will not alter runoff patterns or quantity. Therefore the proposed improvements will not affect surface water resources.
- f. The minimal extent of earthwork and existing impervious nature of the site surface contribute to a determination that the proposed improvements will not affect area groundwater resources.
- g. The proposed improvements will not directly affect groundwater resources by cuts or excavations, nor will the project involve a new well which would constitute a new withdrawal.
- h. The project proposes the construction of an expanded administration building at an existing water treatment facility. The proposed improvements will not directly affect available water supply but could be considered to indirectly result in an increase in supply since the expanded building will facilitate operation of the proposed expanded treatment facility.
- i. Environmental hazard information contained in the Riverside City General Plan and Federal Emergency Management Agency Flood Insurance Rate Maps indicates that the project area is not susceptible to flood hazards.

- j. There are no surface thermal springs in the project area.

4. Plant Life

- a. The project site consists largely of asphalt paving; however, an existing ornamental planter containing groundcover and shrubs will be partially removed to accommodate the proposed building addition. Loss of these plants is considered insignificant in that the materials are all ornamental and the amount of plant material to be removed is comparatively minimal. The remaining portion of the planter will be maintained.
- b. There are no sensitive plant species known on the site or in the immediate vicinity.
- c. Proposed improvements will include small ornamental planters similar to those along the existing building.
- d. The potentially affected area is asphalt paving within an existing treatment facility. Agricultural lands will not be affected.

5. Animal Life

- a. The project site is paved and is not considered as potential habitat.
- b. The existing paving and ornamental planter do not provide habitat for any sensitive species.
- c. The proposed building addition will not introduce any new species nor will it result in a barrier to movement of any species.
- d. The existing paved surface and ornamental planter are not considered to be fish or wildlife habitat.

6. Noise

- a. The proposed project consists of administrative offices which will not contribute to any long-term increase in noise levels in the project area. A temporary increase in noise levels may be expected during project construction. However, considering that construction will not entail unusually noisy techniques such as blasting and that the nearest sensitive

receptor is approximately 1,200 feet away, potential construction-related noise impacts will not be significant.

- b. The proposed administrative facilities will not result in any new sources of noise. The proposed site is subject to average noise levels of between 65 and 70 decibels (CNEL) as a result of aircraft operations at nearby March Air Force Base. Maximum noise levels for office areas as recommended by the California Department of Health suggest that exterior noise levels in office areas should not exceed 67.5 decibels (Ldn or CNEL). As an alternate, 75 decibels may be acceptable with specific noise insulation features to reduce interior noise levels. The proposed cinder block construction with R19 wall insulation and R30 ceiling insulation will provide adequate attenuation.

7. Light and Glare

The proposed building addition will include exterior lighting consisting of several low-wattage incandescent fixtures. The incremental increase in light from these fixtures will be insignificant. Potential impacts in the way of spillage or glare onto adjoining properties are mitigated by the location of the proposed addition within the center of the existing treatment plant.

8. Land Use

The proposed Administration building addition is consistent with the existing treatment plant use at the project site. City of Riverside General Plan and zoning designations for the site are Institutional and Official, respectively, and reflect the existing and proposed public utility use.

9. Natural Resources

- a. The project would consume a comparatively minor amount of natural resources through construction activities and on-going energy demand. The potential level of consumption for 7,700 square-feet of office area is considered insignificant.
- b. The project would not result in substantial depletion of any nonrenewable natural resource.

10. Risk of Upset

- a. The proposed administration building addition will accommodate relocation of the laboratory facilities which are located within the existing administration building. Laboratory activities involve use of small amounts of hazardous chemicals, for which Metropolitan holds all necessary permits and maintains established safety procedures.
- b. The proposed improvements would not affect area roadways, or any other transportation corridors. Therefore, the project would not interfere with an emergency response or evacuation plan.

11. Population

The previous EIR included an evaluation of growth inducing potential for the larger plant expansion project. The analysis concluded that the plant expansion project is growth accommodating in that facilities are sized in accordance with regional growth projections. This conclusion was concurred in by the Southern California Association of Governments in the EIR review process.

12. Housing

The proposed administration building addition is well removed from nearby residential areas and will not affect existing housing. The previous EIR addressed the potential increase in housing demand resulting from the employees to be housed within the expanded building, concluding that the potential demand by 27 additional workers is not significant.

13. Transportation/Circulation

- a. The previous EIR analyzed traffic impacts related to the existing 23 employees and the additional 27 employees with the expanded plant. It was determined that addition of trips by plant workers to existing volumes resulted in a negligible impact and that level of service (LOS) on area roadways would remain at LOS C or better. The proposed administration building addition provides the working space required for the 27 additional employees considered in the previous EIR.

- b. The project will remove existing asphalt areas that are not part of existing parking facilities. No additional parking is proposed; existing spaces are adequate for the expanded building.
- c. The project will not directly affect any transportation facilities and will add an insignificant increment to existing volumes.
- d. The project would not alter existing circulation patterns.
- e. The project would not alter waterborne, rail, or air traffic.
- f. The proposed project involves a minor number of additional trips and does not alter the existing transportation system. It will not increase hazards to motorists, bicyclists, or pedestrians.

14. Public Services

- a. Fire protection services were evaluated in the previous EIR. It was determined that existing City of Riverside fire stations on Alessandro Boulevard and Trautwein Road can provide adequate response to the expanded plant.
- b. The proposed building addition is located within a fenced site which is staffed by security personnel at the main entrance. This arrangement is recognized in the previous EIR and it is concluded that the facilities will not create a significant increase in demand for police services.
- c. The proposed building addition will house 27 additional employees. The previous EIR recognized this and determined that the potential increased demand for school facilities would be insignificant.
- d. As with schools, the previous EIR determined impacts to park and recreational facilities to be insignificant.
- e. The proposed improvements would constitute new facilities which would require on-going maintenance by Metropolitan. However, the additional maintenance requirements would constitute a comparatively small incremental increase to those presently conducted for the existing treatment facility.

- f. The same reasoning presented above for schools and park facilities applies to other governmental services.

15. Energy

- a. Fuel and energy consumption may be expected during both the project construction and operation phases. However, considering the small project scale, the potential magnitude of energy consumption is deemed insignificant.
- b. The proposed building expansion is expected to result in increased electrical consumption of 600 kilowatt-hours per day. This is a minor increment to the demand for existing facilities and can be provided from existing sources.

16. Utilities

- a. The proposed project is limited to the construction of an approximately 7,700 square foot office building addition. Gas service to the existing building will adequately serve the proposed expansion.
- b. The proposed addition will be served from existing Metropolitan-owned communications systems.
- c. The proposed project would not require a new or significantly altered water system. Service will be provided from existing Metropolitan facilities on the plant site.
- d. Sewage service is provided by the City of Riverside Public Works Department. The previous EIR addressed service capabilities and concluded that the City does not anticipate difficulty in accepting relatively minor domestic volumes generated by on-site restroom, kitchen and similar facilities.
- e. The proposed building addition will not alter site drainage volumes or patterns.
- f. The previous EIR addressed solid waste disposal, noting that the current plant produces about 6 cubic yards of waste per week and that the expanded plant is expected to generate not more than 18 cubic yards per week. In



consultation with the area waste contractor, this level of waste generation was determined to be insignificant.

17. Human Health

- a,b. The proposed administration building addition will provide additional office and meeting areas and will not involve any new chemical handling operations. Chemical use and storage at the existing facility, and for the proposed expanded facility, is in accordance with all applicable safety regulations. Therefore, the addition will not create any health hazard or expose people to potential health hazards.

18. Aesthetics

The proposed improvements are located within an area that is characterized by an existing treatment plant. The addition site is more than 1200 feet from Alessandro Boulevard and is blocked from view from residential areas to the west and north by existing plant facilities. Given the similarity in size and scale of the proposed addition with existing improvements and distance from potential viewers, potential aesthetic impacts are considered insignificant.

In accordance with commitments made in the previous final EIR, copies of proposed building elevations will be provided to City of Riverside Design Review staff for review and comment.

19. Recreation

The proposed project would not impact any existing recreational opportunities.

20. Cultural Resources

- a. The project site is already highly disturbed. A cultural resources survey was conducted as part of the previous EIR for the larger plant expansion project; however, due to the disturbed nature, the proposed building addition area was not part of the surveys. Considering existing level of disturbance and the extent of earthwork which will be required for building construction, it is not likely that any cultural resources will be discovered.

However, in the event resources are uncovered during project construction, Metropolitan standard procedures require that work be halted and a qualified cultural resources specialist evaluate the find prior to re-commencement of work.

- b. The project site is already highly disturbed. Please see discussion of item a, above.
- c. The project site is already highly disturbed. Please see discussion of item a, above.
- d. The project site is already highly disturbed. Please see discussion of item a, above.

21. Mandatory Findings of Significance

- a. The proposed project consists of an addition to an existing administration building within an existing treatment plant site. The improvements will not impact any undisturbed areas which could provide habitat to sensitive species or important cultural resources.
- b. The proposed project consists of improvements at an already disturbed location to enhance water treatment capabilities for potable supply. The project does not present any short-term advantages and will contribute to long-term ability to provide domestic water supplies.
- c. The proposed project does not have impacts which are individually limited but cumulatively considerable.
- d. The project does not have impacts which would cause substantial adverse effects on human beings, either directly or indirectly.

#### IV. REFERENCES

Draft Environmental Impact Report for the Henry J. Mills Filtration Plant Expansion, prepared for The Metropolitan Water District of Southern California by P&D Technologies, SCH No. 90020439, dated November 1990.

Response to Comments and Mitigation Monitoring Program for the Henry J. Mills Filtration Plant Expansion, Volume 1 of 2, prepared for The Metropolitan Water District of Southern California by P&D Technologies, SCH No. 90020439, dated February 1991.

City of Riverside General Plan Seismic Safety and Safety Element, as amended June 7, 1977.

City of Riverside General Plan 2010, Public Review Draft, undated.

Air Quality Handbook for Preparing Environmental Impact Reports, South Coast Air Quality Management District, Revised April 1987.