



CITY OF
RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

WARD: 4

1. **Case Number:** P16-0774 (Tentative Tract Map), P19-0578 (Grading Exception)
2. **Project Title:** TTM 37177
3. **Hearing Date:** March 17, 2022
4. **Lead Agency:** City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Judy Egüez, Associate Planner
Phone Number: (951) 826-3969
6. **Project Location:** South side of Bradley Street, between Golden Star Avenue and Harbart Drive
7. **Project Applicant/Project Sponsor's Name and Address:**

REN-DE LLC
64 Twinflower
Irvine, CA 92620
(909) 680-3803
8. **General Plan Designation:** VLDR - Very Low Density Residential
9. **Zoning:** R-1-1/2 acre – Single Family Residential Zone

10. **Description of Project:**

The project site is located on the south side of Bradley Street, between Golden Star Avenue and Harbart Drive in the City of Riverside (City), County of Riverside (County), California. The project site consists of Assessor Parcel Numbers (APN) 242-170-034, 242-170-029, and 242-170-027. The subject property is characterized by diverse topography, ranging from gently rolling to flat and rocky terrain; the northerly portions of the project site consist of jurisdictional drainages. The drainage feature will remain in its natural state with minor impacts and will be maintained by a third-party management group. The project site has an average natural slope of 12.7 percent and is subject to the City's Hillside Grading Ordinance.

The proposed project requires approval of a Tentative Tract Map that would subdivide a 34.6 gross acre site into 46 lots, for the future development of single-family residences and associated improvements. The proposed single-family residential lots would range in size from 0.50 acres to 0.99 acres, with building pads ranging in size from 6,218 square feet to 24,927 square feet.

In addition to the Tentative Tract Map, the proposed project would require approval of a grading exception under the Hillside Grading Ordinance (Title 17) for the allowance of a retaining wall in excess of the allowable maximum height for the purposes of providing a master planned public trail adjacent to Bradley Road. The retaining wall will avoid the grading impacts associated with the widening of Bradley Road, including the installation of the adjacent public trail, to the natural creek bed adjacent to the existing roadway. The retaining wall is not visible from the public right of way and will be screened by the existing vegetation in the creek bed.

Construction of the proposed Project would begin in April of 2022 and be completed approximately in August of 2022.

11. Surrounding land uses and setting: Briefly describe the project’s surroundings:

The project site is a vacant parcel located on the south side of Bradley Street and east of Harbart Drive. The project site is bounded by Bradley Street and single-family residences to the north, single-family residences and vacant land to the south, vacant land and single-family residences that are currently under construction to the east, and single-family residences to the west.

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Vacant	VLDR - Very Low Density Residential	R-1-½ Acre - Single-Family Residential Zone
North	Single-Family Residences and Vacant Land	VLDR - Very Low Density Residential	R-1-½ Acre - Single-Family Residential Zone
East	Vacant Land	VLDR - Very Low Density Residential	R-1-½ Acre - Single-Family Residential Zone
South	Single-Family Residences and Vacant Land	HR - Hillside Residential	RC - Residential Conservation Zone
West	Single-Family Residences and Vacant Land	VLDR - Very Low Density Residential	R-1-½ Acre - Single-Family Residential Zone and R-1-1/2 Acre-WC – Single-Family Residential and Water Course Overlay Zones

Source: (General Plan 2025 Figure LU-10 – Land Use Policy Map; General Plan 2025 Land Use and Urban Design Element; Zoning Map of the City of Riverside; and Google Maps 2018, Google).

12. Other public agencies whose approval is required (e.g., permits, financial approval, or participation agreement):

- A. City of Riverside
- B. Regional Water Quality Control Board (RWQCB), Santa Ana Region – National Pollutant Discharge Elimination System (NPDES) Construction General Permit
- C. RWQCB, Santa Ana Region – Storm Water Pollution Prevention Plan (SWPPP)

- D. RWQCB, Santa Ana Region – 401 Water Quality Certification – Waste Discharge Requirement (WDR)
- E. U.S. Army Corps of Engineers (USACE) – Section 404 Clear Water Act Permit
- F. California Department of Fish and Wildlife (CDFW) – Streambed Alteration Agreement
- G. South Coast Air Quality Management District (SCAQMD) – Dust Control Plan

13. Other Environmental Reviews Incorporated by Reference in this Review:

- A. City of Riverside General Plan 2025
- B. City of Riverside General Plan 2025 Final Program Environmental Impact Report (GP 2025 FPEIR)
- C. Title 17, Grading Code
- D. Title 19, Zoning Code
- E. Title 20, Cultural Resources
- F. Air Quality and Greenhouse Gas Emissions Impact Analysis TR 37177 by Vista Environmental, dated October 10, 2016
- G. Biological Studies TTM 37177 by Gonzales Environmental Consulting, LLC, dated August 29, 2019
- H. Determination of Biologically Equivalent or Superior Preservation Report TM 37177 by Gonzales Environmental Consulting, LLC, dated July 20, 2019
- I. Focused Surveys for least Bell's vireo TM 37177 by Gonzales Environmental Consulting, LLC, dated September 12, 2018
- J. Habitat Assessment & Focused Surveys for Burrowing Owl TM 37177 by Gonzales Environmental Consulting, LLC, dated August 29, 2016
- K. Delineation of Waters of the United States and Department of Fish and Wildlife Jurisdictional Habitats for TM 37177 by Gonzales Environmental Consulting, LLC, dated September 12, 2018
- L. Delineation of Waters of the United States and Department of Fish and Wildlife Jurisdictional Habitats for TM 37177 by Gonzales Environmental Consulting, LLC, dated August 26, 2016
- M. Limited Excavatability Evaluation by Aragón Geotechnical, Inc., dated November 10, 2015
- N. Infiltration Feasibility Assessments & Test Protocols TR 37177 by Aragón Geotechnical, Inc., dated January 5, 2017
- O. WQMP Infiltration Feasibility Report TR 37177 by Aragón Geotechnical, Inc., dated July 31, 2018
- P. City of Riverside – Tentative Tract Map No. 37177 Noise Analysis Memorandum by Vista Environmental, dated November 7, 2016
- Q. Environmental Initial Study for TM 33028 (Noise Study), dated February 9, 2006

- R. Cultural Resources Assessment for TR 37177 with Confidential Appendix by Brian F. Smith and Associates, Inc., dated May 3, 2019
- S. TR 37177 Traffic Study Exemption Evaluation Letter from Urban Crossroads, Inc., dated September 15, 2016
- T. TTM 33028 and 33029 Initial Study and Mitigated Negative Declaration Appendix G: Traffic Impact Analysis by Kunzman Associates, dated March 25, 2005

14. Acronyms

AB	Assembly Bill
AERMOD Model	American Meteorological Society/Environmental Protection Agency Regulatory
AICUZ	Air Installation Compatible Use Zone Study
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ARB	California Air Resources Board
ASHRAE	American Society of Heating, Refrigerating and Air Conditioning Engineers
ASTM	American Society for Testing and Materials
AUSD	Alvord Unified School District
Basin	South Coast Air Basin
BAU	Business As Usual
BMP	Best Management Practice
B/OP	Business/Office Park
C&D	Construction and Demolition
CalRecycle	California Department of Resources Recycling and Recovery
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CHL	California Historical Landmarks
CHRIS	California Historical Resources Information System
City	City of Riverside
CMP	Congestion Management Plan
CNEL	Community Noise Equivalent Level
CO	Carbon monoxide
CPHI	California Points of Historical Interest
CREC	Controlled Recognized Environmental Conditions
DAMP	Drainage Area Management Plan
dBA	A-weighted decibels
Division	Planning Division
DOC	California Department of Conservation
DPM	diesel particulate matter
EIC	Eastern Information Center
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EO	Executive Order

EOP	Emergency Operations Plan
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIND	Facility Information Detail
FPEIR	Final Programmatic Environmental Impact Report
FRA	Federal Railroad Administration
FTA	Federal Transit Administration
GAP	Green accountability performance
GCC	Global Climate Change
GHG	Greenhouse Gas
GIS	Geographic Information System
GP	General Plan
GP 2025	General Plan 2025
2025 HCM	Highway Capacity Manual
HCP	Habitat Conservation Plan
HRA	Health Risk Assessment
HREC	Historic Recognized Environmental Conditions
HRI	Historic Resource Inventory
HVAC	Heating, Ventilation and Air-Conditioning
IS	Initial Study
Lbs/day	Pounds per day
LHMP	Local Hazard Mitigation Plan
Lmax	maximum noise level
LOS	Level of Service
LST	Localized Significance Threshold
MARB/MIP	March Air Reserve Base/March Inland Port
MATES	Multiple Air Toxics Exposure Studies
MBTA	Migratory Bird Treaty Act
MJPA-JLUS	March Joint Powers Authority – Joint Land Use Study
MSHCP	Multiple-Species Habitat Conservation Plan
MVUSD	Moreno Valley Unified School District
NCCP	Natural Communities Conservation Plan
OEM	Office of Emergency Services
OPR	Office of Planning & Research, State
PEIR	Program Environmental Impact Report
PW	Public Works, Riverside
RCALUC	Riverside County Airport Land Use Commission
RCALUCP	Riverside County Airport Land Use Compatibility Plan
RCP	Regional Comprehensive Plan
RCTC	Riverside County Transportation Commission
RMC	Riverside Municipal Code
RPD	Riverside Police Department
RPU	Riverside Public Utilities
RTIP	Regional Transportation Improvement Plan
RTP	Regional Transportation Plan
RUSD	Riverside Unified School District
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCH	State Clearinghouse

SKR-HCP	Stephens' Kangaroo Rat - Habitat Conservation Plan
SWPPP	Storm Water Pollution Prevention Plan
USGS	United States Geologic Survey
WMWD	Western Municipal Water District
WQMP	Water Quality Management Plan

Figure 1: Regional Location Map

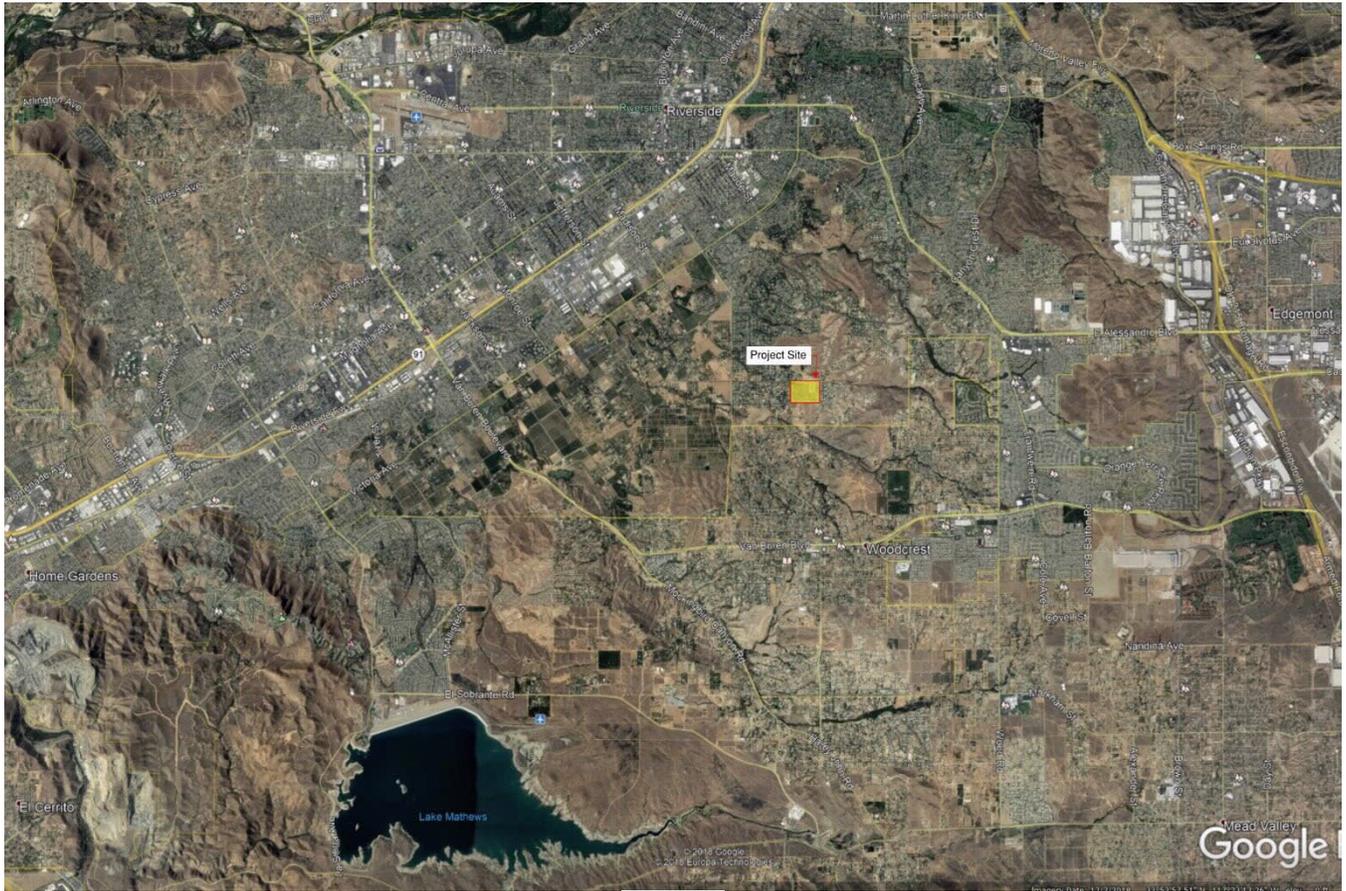
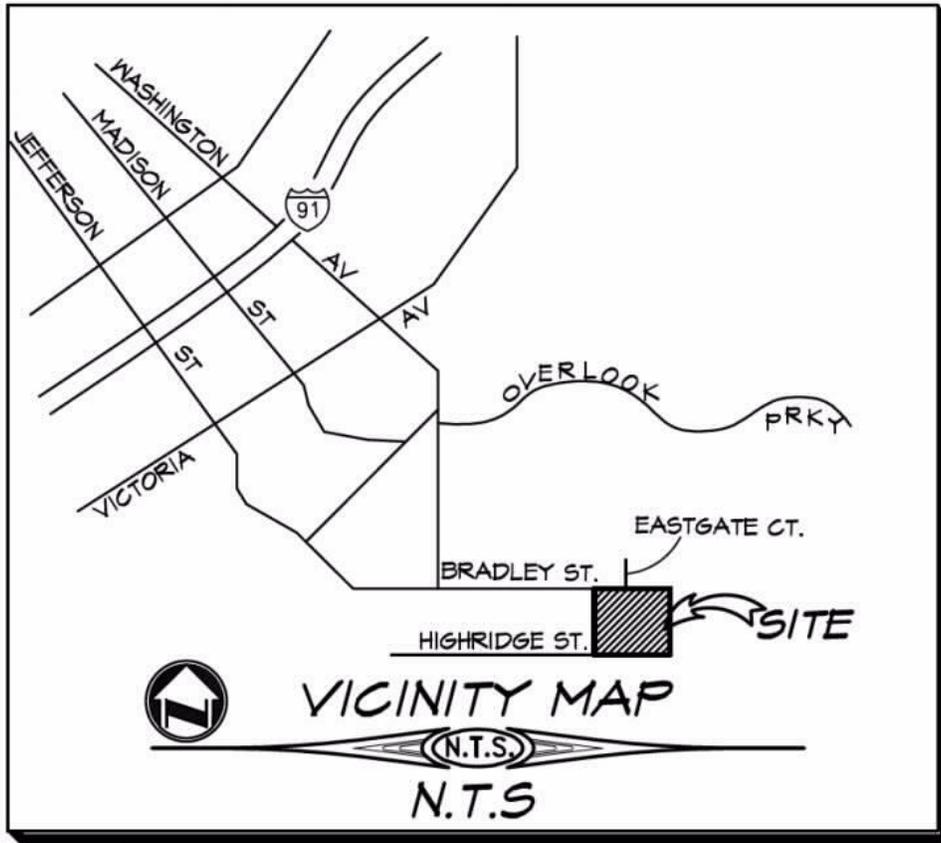


Figure 2: Local Vicinity Map



SECTION 14, T. 3S, R. 5W

Figure 3: Aerial View

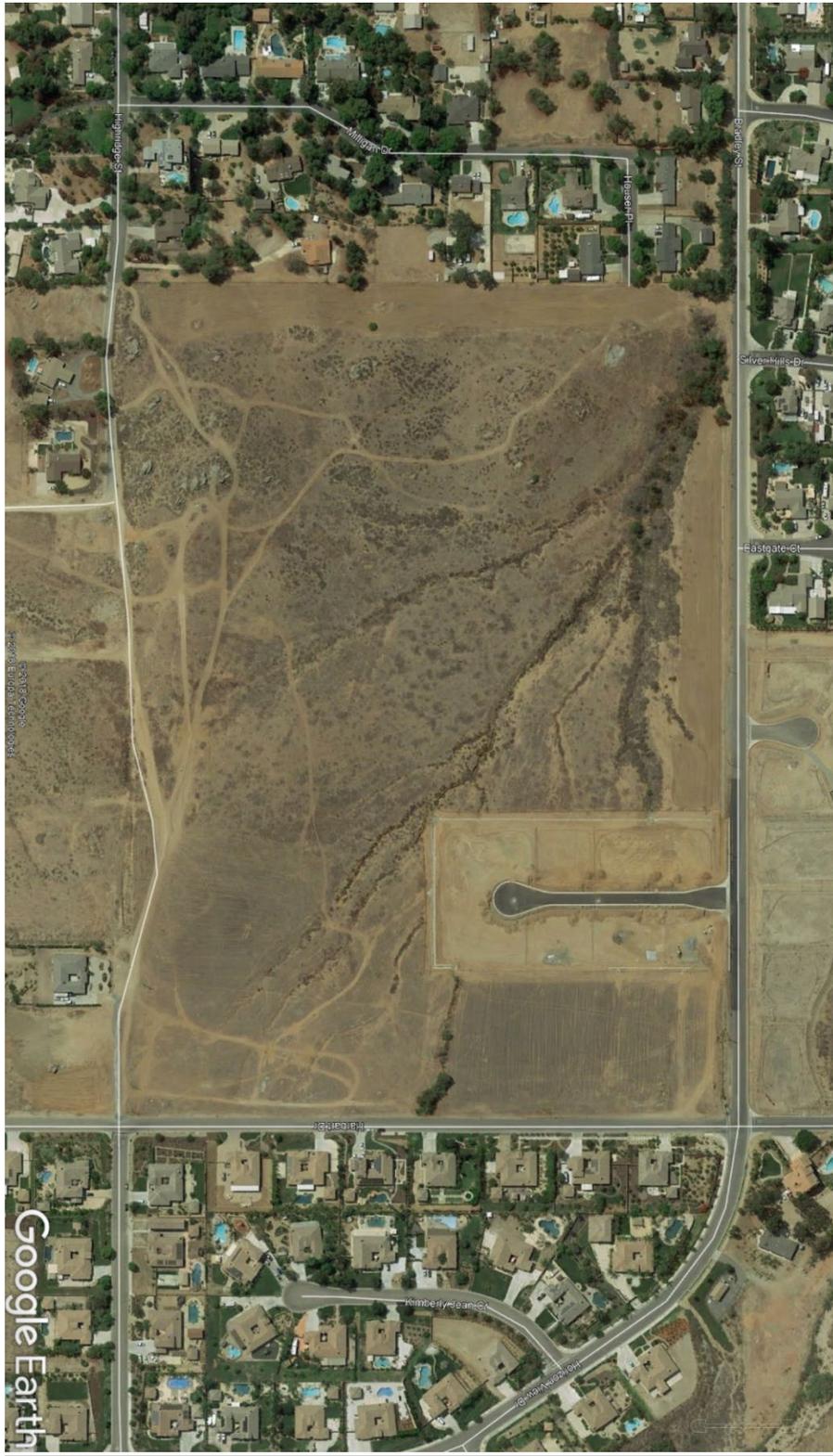
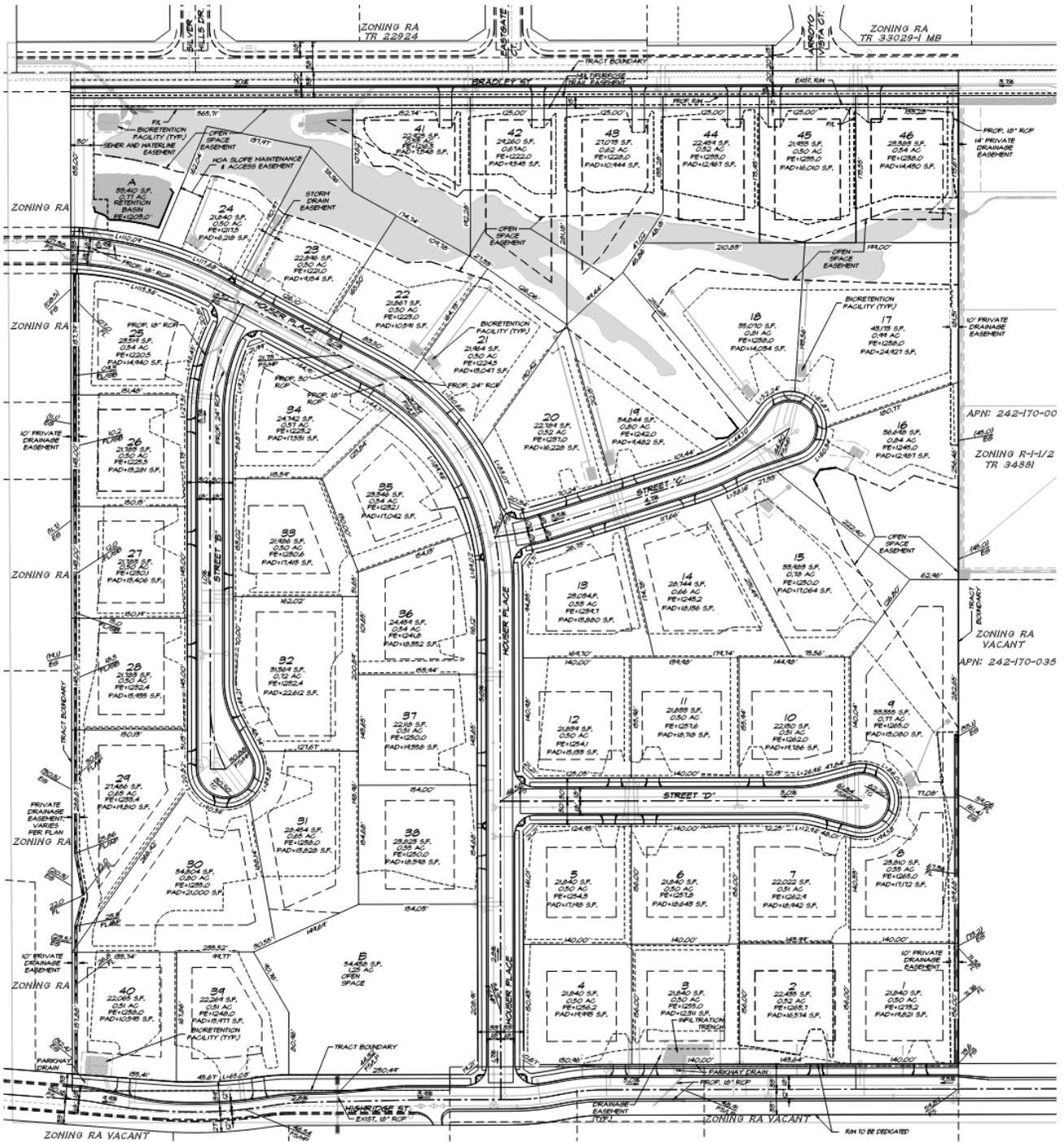


Figure 4: Site Plan



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Service |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation which reflects the independent judgment of the City of Riverside, it is recommended that:

The City of Riverside finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

The City of Riverside finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

The City of Riverside finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

The City of Riverside finds that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

The City of Riverside finds that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____

Date _____

Printed Name & Title Judy Egüez, Associate Planner

For City of Riverside



EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. **Earlier Analysis Used.** Identify and state where they are available for review.
 - b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measure which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>1a. Response: <i>(Source: General Plan 2025 Figure LU-10 – Land Use Policy Map; General Plan 2025 Figure CCM-4 – Master Plan of Roadways; General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways; Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways; and, Zoning Map of the City of Riverside).</i></p> <p>Less Than Significant Impact. The City has determined that scenic vistas can be significantly impacted if a proposed project results in either: (1) construction of a structure that blocks the view of a scenic vista; or (2) alteration of a scenic vista.</p> <p>Here, the project site is not identified as a scenic vista in the City General Plan 2025 and there is no scenic vista in the project site’s immediate vicinity. Moreover, the proposed project site is zoned for residential development, and development of residential communities are proposed to the immediate north, south, and east of the proposed project site; existing residential communities exist to the west and north of the project site. Moreover, the proposed project will not result in development on a scenic hillside or ridgeline. Accordingly, the proposed project will neither block the view of a scenic vista nor alter a scenic vista. Therefore, the proposed project will have a less than significant direct, indirect, and cumulative impact relating to scenic vistas. No mitigation is required.</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>1b. Response: <i>(Source: California Scenic Highway Scenic Mapping System; General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City’s Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone; Cultural Resources Assessment for TR 37177 with Confidential Appendix by Brian F. Smith and Associates, Inc., dated May 3, 2019)</i></p> <p>Less Than Significant Impact. There are no scenic highways within the City that could potentially be impacted. In addition, the proposed project is not located along or within view of a scenic boulevard, parkway or special boulevard as designated by the City’s General Plan 2025 and therefore will not have any effect on any scenic resources within a scenic roadway. Moreover, much of the land surrounding the proposed project is either developed or slated for development. These developments already limit the scenic value of the property. Additionally, there are rock outcroppings that have been marked as cultural resources in the southerly portion of the property. These will be preserved, and their scenic value will be preserved along with them. The proposed project would not substantially damage these rock outcroppings, nor would the proposed project impact any trees or historic buildings within a state scenic highway.</p> <p>Therefore, the proposed project will have a less than significant direct, indirect, or cumulative impact relating to scenic resources. No mitigation is required.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>1c. Response: (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines).</p> <p>Less Than Significant Impact. The project site is in an urban area, and the proposed project would not conflict with any applicable zoning or other regulations governing scenic quality. The project site is designated for residential land uses on the City’s General Plan 2025 and zoned for residential development as shown on the City’s Zoning Map. Consistent with the applicable zoning, the project proposes residential development. Moreover, the proposed project has been designed to be compatible with the surrounding area as previously described and will meet all development standards as established by the City. The proposed project will not degrade the existing visual character of the area.</p> <p>Therefore, the proposed project will have a less than significant direct, indirect, or cumulative impact. No mitigation is required.</p>				
<p>d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>1d. Response: (Source: General Plan 2025, General Plan 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area).</p> <p>Less Than Significant Impact. The proposed project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. While the proposed project would add new residential buildings and street lighting that would be visible from adjacent streets and vehicles operating on the streets. all outdoor street lighting will be designed to comply with Chapter 19.556 (Outdoor Lighting) of the Municipal Code, which has provisions to ensure preservation of the naturally dark night sky by reducing artificial sky glow and preventing glare and light trespass. (Municipal Code, § 19.556.010, et seq.) Additionally, the site is not within the Mount Palomar Lighting Area; therefore, no impacts to the nighttime use of the Mount Palomar Observatory would be impacted.</p> <p>As a result, the proposed project will have a less than significant direct, indirect, or cumulative impact relating to substantial light or glare which would adversely affect day or nighttime views in the area. No mitigation is required.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FOREST RESOURCES:				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2a. Response: (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability; Riverside County GIS).</p> <p>Less than Significant Impact. The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. The proposed project is located within an urbanized area. The City General Plan Conservation Element and Riverside County’s GIS Application indicates the location of agricultural lands within the City and the City’s Sphere of Influence related to Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance. The City General Plan 2025, Figure OS-2: <i>Agricultural Suitability</i> indicates that the project site and surrounding property are designated as Urban and Built-Up Land (D), Farmland of Local Importance (P), and Other Land (X). Based on a review of this figure, the project site is not designated as, and is not adjacent to or in proximity to any land classified as, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Although the land is listed as Farmland of Local Importance, it is not being used for crops and, based on a review of past Google Earth images, has not been used as farmland since at least 1994, which is the date of the oldest available aerial photo.</p> <p>Therefore, the proposed project will have a less than significant direct, indirect, or cumulative impact related to farmland. No mitigation is required.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2b. Response: (Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19)</p> <p>No Impact. A review of Figure OS-3 – <i>Williamson Act Preserves</i> of the General Plan 2025 reveals that the project site is not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. Moreover, the project site is not zoned for agricultural use and is not next to land zoned for agricultural use; therefore, the proposed project will have no impact directly, indirectly, or cumulatively related to existing zoning for agricultural use, or to a Williamson Act contract. No mitigation is required.</p>				
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2c. Response: (Source: GIS Map – Forest Data)</p> <p>No Impact. The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland; therefore, the proposed project will have no impact directly, indirectly, or cumulatively related to timberland. No mitigation is required.</p>				
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2d. Response: (Source: GIS Map – Forest Data)</p> <p>No Impact. The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland; therefore, the proposed project will have no impact directly, indirectly, or cumulatively related to forest land. No mitigation is required.</p>				
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact		
<p>2e. Response: (Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19and GIS Map – Forest Data)</p> <p>Less Than Significant Impact. The proposed project is located within an urbanized area of the city. Additionally, the site is identified as urban/built out land and does not support agricultural resources or operations. The proposed project will not result in the conversion of property currently used as farmland to non-agricultural uses. There are no agricultural resources or operations, including farmlands within proximity of the project site. The City has no forest land that can support 10-percent native tree cover.</p> <p>Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively relating to conversion of farmland to a non-agricultural use or to the loss of forest land. No mitigation is required.</p>						
<p>3. AIR QUALITY.</p>						
<p>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</p>						
<p>a. Conflict with or obstruct implementation of the applicable air quality plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<p>3a. Response: (Source: City of Riverside General Plan Land Use Policy Map (Figure LU-10), Air Quality and Greenhouse Gas Emission Impact Analysis prepared by Vista Environmental, Inc. on October 10, 2016.)</p> <p>Less Than Significant Impact. The proposed project will not conflict with or obstruct implementation of the South Coast Air Quality Management District’s (SCAQMD) Air Quality Management Plan (AQMP). Under the AQMP, projects in the South Coast Air Basin generating emissions that exceed specified construction-related or operational emissions thresholds are considered to be significant. Here, the proposed project’s construction- and operation-related emissions fall far below the regional thresholds of significance, as set forth in Tables A and B below. (See also, Air Quality and Greenhouse Gas Emissions Impact Analysis, pp. 38-42.)</p>						
<p>Table A – Construction-Related Regional Criteria Pollutant Emissions</p>						
	<p>Pollutant Emissions (pounds/day)</p>					
<p>Activity</p>	<p>VOC</p>	<p>NOx</p>	<p>CO</p>	<p>SO₂</p>	<p>PM10</p>	<p>PM2.5</p>
<p>Site Preparation</p>						
<p>Onsite</p>	<p>4.84</p>	<p>51.75</p>	<p>39.40</p>	<p>0.04</p>	<p>9.80</p>	<p>6.41</p>
<p>Offsite</p>	<p>0.12</p>	<p>0.58</p>	<p>1.65</p>	<p>0.00</p>	<p>0.25</p>	<p>0.07</p>
<p>Total</p>	<p>4.96</p>	<p>52.33</p>	<p>41.05</p>	<p>0.04</p>	<p>10.05</p>	<p>6.48</p>
<p>Grading¹</p>						
<p>Onsite</p>	<p>6.10</p>	<p>69.59</p>	<p>46.81</p>	<p>0.06</p>	<p>6.70</p>	<p>4.45</p>
<p>Offsite</p>	<p>0.12</p>	<p>0.59</p>	<p>1.74</p>	<p>0.00</p>	<p>0.27</p>	<p>0.08</p>
<p>Total</p>	<p>6.22</p>	<p>70.18</p>	<p>48.55</p>	<p>0.06</p>	<p>6.97</p>	<p>4.53</p>
<p>Building Construction</p>						
<p>Onsite</p>	<p>3.10</p>	<p>26.41</p>	<p>18.13</p>	<p>0.03</p>	<p>1.78</p>	<p>1.67</p>
<p>Offsite</p>	<p>0.13</p>	<p>0.68</p>	<p>1.93</p>	<p>0.00</p>	<p>0.29</p>	<p>0.08</p>
<p>Total</p>	<p>3.23</p>	<p>29.09</p>	<p>20.06</p>	<p>0.03</p>	<p>2.07</p>	<p>1.75</p>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact		
Paving						
Onsite	1.75	17.16	14.49	0.02	0.94	0.86
Offsite	0.05	0.07	0.80	0.00	0.17	0.05
Total	1.80	17.23	15.29	0.02	1.11	0.91
Architectural Coatings						
Onsite	16.77	1.84	1.84	0.00	0.13	0.13
Offsite	0.01	0.01	0.18	0.00	0.05	0.01
Total	16.78	1.85	2.02	0.00	0.18	0.14
Combined Building Construction, Paving, and Architectural Coatings	21.81	46.17	37.37	0.05	3.36	2.80
SCQAMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

¹ Site Preparation and Grading based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.

² Onsite emissions from equipment not operated on public roads.

³ Offsite emissions from vehicles operating on public roads.

Source: CalEEMod Version 2016.3.2.

Table B – Operational Regional Criteria Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Area Sources ¹	2.37	0.05	3.99	0.00	0.09	0.09
Energy Usage ²	0.05	0.41	0.17	0.00	0.03	0.03
Mobile Sources ³	1.49	4.33	17.43	0.05	3.58	1.00
Total Emissions	3.91	4.79	21.59	0.05	3.70	1.12
SCQAMD Operational Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

¹ Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

² Energy usage consist of emissions from natural gas usage (excluding hearths).

³ Mobile sources consist of emissions from vehicles and road dust.

Source: Calculated from CalEEMod Version 2013.2.2

While it is possible in theory for a project's air emissions to exceed the State and Federal air quality standards even if they do not exceed regional thresholds, the proposed project here would not have any significant local impact resulting from construction or operation of the proposed project. Table C below summarizes the potential onsite emissions for each of the proposed project's construction phases, and it demonstrates that no phase of the project—including emissions resulting from concurrent construction, paving, gravel installation, and architectural coatings—would result in a potentially significant local air quality impact.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Table C – Construction-Related Local Criteria Pollutant Emissions

Phase	Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Site Preparation ¹	51.75	39.40	9.80	6.41
Grading ²	69.59	46.81	6.70	4.45
Building Construction	26.41	18.13	1.78	1.67
Paving	17.16	14.49	0.94	0.86
Architectural Coatings	1.84	1.84	0.13	0.13
Combined Building Construction, Paving, Gravel Installation and Architectural Coatings	45.41	34.46	2.85	2.66
SCAQMD Thresholds for 25 meters (82 feet)	270	1,577	13	8
Exceeds Threshold?	No	No	No	No

Notes:

¹ Site Preparation and Grading based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.

² The nearest sensitive receptors are single-family homes located as near as 5 feet west of the project site. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25 meter thresholds.

Source: Calculated from CalEEMod and SCAQMD’s Mass Rate Look-up Tables for five acres in Air Monitoring Area 23, Metropolitan Riverside County.

Similarly, as to local air emission impacts related to operation of the proposed project, Table D below shows that operational daily emissions would not result in a significant impact to the local air quality.

Table D – Operations-Related Local Criteria Pollutant Emissions

On-Site Emission Source	Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Area Sources	0.05	3.99	0.09	0.09
Energy Usage	0.41	0.17	0.03	0.03
Onsite Vehicle Emissions ¹	0.54	2.18	0.45	0.13
Total Emissions	1.00	6.34	0.57	0.25
SCAQMD Thresholds for 25 meters (82 feet)²	270	1,577	4	2
Exceeds Threshold?	No	No	No	No

Notes:

¹ Onsite vehicle emissions based on 1/8 of the gross vehicular emissions, which is the estimated portion of vehicle emissions occurring within a quarter mile of the project site.

² The nearest sensitive receptors are single-family homes located as near as 5 feet of the project site. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter thresholds.

Source: Calculated from CalEEMod and SCAQMD’s Mass Rate Look-up Tables for two acres in Area 23, Metropolitan Riverside County.

Moreover, the proposed project is consistent with the AQMP’s assumptions regarding growth, which further evidences that the proposed project will not conflict with or obstruct the AQMP. In particular, the project site is currently designated as Very Low Density Residential (VLDR) in the General Plan and is zoned Single-Family Residence (R 1^{1/2}). The proposed project is consistent with the current land use designation and zoning and would not require a General Plan Amendment or zone change. As such, the proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP. The proposed project will not result in an inconsistency with the SCAQMD AQMP.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Therefore, overall the proposed project will have less than significant direct, indirect, or cumulative impacts related to a conflict with or obstruction of the implementation of the applicable air quality plan. No mitigation is required.				
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3b. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod Version 2013.2.2, and Air Quality and Greenhouse Gas Emission Impact Analysis prepared by Vista Environmental, Inc. on October 10, 2016.)</p> <p>Less Than Significant Impact. The proposed project will not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment. The project site is located in the South Coast Air Basin, which is currently designated by the Environmental Protection Agency (EPA) for federal standards as a non-attainment area for ozone and PM2.5 and by the California Air Resources Board (CARB) for the state standards as a non-attainment area for ozone, PM10 and PM2.5. As set forth in Tables A through D above, the proposed project would result in less than significant regional emissions of VOC and NOx (ozone precursors), PM10, and PM2.5 relating to construction and operation. No mitigation is required.</p>				
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3c. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, URBEMIS 2007 or CalEEMod, EMFAC 2007 Model and Air Quality and Greenhouse Gas Emission Impact Analysis prepared by Vista Environmental, Inc. on October 10, 2016.)</p> <p>Less Than Significant Impact. The proposed project would not expose sensitive receptors to substantial pollutant concentrations. As set forth in Tables C and D above, the local concentrations of criteria pollutant emissions produced in the nearby vicinity of the proposed project are less than significant. Particulate matter (PM) from diesel exhaust is the predominant toxic air contaminant (TAC) in most areas, but as discussed in Tables C and D, the project will result in less than significant PM emissions. This is due, in part, to the short-term construction schedule, the relatively limited number of heavy-duty construction equipment necessary for the project, and, as to operational impacts, the nominal number of diesel truck trips that would be generated by the proposed residential project. Moreover, the proposed project is required to adhere to California Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449, which regulates off-road diesel equipment in California and, among other things, limits idling of equipment to no more than five minutes and imposes measures to further prevent significant short-term toxic air contaminant impacts from occurring.</p> <p>Therefore, operation of the proposed project would result in a less than significant exposure of sensitive receptors to substantial pollutant concentrations. No mitigation is required.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3d. Response: (Source: Air Quality and Greenhouse Gas Emission Impact Analysis prepared by Vista Environmental, Inc. on October 10, 2016.)				
<p>Less Than Significant Impact. The proposed project would not create other emissions, such as those leading to odors, adversely affecting a substantial number of people. The SCAQMD has identified land uses that are typically associated with odor complaints. These uses include activities relating to livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding. (South Coast Air Quality Management District. <i>CEQA Air Quality Handbook, Appendix 9.</i>) The proposed residential development will not be involved in any of the aforementioned odor-generating activities. Operation of the proposed project would not introduce any new sources of odors to the project vicinity. While construction activities associated with the expected build out of the project site may generate airborne odors from sources such as asphalt pavement, paints and solvents, diesel emissions, and architectural coating applications, emissions would occur only during daylight hours, be short-term in duration, and would be isolated to the immediate vicinity of the construction site. Moreover, future construction-related trucks must adhere to Title 13 - § 2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes. Furthermore, the proposed project is required to comply with SCAQMD Rule 402, which prohibits the “discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.” Accordingly, the proposed project would not expose a substantial number of people to objectionable odors.</p> <p>For the foregoing reasons, construction and operation of the proposed project will not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people, and impacts will be less than significant. No mitigation is required.</p>				
4. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4a. Response: Source(s): General Plan 2025, prepared by City of Riverside, November 2007, General Plan 2025 Final Program Environmental Impact Report, prepared by City of Riverside, November 2007, Habitat Assessment Including the Results of a Focused Burrowing Owl Survey, Least Bell’s Vireo Survey, MHSCP Consistency Analysis TM 37177, City of Riverside, Riverside County, California, USGS 7.5-minute topographic Riverside East Quadrangle, Township 3 South, Range 5 West, portion of Section 14, prepared by Gonzales Environmental Consulting LLC, September 12, 2018, DBESP prepared by Gonzales Environmental Consulting, LLC, July 20, 2019.				
Less Than Significant Impact With Mitigation. The proposed project will not have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>status species with compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the incorporation of MM-BIO-1 through MM-BIO-6.</p> <p>The project site is located within the MSHCP; no criteria cell, core, or linkage under the MSHCP is located in or around the project area. The MSHCP was adopted by the County of Riverside in June 2003. Section 6.1.2 of the MSHCP requires an assessment of the potentially significant effects of the proposed project on riparian/riverine areas, vernal pools, and where a qualified biologist identifies suitable habitat for the following species, the MSHCP requires focused surveys for the following species: the least Bell’s vireo, southwestern willow flycatcher, western yellow-billed cuckoo, and certain crustaceans. Here, a qualified biologist prepared a habitat assessment for the project site, and the biologist did not observe any such species on the project site. Moreover, the project site does not contain suitable habitat for any of these species, except potentially for the least Bell’s vireo. Moreover, Section 7.5.3 of the MSHCP provides a series of construction guidelines that are binding on this Project and that minimize the Project’s potential impacts to a level of less than significant.</p> <p>A Determination of Biologically Equivalent or Superior Preservation Report (DBESP) was prepared for the Project pursuant to the MSHCP, and the United States Fish and Wildlife Service and the California Department of Fish and Wildlife (collectively, the “Wildlife Agencies”) signed off on the DBESP. As set forth in the DBESP, and as discussed below, no special-status animal species were observed on the project site based on surveys conducted. Nevertheless, mitigation measures have been incorporated into the proposed project to ensure that the proposed project will have a less than significant impact on candidate, sensitive, or special status species. Based on surveys and assessments conducted, the proposed project could potentially significantly impact sensitive vegetation communities, but as discussed below, the proposed project has incorporated mitigation measures that would reduce any such impact to a level of less than significant.</p> <p><u>Vegetation Communities</u></p> <p>1.723 acres of riparian habitat (<i>Salix gooddingii</i> Riparian woodland) will be conserved on site. Pursuant to Mitigation Measure BIO-1, a conservation easement shall be recorded for the on-site conserved riparian habitat.</p> <p>The Project will not conserve all riparian habitat onsite. Absent mitigation, the Project will result in impacts to 0.105 acres of onsite riparian area and 0.462 acres of riverine areas. Pursuant to the MSHCP, a DBESP was prepared, and the City and the Wildlife Agencies agreed to a mitigation measure that would reduce these impacts to a level of less than significant. The mitigation measure is set forth in MM-BIO-2 below, and it provides for participation in an in-lieu fee program for off-site reestablishment of riparian habitat. With this mitigation measure, the Wildlife Agencies agreed that the Project was equivalent or superior to the existing condition.</p> <p><u>Least Bell’s Vireo</u></p> <p>No least Bell’s vireo were detected during the habitat assessment and focused surveys (eight surveys conducted between April 15 and July 10), but the project site does possess riparian habitat with riparian features that could potentially support least Bell’s vireo. To ensure that the proposed project will not result in any significant impact to least Bell’s vireo and consistent with MSHCP Section 6.1.2, Mitigation Measure BIO-3 has been incorporated into the proposed project. Consistent with the MSHCP, MM-BIO-3 requires a preconstruction survey before any project activity with a potential to significantly impact least Bell’s vireo may occur, and if any least Bell’s vireo are located during such survey, MM-BIO-3 has measures in place to ensure a less than significant impact to the least Bell’s vireo.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><u>Raptor Species</u></p> <p>The riparian habitat provides marginal habitat for raptor species. To ensure that the proposed project will not result in any potentially significant impacts to any raptor species, MM-BIO-4 has been incorporated into the Project. MM-BIO-4 will require surveys for the presence of any active raptor nests seven days before any construction activities that may occur during the raptor nesting season (February 1 to June 30), and if any nests are found, the site shall be protected and significant impacts to the nest and raptor species shall be avoided.</p> <p><u>Burrowing Owl</u></p> <p>Consistent with MSHCP Section 6.2.3, habitat, burrow, and burrowing owl surveys were conducted for the burrowing owl. No burrowing owls or burrow were observed on the project site. To ensure that the proposed project will not result in any potentially significant impacts to the burrowing owl, MM-BIO-5 has been incorporated into the proposed project. MM-BIO-5 require surveys be conducted for the presence of any active burrowing owl nests before any construction activities may occur during the raptor nesting season (February 1 to June 30), and if any burrows/burrowing owl are found, the site shall be protected and significant impacts to the burrows and burrowing owl shall be avoided.</p> <p><u>Migratory Birds</u></p> <p>To ensure that the proposed project will not result in any potentially significant impacts to any migratory birds protected by the Migratory Bird Treaty Act (MBTA), MM-BIO-6 has been incorporated into the proposed project. MM-BIO-6 provides for nesting bird surveys during the MBTA nesting cycle (February 15 to September 15), and it requires a 300 foot buffer around any active bird nest in which construction will not be permitted while the nest remains active.</p> <p><u>Indirect impacts</u></p> <p>Although minimal direct impacts are anticipated to any species identified as a candidate, sensitive, or special status species, nesting birds may experience indirect impacts from project activity, such as disturbance-related nest abandonment due to noise. Any such impacts, however, would be minor and less than significant for the following reasons: (1) Most of the potentially impacted species are common species and not Species of Special Concern; (2) The project area is already disturbed by the existing anthropogenic activities and surrounding developments; and (3) The species of special concern expected to occur in the project area would only do so as rare or occasional visitors, under current conditions. Moreover, to the extent species of special concern do occur in the project area, Mitigation Measures 1 through 6 below will ensure any indirect project impacts would be less than significant. This is because, as outlined in the mitigation measures, a qualified biologist will conduct surveys for least Bell's vireo, nesting birds, and burrowing owl before construction commences, and if any special species occur, no construction will be permitted within the buffer zone surrounding the nest/burrow or occurrence.</p> <p>For the foregoing reasons, the construction and operation of the proposed project will have a less than significant impact with mitigation on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation				
<p>MM-BIO-1: 1.723 acres of riparian habitat (<i>Salix gooddingii</i> Riparian woodland) will be conserved on site. A conservation easement shall be recorded for the on-site conserved riparian habitat and managed by either Riverside Corona Resource Conservation District, Rivers and Land Conservancy, San Diego Conservancy, or Southwest Resource Management Association.</p>				
<p>MM-BIO-2: Provision of a one-time fee for 1.5 acres in-lieu fee program through Riverside-Corona Resource Conservation District, or any other approved in-lieu fee program at the time of rough grading permit issuance will be acquired for mitigation of the impacts at a minimum ratio of 2:1 or greater if required by another agency. Mitigation for the impacts will be at a minimum 3:1 ratio for riverine or whatever is required by California Department of Fish and Wildlife California Regional Water Quality Control Board, and US Army Corps of Engineers. Should sufficient in-lieu fee credits not be available for purchase at the time the project is implemented, or should other agencies not approve in-lieu fee credit purchase, then the Developer must prepare and submit for review and approval a Habitat Mitigation and Monitoring Plan (HMMP) for a site-specific restoration project at a minimum 3:1 mitigation to impact ratio. The plan must meet County of Riverside requirements, as well as requirements of other resource and wildlife agencies. Appropriate guarantees for the restoration project must be in place prior to issuance of a grading permit.</p>				
<p>MM-BIO-3: In addition to the measures addressing riparian/riverine resources, which will benefit the least Bell's vireo, the project will further avoid, minimize, and mitigate effects to the least Bell's vireo with implementation of the following measures:</p> <ul style="list-style-type: none"> ▪ To avoid and minimize effects to the least Bell's vireo, removal of riparian vegetation prior to construction shall occur between September 1 and February 14 to avoid least Bell's vireo breeding season, as well as the general breeding season for other nesting birds. If vegetation removal must occur during nesting season, a nest survey shall be conducted by a qualified biologist within seven days prior to vegetation removal activities to ensure that no active nests are present. If nests are present, no vegetation removal shall occur within 50 feet of the active nest until the young have fledged or the nest is determined to be inactive. ▪ Should any construction activity occur during the nesting season for least Bell's vireo (February 15 to October 31), seven days prior to the onset of construction activities during the least Bell's vireo nesting season, a qualified biologist shall survey within 500 feet of the project impact area for the presence of any active least Bell's vireo nests. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. If nesting activity is present at any raptor nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 2503.5 of the California Fish and Game Code. To protect any nest site, the following restrictions to construction activities are required until nests are no longer active as determined by a qualified biologist: (1) clearing limits shall be established within a 500-foot buffer around any occupied nest, unless otherwise determined by a qualified biologist, and (2) access and surveying shall be restricted within 300 feet of any occupied nest, unless otherwise determined by a qualified biologist. Any encroachment into the buffer area around the known nest shall only be allowed if the biologist determines that the proposed activity will not disturb the nest occupants. Construction can proceed when the qualified biologist has determined that fledglings have left the nest and the nest is determined to be inactive. 				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>MM-BIO-4: Should any construction activity occur during the raptor nesting season (February 1 to June 30), seven days prior to the onset of construction activities during the raptor nesting season, a qualified biologist shall survey within 500 feet of the project impact area for the presence of any active raptor nests (common or special status). Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. If nesting activity is present at any raptor nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 2503.5 of the California Fish and Game Code. To protect any nest site, the following restrictions to construction activities are required until nests are no longer active as determined by a qualified biologist: (1) clearing limits shall be established within a 500-foot buffer around any occupied nest, unless otherwise determined by a qualified biologist, and (2) access and surveying shall be restricted within 300 feet of any occupied nest, unless otherwise determined by a qualified biologist. Any encroachment into the buffer area around the known nest shall only be allowed if the biologist determines that the proposed activity will not disturb the nest occupants. Construction can proceed when the qualified biologist has determined that fledglings have left the nest.</p> <p>MM-BIO-5: A preconstruction burrowing owl survey shall be conducted before issuance of a grading permit to verify the presence or absence of the owl on the project site. Within thirty days of the onset of construction activities, a qualified biologist shall survey within 500 feet of the project site for the presence of any active owl burrows. Any active burrow found during survey efforts shall be mapped on the construction plans. Results of the surveys shall be provided to the City of Riverside. If no active burrows are found, no further mitigation is required. If burrowing owls are found onsite during the 30-day preconstruction survey, the project proponent will notify the Wildlife Agencies, the City of Riverside, and the RCA immediately and will develop a Burrowing Owl Protection and Relocation Plan in conjunction with and approved by the Wildlife Agencies before ground disturbance. If nesting activity is present at an active burrow, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. Nesting activity for burrowing owl in the region normally occurs between March and August. To protect the active burrow, the following restrictions to construction activities shall be required until the burrow is no longer active as determined by a qualified biologist: (1) clearing limits shall be established within a 500-foot buffer around any active burrow, unless otherwise determined by a qualified biologist, and (2) access and surveying shall be restricted within 300 feet of any active burrow, unless otherwise determined by a qualified biologist. Any encroachment into the buffer area around the active burrow shall only be allowed if the biologist determines that the proposed activity will not disturb the occupants. A Burrowing Owl Protection and Relocation Plan must be approved by USFWS and CDFW before construction can continue if burrowing owls or active burrows are found.</p> <p>MM-BIO-6: If construction is to occur during the MBTA nesting cycle (February 15 to September 15), then seven days prior to the onset of construction activities during the MBTA nesting cycle, a qualified biologist shall survey the project area for any birds protected by the MBTA. The biologist must map active bird nests utilizing a hand-held global positioning system (GPS) and a 300-foot buffer will be flagged around the nest, unless the nest is a raptor nest, in which case a 500 foot buffer will be required. Construction activity shall not be permitted within the buffer areas while the nest remains active (e.g., has eggs or chicks within it).</p>				
<p>b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>4b. Response: <i>Source: General Plan 2025, prepared by City of Riverside, November 2007; General Plan 2025 Final Program Environmental Impact Report, prepared by City of Riverside, November 2007; Habitat Assessment Including the Results of a Focused Burrowing Owl Survey, a Focused Least Bell's Vireo Survey, DBESP, and MHSCP Consistency Analysis TM 37177, City of Riverside, Riverside County, California, USGS 7.5-minute topographic Riverside East Quadrangle, Township 3 South, Range 5 West, portion of Section 14, prepared by Gonzales Environmental Consulting LLC, December 2018; and, Delineation of Waters of the United States and Department of Fish and Wildlife Jurisdiction Habitats for TM37177, prepared by Gonzales Environmental Consulting, LLC, September 12, 2018.</i></p>				
<p>Less Than Significant Impact With Mitigation. As set forth in the DBESP, the Project site includes 1.828 acres of <i>Salix gooddingii</i> Riparian Woodland and 0.581 acres of riverine habitat. The vast majority of the riparian habitat (<i>Salix gooddingii</i> Riparian Woodland), 1.723 acres, will be conserved on site. Pursuant to Mitigation Measure BIO-1, a conservation easement shall be recorded for the on-site conserved riparian habitat.</p>				
<p>The Project will impact 0.105 acres of riparian habitat and 0.462 acres of riverine habitat as a result of lot and internal road grading. Section 6.1.2 of the MSHCP describes the process through which protection of riparian and riverine areas would occur within the MSHCP Plan Area. It provides that where, as here, avoidance of direct impacts to riparian and riverine habitat is not feasible, a practicable alternative that minimizes direct and indirect effects to riparian and riverine habitats and associated functions to the greatest extent possible shall be selected. Here, this is achieved through MM-BIO-1, which protects the vast majority of riparian habitat. Section 6.1.2 further provides that any impacts to riparian or riverine habitat shall be mitigated such that the lost functions and values as they relate to Covered Species are replaced pursuant to the DBESP process. Here, the DBESP process has been completed, and the Wildlife Agencies determined that with the incorporation of MM-BIO-2, the Project is biologically equivalent or superior to the existing condition. Specifically, MM-BIO-2 mitigates the Project's impacts to riparian and riverine habitat by providing for participation in an in-lieu fee program or, alternatively, through a Habitat Mitigation and Monitoring Plan at a minimum 3:1 mitigation to impact ratio. Because the Project site falls within the MSHCP, and because the Wildlife Agencies have agreed that with MM-BIO-2, the Project would be biologically equivalent or superior, the Project's impacts on riparian and riverine habitat is less than significant with the incorporation of mitigation.</p>				
<p>Moreover, in addition to this mitigation, the Project will require approval of the following regulatory permits related to impacts to riverine and riparian habitat:</p>				
<ol style="list-style-type: none"> 1. Approval of a Streambed Alteration Agreement (SAA) from CDFW under Section 1600 of the California Fish and Game Code (GFGC); 2. Approval of a 401 Water Quality Certification will be required from RWQCB to fulfill requirements of Section 401 of the CWA; and, 3. Approval of a permit from USACE under the requirements of Section 404 of the CWA. 				
<p>Compliance with the regulatory requirements of Section 1600 of the CFGC; Section 401 Water Quality Certification; and Section 404 of the CWA will further ensure less than significant impacts. For all of the foregoing reasons, the Project's impacts on riparian and riverine habitat is less than significant with the incorporation of mitigation.</p>				
<p>For the foregoing reasons, the construction and operation of the proposed project will have a less than significant impact with mitigation on any riparian habitat or other sensitive natural community identified in</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.				
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4c. Response: Source: General Plan 2025, prepared by City of Riverside, November 2007; General Plan 2025 Final Program Environmental Impact Report, prepared by City of Riverside, November 2007; Habitat Assessment Including the Results of a Focused Burrowing Owl Survey, a Focused Least Bell's Vireo Survey, DBESP, and MHSCP Consistency Analysis TM 37177, City of Riverside, Riverside County, California, USGS 7.5-minute topographic Riverside East Quadrangle, Township 3 South, Range 5 West, portion of Section 14, prepared by Gonzales Environmental Consulting LLC, December 2018; Delineation of Waters of the United States and Department of Fish and Wildlife Jurisdiction Habitats for TM37177, prepared by Gonzales Environmental Consulting, LLC, September 12, 2018.</p> <p>Less Than Significant Impact With Mitigation. The Project will not have a substantial adverse effect on state or federally protected wetlands with the incorporation of mitigation. A jurisdictional/wetlands delineation study was prepared for the proposed project, and the study determined that there exists 1.828 acres of <i>Salix gooddingii</i> Riparian Woodland (wetlands) on the project site.</p> <p>As noted above, the vast majority of the <i>Salix gooddingii</i> Riparian Woodland, 1.723 acres, will be conserved on site. Pursuant to Mitigation Measure BIO-1, a conservation easement shall be recorded for the on-site conserved riparian habitat.</p> <p>The jurisdictional/wetlands delineation study determined that the proposed project would impact 0.105 acres of <i>Salix gooddingii</i> Riparian woodland and 0.462 acres of riverine habitat as a result of lot and internal road grading. As discussed above, however, the DBESP process has been completed for the Project, and the Wildlife Agencies agreed that, with implementation of MM-BIO-2, the Project would support equal or superior values as compared to project impacts. Therefore, the project will replace lost functions and values, and is considered a "biologically equivalent or superior" project in compliance with the MSHCP. Through compliance with the MSHCP, the project complies with State and Federal laws and regulations.</p> <p>Therefore, the proposed project would have a less than significant impact with mitigation on jurisdictional waters and wetlands directly, indirectly, and cumulatively.</p>				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4d. Response: Source: General Plan 2025, prepared by City of Riverside, November 2007; General Plan 2025 Final Program Environmental Impact Report, prepared by City of Riverside, November 2007; Habitat Assessment Including the Results of a Focused Burrowing Owl Survey and MHSC Consistency Analysis TM 37177, City of Riverside, Riverside County, California, USGS 7.5-minute topographic</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Riverside East Quadrangle, Township 3 South, Range 5 West, portion of Section 14, prepared by Gonzales Environmental Consulting LLC, September 12, 2018.</p>				
<p>Less Than Significant Impact With Mitigation. The proposed project is subject to the MSHCP and is consistent with the General Plan 2025. The proposed project will not conflict with General Plan 2025 Policy OS-6.4 (“Continue with efforts to establish a wildlife movement corridor between Sycamore Canyon Wilderness Park and the Box Springs Mountain Regional Park as shown on the MSHCP. New developments in this area shall be conditioned to provide for the corridor and Caltrans shall be encouraged to provide an underpass at the 60/215 Freeway”) because the project site is not located between Sycamore Canyon Wilderness Park and Box Springs Mountain Regional Park.</p> <p>Impacts to wildlife species are considered significant if they interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Here, the proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established wildlife corridors for multiple reasons. Notably, the project site is not within any wildlife corridor. To the contrary, the project site is already substantially surrounding by development, as land immediately adjacent to the site’s northern, eastern, and western boundaries is improved with residential properties. Moreover, the proposed project will not impede the use of native wildlife nursery sites. As discussed in Section 4.a above, Mitigation Measures BIO-3 through BIO-6 have been incorporated into the Project, and these mitigation measures each require pre-construction surveys to ensure that the Project will not adversely impact native wildlife nursery sites.</p> <p>For the foregoing reasons, the project will have a less than significant impact with mitigation directly, indirectly, and cumulatively relating to impacts to the movement of any native resident or migratory fish or wildlife species or the establishment of native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.</p>				
<p>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4e. Response: Source: General Plan 2025, prepared by City of Riverside, November 2007; General Plan 2025 Final Program Environmental Impact Report, prepared by City of Riverside, November 2007; habitat Assessment Including the Results of a Focused Burrowing Owl Survey and MHSC Consistency Analysis TM 37177, City of Riverside, Riverside County, California, USGS 7.5-minute topographic Riverside East Quadrangle, Township 3 South, Range 5 West, portion of Section 14, prepared by Gonzales Environmental Consulting LLC, September 12, 2018.</p>				
<p>Less Than Significant Impact. Implementation of the proposed project will be subject to all applicable Federal, State, and local policies and regulations related to the protection of biological resources and tree preservation. In addition, the proposed project will be required to comply with Riverside Municipal Code Section 16.72.040 establishing the MSHCP mitigation fee and Section 16.40.040 establishing the Threatened and Endangered Species Fees.</p> <p>Any project within the City of Riverside’s boundaries that proposes planting a street tree within a City right-of-way must follow the Urban Forest Tree Policy Manual (Manual). The Manual documents guidelines for the planting, pruning, preservation, and removal of all trees in City rights-of-way. The specifications in the Manual are based on national standards for tree care established by the International Society of Arboriculture, the National Arborists</p>				

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<p>Association, and the American National Standards Institute. The proposed project and any future projects will be required to be in compliance with the Manual when planting a tree within a City right-of-way.</p> <p>Therefore, the proposed project would have a less than significant impact related to the protection of local policies or ordinances protecting biological resources and specifically City tree preservation policies directly, indirectly, and cumulatively.</p>				
<p>f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4f. Response: <i>Source: General Plan 2025, prepared by City of Riverside, November 2007; General Plan 2025 Final Program Environmental Impact Report, prepared by City of Riverside, November 2007; Habitat Assessment Including the Results of a Focused Burrowing Owl Survey and MHSCP Consistency Analysis TM 37177, City of Riverside, Riverside County, California, USGS 7.5-minute topographic Riverside East Quadrangle, Township 3 South, Range 5 West, portion of Section 14, prepared by Gonzales Environmental Consulting LLC, September 12, 2018.</i></p> <p>Less Than Significant Impact. The proposed project will not conflict with any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan. An assessment was prepared by a qualified biologist for the proposed project. The proposed project is consistent with the guidelines of the MSHCP, including Section 6.1.4, Guidelines Pertaining to the Urban/Wildlife Interface, and related policies in the General Plan 2025, including Policy LU-7.4. Notably, the proposed project does not adversely affect the Reserve Assembly goals of the MSHCP, and the proposed project is not located within a criteria cell. Additionally, the project is consistent with the SKR HCP and with General Plan Policy OS-5.3. Accordingly, the proposed project will have a less than significant impact.</p>				
<p>5. CULTURAL RESOURCES. Would the project:</p>				
<p>a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5 of the CEQA Guidelines?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5a. Response: <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity; Appendix D – Cultural Resources Study and Cultural Resources Survey prepared by Brian F. Smith and Associates, Inc., October 12, 2017; and A Cultural Resources Assessment with Confidential Appendix for TR 37177, prepared by Brian F. Smith and Associates, Inc., March 8, 2018 and revised May 3, 2019).</i></p> <p>Less than Significant Impact. The proposed project will not cause a substantial adverse change in the significance of a historical resource. CEQA defines a “historical resource” as a resource that meets one or more of the following criteria: (1) is listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register); (2) is listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); (3) is identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) is determined to be a historical resource by a project’s Lead Agency (PRC Section 21084.1 and State CEQA Guidelines Section 15064.5[a]). A “substantial adverse change” to a historical resource, according</p>				

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<p>to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”</p> <p>The proposed project is located on a site where no significant historical resources exist as defined in Section 15064.5 of the CEQA Guidelines. The project site contains approximately 34.6 acres of moderately disturbed, undeveloped land composed of primarily low to moderate quality Riversidean sage scrub and non-native grassland. Mildly rolling hills form the site's topography. The project site contains evidence of previous site disturbance caused by grazing practices and human activities such as off-road vehicle use, recreational activities, and trash dumping.</p> <p>A review of historic aerial photographs indicates that no structures have ever been located on the property. The aerial photographs show that the property has been partially dry-farmed since the 1940s. The 1948, 1966, and 1967 aerial photographs of the project site show the area as disked and being utilized for agriculture. The aerial photographs from 1966 and onward show development in the surrounding areas as Alessandro and Arlington Heights were subdivided for the construction of single-family residential homes.</p> <p>A cultural resource assessment was prepared for the project site by Brian F. Smith and Associates, Inc., March 8, 2018 and revised May 3, 2019. The assessment for the project site consisted of an institutional records search; pedestrian survey by qualified archaeologists; a testing and evaluation program; and, preparation of a technical report. The assessment conformed to the City’s Cultural Resources Ordinance; the statutory requirements of CEQA, Section 15064.5; and, the Secretary of the Interior Standards and Guidelines. The cultural resource assessment found four (4) previously recorded bedrock milling sites (RIV-3580, RIV-3581, RIV-3594, and RIV-3595) and two (2) refuse deposits (RIV-7754 and RIV-7756) on the project site, none of which qualify as a historical resource under CEQA. None of the milling sites and neither of the refuse deposits are listed in, or are eligible to be listed in, California Register or a local register of historical resources. And, none of the milling sites or refuse deposits, (1) are associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; (2) are associated with the lives of persons important in our past; (3) embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual; (4) possess high artistic values; or (5) have yielded, or may be likely to yield, information important to prehistory or history.</p> <p>The first of the refuse deposits, RIV-7754, is a small trash deposit containing refuse that primarily dates from the mid- to late-twentieth century. Subsurface investigations of the site did not reveal any substantial or significant deposit of historic artifacts. Accordingly, because the site lacks unique elements, the site does not qualify as a historic resource under CEQA and would not qualify for local City of Riverside listing, the California Register, or the National Register of Historic Places (National Register). The site is not associated with specific elements of the City’s culture, important individuals, or events. The lack of any associated artifacts and the documentation of the common site type indicates that the site does not represent a distinctive characteristic, work of a notable builder, or a cultural landscape; does not possess high artistic values; and is not the last remaining or best example of its kind. Moreover, RIV-7754 has not yielded and is not likely to yield any new information important to history or prehistory. The level of information already obtained from the site, including documentation of boundaries, collection of a sample of artifacts, and dating analysis of recovered artifacts, has exhausted its research potential. For all of the foregoing reasons, RIV-7754 does not qualify as a historic resource under CEQA and impacts to RIV-7754 thus will not result in a significant impact to historic resources.</p> <p>The second of the refuse deposits, RIV-7756, is a trash deposit containing refuse that primarily dates from the mid-1920s to the 1950s. Like RIV-7754, because RIV-7756 lacks unique elements, the site does not qualify as a historic resource under CEQA and would not qualify for local City of Riverside listing, the California Register, or</p>				

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<p>the National Register. Moreover, for the same reasons RIV-7754 does not qualify as a historic resource under CEQA, RIV-7756 similarly does not qualify as a historic resource under CEQA and impacts to RIV-7754 thus will not result in a significant impact to historic resources.</p> <p>Furthermore, as discussed further in Section 5b below, the recorded bedrock milling sites (RIV-3580, RIV-3581, RIV-3594, and RIV-3595) do not qualify as a historic resource or unique archaeological resource under CEQA and impacts to these sites will thus not result in a significant impact to historic resources.</p> <p>For all of the foregoing reasons, the proposed project has less than significant impacts directly, indirectly, and cumulatively to historical resources pursuant Section 15064.5 of the CEQA Guidelines. No mitigation is required.</p>				
<p>b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5b. Response: <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity; Appendix D – Cultural Resources Study and Cultural Resources Survey prepared by Brian F. Smith and Associates, Inc., October 12, 2017;;and, A Cultural Resources Assessment for TR 37177, prepared by Brian F. Smith and Associates, Inc., March 8, 2018 and revised May 3, 2019).</i></p>				
<p>Less Than Significant Impact With Mitigation. The proposed project will not cause a substantial adverse change in the significance of any known unique archaeological resource. Absent mitigation, however, grading associated with the proposed project may have a potential impact on unidentified, unknown archaeological resources that could potentially exist below the surface of the project site. Mitigation Measures CUL-1 through CUL-6 below would reduce this potential impact to a level of less than significant.</p>				
<p>State CEQA Guidelines section 15064.5, “[i]f an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment.” (State CEQA Guidelines, § 15064.5, subd. (c)(4); see also Pub. Resources Code, § 21083.2.) CEQA defines a “unique archaeological resource” as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria: (1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; (2) has a special and particular quality such as being the oldest of its type or the best available example of its type; or (3) is directly associated with a scientifically recognized important prehistoric or historic event or person. (Pub. Resources Code, § 21083.2, subd. (g).)</p>				
<p>Here, a Cultural Resource Assessment was prepared for the project site by Brian F. Smith and Associates, Inc., March 8, 2018 and revised May 3, 2019. The Cultural Resource Assessment analyzed four (4) previously recorded bedrock milling sites (RIV-3580, RIV-3581, RIV-3594, and RIV-3595) and two (2) refuse deposits (RIV-7754 and RIV-7756) on the project site. A Phase II significance testing and evaluation program of all six (6) sites was accomplished on July 17, 2017 and between January 3 and 16, 2018. Because none of the sites produced any significant archaeological deposits, all six were determined to lack significance under the criteria set forth by the City of Riverside, in CEQA, and in the NHRP.</p>				
<p>None of the bedrock milling sites and neither of the refuse deposits qualify as a “unique archaeological resource” under CEQA. The two (2) refuse deposits do not qualify as a historic resource or an archaeological resource and are thus not CEQA-significant, as further discussed above in Section 5a. The four bedrock milling sites similarly do not to qualify as a historic resource or unique archaeological resource under CEQA. Based on surface and</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>subsurface inspections, no artifacts were observed in the area of any of the milling sites. The lack of any artifacts associated with the milling sites indicates that the sites lack research potential and do not contain information needed to answer important scientific research questions. Moreover, the sites are not associated with specific elements of the City’s culture, important individuals, or events, nor are they associated with events that made a significant cultural contribution to the broad patterns of California’s history and cultural heritage. The lack of any artifacts associated with the site and the documentation of the common site type indicates that the milling sites do not represent a distinctive characteristic, the work of a notable builder, high artistic values, a cultural landscape, a last remaining example, or a best available example. Again, because no artifacts are associated with the milling sites, the sites have not yielded and are not likely to yield any new information important to history or prehistory. The level of information already obtained from the sites, including documentation of boundaries and the milling features, have exhausted the sites’ research potential. Moreover, the bedrock milling sites are not unique or exceptional within the City of Riverside. Bedrock milling feature sites like RIV-3580, RIV-3581, RIV-3594, and RIV-3595 are common to the Riverside area and represent the expedient utilization of natural features by the prehistoric inhabitants. Moreover, the integrity of each of these sites appears to have been impacted by past use of the property. For all of the foregoing reasons, the milling sites do not qualify as historical or unique archaeological resources under CEQA and impacts to these sites will thus not result in a significant impact to historic or archaeological resources.</p>				
<p>While the milling sites do not qualify as Historical Resources or Unique Archaeological Resources under CEQA and site-specific mitigation measures are not required under CEQA, consultation with California Native Tribes did occur to evaluate the proposed project’s potential impact pursuant to AB 52. The City commenced tribal notification in accordance with AB 52 on November 15, 2016. Four California Native American tribes (San Manuel Band of Mission Indians, Gabrieleno Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, and Pechanga Temecula Band of Luiseño Indians) responded as part of the AB 2 consultation effort. San Manuel Band of Mission Indians and Gabrieleno Band of Mission Indians had no comments. The Agua Caliente Band of Cahuilla Indians, and Pechanga Temecula Band of Luiseño Indians requested Government to Government consultation. Consultation with Agua Caliente Band of Cahuilla Indians occurred on February 28, 2017 and consultation concluded on June 28, 2018. Consultation with Pechanga Temecula Band of Luiseño Indians occurred on January 18, 2017 and consultation concluded on May 28, 2019.</p>				
<p>A site visit was conducted on July 11, 2017, which included representatives from the Pechanga Band of Luiseño Mission Indians, the City of Riverside, the applicant, the project engineer, and the archaeologist. The goal of the meeting was to provide the representatives of the Pechanga Band and the City of Riverside an opportunity to review the property and observe the identified milling sites, as well as to provide input and recommendations with regards to the milling sites identified within the project area. As a result of the meeting, the original project design was modified to include the open space parcel identified as Lot B for the preservation and protection of the largest concentration of bedrock milling features found within the project area. Specifically, this modification seeks to preserve and protect the largest concentration of bedrock milling features within the project area found at Site RIV-3581. The applicant additionally agreed to make reasonable efforts to relocate the remaining bedrock milling features at Site RIV-3581, as well as those from sites RIV-3580, RIV-3594, and RIV-3595 that are within the grading envelope to Lot B, where they will be preserved as well. Ultimately, every effort will be made to relocate the bedrock milling features that are outside of Lot B, but if relocation is not feasible, the features will be removed as part of the grading process. All relocation work shall be directed by an archaeological monitor and a Native American representative. The relocated bedrock milling features should be mapped using a Trimble GeoXT Global Positioning System (GPS) unit equipped with TerraSync software and these locations will be recorded on site maps, which will be filed with the updated site forms submitted to the Eastern Information Center (EIC) at the University of Riverside (UCR)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>While no occurrence of unique archaeological resources as defined under State CEQA Guidelines section 15064.5 exists on the project site, based on the consultation effort with the Tribes, a potential for such resources existing below the surface of the project site cannot be discounted. At the request of the consulting Tribes, the following measures have been identified to address any potential impact to undiscovered, buried unique archaeological resources:</p>				
<p>MM-CUL-1</p>	<p>Prior to grading permit issuance, if there are any changes to Project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City and interested tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the Project site. The City and the Applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the Project site if the site design and/or proposed grades should be revised.</p>			
<p>MM-CUL-2:</p>	<p>Archaeological and Paleontological Monitoring: At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <ol style="list-style-type: none"> 1. The project archaeologist, in consultation with interested tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include: <ol style="list-style-type: none"> a. Project grading and development scheduling; b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation; d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and e. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CUL-6. 			

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
MM-CUL-3	Relocation of Resources: All relocation of resources previously identified for relocation shall be directed by the project archaeologist and Native American Tribal Monitors from consulting tribes.			
MM-CUL-4	Relocated Resource Mapping: The relocated bedrock milling features shall be mapped using Trimble GeoXT Global Positioning System (GPS) unit equipped with TerraSync software. These locations shall be recorded on site maps and filed with the updated site forms submitted to the Eastern Information Center (EIC) at the University of Riverside (UCR).			
MM-CUL-5	<p>Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project, the following procedures will be carried out for treatment and disposition of the discoveries:</p> <ol style="list-style-type: none"> 1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the Project Archaeologist. The removal of any artifacts from the Project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and 2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community & Economic Development Department with evidence of same: <ol style="list-style-type: none"> a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging and basic recordation have been completed; b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation; c. If more than one Native American tribe or band is involved with the Project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center by default; and d. At the completion of grading, excavation and ground disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity 			

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center and interested tribes.</p> <p>MM-CUL-6: Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder’s contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.</p> <p>For all of the foregoing reasons, the proposed project would have a less than significant impact with mitigation relating to archeological resources under State CEQA Guidelines section 15064.5.</p>				
<p>c. Disturb any human remains, including those interred outside of formal cemeteries?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5c. Response: <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Cultural Resources Study and Cultural Resources Survey prepared by Brian F. Smith and Associates, Inc., October 12, 2017; and A Cultural Resources Assessment with Confidential Appendix for TR 37177, prepared by Brian F. Smith and Associates, Inc., March 8, 2018)</i></p> <p>Less Than Significant Impact. The proposed project will not likely disturb or destroy buried Native American human remains or other human remains, including those interred outside of formal cemeteries. As noted in the Cultural Report, the site was mostly used as ephemeral milling sites and thus there is no probable likelihood of Native American human remains within the proposed project site.</p> <p>In the unlikely event that Native American human remains are inadvertently discovered during project-related construction activities the steps and procedures specified in Health and Safety Code 7050.5, State CEQA Guidelines 15064.5(e), and Public Resources Code 5097.98 would be implemented. In accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner would be notified within 24 hours of the discovery of potential human remains. The Coroner would then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>With compliance with State law, and given that there is no evidence that there are human remains at the site, the project will have less than significant impact directly, indirectly, or cumulatively related to human remains. No mitigation is required.</p>				
<p>6. ENERGY. Would the project:</p>				
<p>a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6a. Response: (Source: General Plan 2025; California Energy Commission, Total System Electric Generation (2017), www.energy.ca.gov).</p> <p>Less Than Significant Impact. The proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resourced during project construction or operation.</p> <p><u>Construction:</u> Electricity demand during construction of the proposed project will be temporary, nominal, and will cease upon the completion of construction. Electricity will be supplied through existing power lines near the project site. Construction activities will require limited energy consumption and are not expected to have an adverse impact on available energy supplies and infrastructure. Natural gas typically is not consumed during construction. Construction impacts associated with the installation of natural gas connections will be confined to trenching in order to place the lines below surface. By coordinating with the gas company to identify locations and depths of all existing gas lines, the project will not disrupt local gas service. While it is difficult to measure the energy used in the production of construction materials such as asphalt, steel, and concrete, it is reasonable to assume that the production of building materials would employ all reasonable energy conservation practices in the interest of minimizing the cost of doing business. The proposed project would have a less than significant impact directly, indirectly, or cumulatively related to electricity, natural gas, or transportation energy supply and infrastructure capacity energy resources during construction. No mitigation is required.</p> <p><u>Operation:</u> According to the CalEEMod data provided in the Air Quality Report (Vista Environmental, 2016), operation of the proposed project will use 368,623 kilowatt-hours per year of electricity. It should be noted that the proposed project must comply with all Federal, State, and City requirements related to the consumption of electricity, including California Code of Regulations Title 24, Part 6 energy efficiency standards for residential buildings. These standards require energy efficiency measures to be incorporated into the proposed homes, and require all new homes constructed after January 1, 2020 to include photovoltaic solar panels on the roofs. It is anticipated the proposed project will be designed and built to minimize electricity use, and that existing and planned electricity supplies would be sufficient to support the projected electricity demand. According to the CalEEMod model run provided in the Air Quality Report (Vista Environmental, 2016), operation of the proposed project would utilize 1,621 million British thermal units (BTU) of natural gas per year. The proposed project will be designed and built to minimize natural gas use, and existing and planned natural gas supplies will be sufficient to support the proposed project’s natural gas demand. According to the CalEEMod model run provided in the Air Quality Report (Vista Environmental, 2016), operation of the proposed project would generate 1,557,050 vehicle miles traveled per year. According to the EMFAC2017 model, the fleet average miles per gallon rate for all vehicles in Southern California in the year 2020 is anticipated to be 24.6 miles per gallon. Based on this rate, operation of the proposed project would use 63,295 gallons of transportation fuel per year. It should be noted that the proposed project would comply with all Federal, State, and City requirements related to the</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
consumption of transportation energy, including California Code of Regulations Title 24, Part 10 California Green Building Standards that require all new homes to include a dedicated circuit in the garage to be utilized for electric car charging. It is anticipated the proposed project will be designed and built to minimize transportation energy through the promotion of the use of electric-powered vehicles and it is anticipated that existing and planned capacity and supplies of transportation fuels would be sufficient to support the proposed project's demand. The proposed project would have a less than significant impact directly, indirectly, or cumulatively related to energy supply and infrastructure capacity energy resources during operation. No mitigation is required.				
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6b. Response: (Source: General Plan 2025; California Energy Commission, Total System Electric Generation (2017), www.energy.ca/gov, Green Riverside Action Plan).</p> <p>No Impact. The applicable renewable energy or energy efficiency plan for the project site is the Green Riverside Action Plan. The proposed project would comply with the Green Riverside Action Plan through installation of photovoltaic solar panels, which is also a regulatory requirement detailed in the Title 24 Part 6 energy efficiency standards for residential buildings. The proposed project would not conflict with any state or local plan for renewable energy or energy efficiency based on the information provided above. The proposed project would have no impact directly, indirectly, or cumulatively related to any state or local plan for renewable energy or energy efficiency. No mitigation is required.</p>				
7. GEOLOGY AND SOILS. Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7i. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones; General Plan 2025 FPEIR Appendix E – Geotechnical Report; Preliminary Geotechnical Investigation Tentative Tract No. 33028 Kunny Ranch, City of Riverside, California, Leighton and Associates, Inc. dated April 8, 2005; WQMP Infiltration Feasibility Report by Aragon Geotechnical, Inc dated July 31, 2018; Limited Excavatability Evaluation by Aragon Geotechnical, Inc dated November 10, 2015, Riverside County GIS)</p> <p>No Impact. Seismic activity is to be expected in Southern California. In the City of Riverside, there are no Alquist-Priolo zones. The project site does not contain any known fault lines and the potential for fault rupture or seismic shaking is low. Compliance with the California Building Code regulations will ensure that no impacts related to strong seismic ground will occur directly, indirectly and cumulatively.</p>				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7ii. Response: (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report; Preliminary Geotechnical Investigation Tentative Tract No. 33028 Kunny Ranch, Leighton and Associates, Inc. dated</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>April 8, 2005; TR 37177 WQMP Infiltration Feasibility Report by Aragon Geotechnical, Inc dated July 31, 2018; TR 37177 Limited Excavatability Evaluation by Aragon Geotechnical, Inc dated November 10, 2015; Riverside County GIS)</p> <p>Less than Significant Impact. The San Jacinto Fault Zone located in the northeastern portion of the City or the Elsinore Fault Zone located in the southern portion of the City’s Sphere of Influence have the potential to cause moderate to large earthquakes that would cause intense ground shaking. Because the proposed project would comply with California Building Code regulations, impacts associated with strong seismic ground shaking will have a less than significant impact directly, indirectly, or cumulatively related to strong seismic ground shaking. No mitigation is required.</p>				
<p>iii. Seismic-related ground failure, including liquefaction?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7iii. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones; Figure PS-2 – Liquefaction Zones; Figure PS-3 – Soils with High Shrink-Swell Potential; General Plan 2025 FPEIR Appendix E – Geotechnical Report; Preliminary Geotechnical Investigation Tentative Tract No. 33028 Kunny Ranch, Leighton and Associates, Inc. dated April 8, 2005; TR 37177 WQMP Infiltration Feasibility Report by Aragon Geotechnical, Inc dated July 31, 2018; TR 37177 Limited Excavatability Evaluation by Aragon Geotechnical, Inc dated November 10, 2015; Riverside County GIS).</p> <p>Less Than Significant Impact. According to Riverside County’s GIS application, the project site is in an area of moderate liquefaction potential. The proposed project would remove and re-compact loose near-surface soils in accordance with the recommendations of the soils report. These areas of the project site are at low risk related to liquefaction. The incorporation of recommended design measures and adherence to the most current CBC regulations will ensure that impacts related to seismic-related ground failure, including liquefaction, are less than significant directly, indirectly, and cumulatively. No mitigation is required.</p>				
<p>iv. Landslides?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7iv. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code, and: Storm Water Pollution Prevention Plan SWPPP and Preliminary Geotechnical Investigation Tentative Tract No. 33028 Kunny Ranch, City of Riverside, California, Leighton and Associates, Inc. April 8, 2005).</p> <p>Less Than Significant Impact. The project site and its surroundings have generally flat topography and are not located in an area prone to landslides per Figure 5.6-1 of the General Plan 2025 Program Final EIR. Therefore, the proposed project will have a less than significant directly, indirectly, or cumulatively related to landslides. No mitigation is required.</p>				
<p>b. Result in substantial soil erosion or the loss of topsoil?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7b. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code, and: Storm Water Pollution Prevention Plan SWPPP and Preliminary Geotechnical Investigation Tentative Tract No. 33028 Kunny Ranch, City of Riverside, California, Leighton and Associates, Inc. April 8, 2005; TR 37177 WQMP Infiltration Feasibility Report by Aragon Geotechnical, Inc dated July 31, 2018; TR 37177 Limited Excavatability Evaluation by Aragon Geotechnical, Inc dated November 10, 2015; Riverside County GIS).</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Less Than Significant Impact. The proposed project would not result in substantial soil erosion or the loss of topsoil. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The proposed project must comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, with the erosion control standards for which all development activity must comply (Title 18), the Grading Code (Title 17) requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Title 18 and 17 will ensure that soil erosion or loss of topsoil will be less than significant impact directly, indirectly, or cumulatively.</p>				
<p>c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7c. Response: (Source: <i>General Plan 2025 Figure PS-1 – Regional Fault Zones; Figure PS-2 – Liquefaction Zones; General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential; Figure 5.6-1 - Areas Underlain by Steep Slope; Figure 5.6-4 – Soils; Table 5.6-B – Soil Types; Appendix E – Geotechnical Report; Preliminary Geotechnical Investigation Tentative Tract No. 33028 Kunny Ranch, City of Riverside, California, Leighton and Associates, Inc. April 8, 2005; TR 37177 WQMP Infiltration Feasibility Report by Aragon Geotechnical, Inc dated July 31, 2018; TR 37177 Limited Excavatability Evaluation by Aragon Geotechnical, Inc dated November 10, 2015; Riverside County GIS; NRCS Soil Survey.</i>)</p> <p>Less Than Significant Impact. The proposed project is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and there is thus no reasonable probability that the proposed project could potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.</p> <p>The proposed project site contains approximately 34.6 acres of moderately disturbed, undeveloped land composed of primarily low to moderate quality Riversidean sage scrub and non-native grassland. Mildly rolling hills form the site's topography. Leighton's 2005 Geotechnical Investigation indicates that onsite soils possess a very low to low expansion potential. Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively related to location on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. No mitigation is required.</p>				
<p>d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7d. Response: (Source: <i>General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report; California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code; Preliminary Geotechnical Investigation Tentative Tract No. 33028 Kunny Ranch, City of Riverside, California, Leighton and Associates, Inc. April 8, 2005; TR 37177 WQMP Infiltration Feasibility Report by Aragon Geotechnical, Inc dated July 31, 2018; TR 37177 Limited Excavatability Evaluation by Aragon Geotechnical, Inc dated November 10, 2015; Riverside County GIS</i>)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Less Than Significant Impact. The proposed project will not be located on expansive soil. According to the NRCS Soil Survey, the subject site largely consists of sandy loam soils, which do not have a high clay content. The preliminary soils report prepared for the project site indicates that the soil onsite possesses a very low to low expansion potential, with Expansion Indices ranging from 0 to 22. Localized deposits of expansive soil may be encountered during grading, particularly in the drainage areas of the project site. Compliance with the applicable provisions of the City’s Subdivision Code - Title 18 and the California Building Code with regard to soil hazards related to the expansive soils will ensure a less than significant impact level. Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively related to expansive soil. No mitigation is required.</p>				
<p>e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7e. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, and the Tentative Map of Tract No. 37177).</p> <p>No Impact. The proposed project will be served by municipal sewer system and would not entail the construction or use of septic tanks or alternative waste water disposal systems. Therefore, the proposed project will have no impact directly, indirectly, or cumulatively related to soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems. No mitigation is required.</p>				
<p>f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7f. Response: (Source: General Plan 2025 Policy HP-1.3)</p> <p>Less than Significant Impact. The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. While the proposed project would include activities related to construction and earth-disturbing that could potentially damage or destroy rock units, the proposed project would not result in damage or destruction to any unique paleontological resource or site or unique geologic feature. During construction and earth-disturbing activities a halt-work condition would be in place in accordance with standard City procedures in the unlikely event that paleontological resources are discovered. Specifically, the contractor would be required to halt work in the immediate area of the find and to retain a professional paleontologist to examine the materials to determine whether they are a unique paleontological resource. If this determination is positive, the scientifically consequential information would be fully recovered by the paleontologist consistent with standard City protocol. Therefore, the project will have a less than significant impact directly, indirectly, or cumulatively on a unique paleontological resource or site or unique geologic feature. No mitigation is required.</p>				
<p>8. GREENHOUSE GAS EMISSIONS. Would the project:</p>				
<p>a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

8a. Response: (Source: Air Quality and Greenhouse Gas Emission Impact Analysis prepared by Vista Environmental, Inc. on October 10, 2016.)

Less Than Significant Impact. The proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The proposed project consists of a 46 single-family residential subdivision. It is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment, but these impacts would result in a less than significant impact. The project’s GHG emissions have been calculated with the CalEEMod model. A summary of the results is shown below in **Table 10**.

Table 10 – Proposed Project Greenhouse Gas Annual Emissions

Category	Greenhouse Gas Emissions (Metric Tons per Year)			
	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ¹	12.34	0.00	0.00	12.42
Energy Usage ²	191.98	0.01	0.00	192.92
Mobile Sources ³	627.15	0.02	0.00	627.63
Solid Waste ⁴	11.40	0.67	0.00	25.55
Water and Wastewater ⁵	18.91	0.10	0.00	21.87
Construction ⁶	766.07	0.19	0.00	770.10
Total Emissions	1,627.85	0.80	0.00	1,650.49
SCAQMD Draft Residential Threshold of Significance				3,500
Notes:				
¹ Area sources consist of GHG emissions from consumer products, architectural coatings, and landscaping equipment.				
² Energy usage consists of GHG emissions from electricity and natural gas usage.				
³ Mobile sources consist of GHG emissions from vehicles.				
⁴ Waste includes the CO ₂ and CH ₄ emissions created from the solid waste placed in landfills.				
⁵ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.				
⁶ Construction emissions amortized over 30 years as recommended in the SCAQMD GHG Working Group on November 19, 2009.				
Source: CalEEMod Version 2013.2.2.				

The data provided in Table 10 shows that the proposed project would create 1,650.49 MTCO₂e per year. According to the SCAQMD draft threshold of significance, a cumulative global climate change impact would occur if the GHG emissions created from the on-going operations would exceed 3,500 MTCO₂e per year.

Therefore, impacts will be **less than significant** directly, indirectly, and cumulatively related to the generation of greenhouse gas emissions. No mitigation is required.

b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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8b. Response: (Source: Air Quality and Greenhouse Gas Emission Impact Analysis prepared by Vista Environmental, Inc. on October 10, 2016.)

Less Than Significant Impact. The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. In order to identify significance criteria under CEQA for development projects, SCAQMD initiated a Working Group, which provided detailed methodology for evaluating significance under CEQA. At the September 28, 2010 Working Group meeting, the SCAQMD released its most current version of the draft GHG emissions thresholds, which recommends a tiered approach that provides a quantitative annual threshold of 3,500 MTCO₂e for residential land use type projects.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Although the SCAQMD provided substantial evidence supporting the use of the above threshold, they have not been formally adopted because the SCAQMD was awaiting the outcome of the State Supreme Court decision of the California Building Industry Association v. Bay Area Air Quality Management District (BAAQMD), which was filed on December 17, 2015 and the SCAQMD Board has not yet approved these thresholds.</p> <p>According to the project GHG emissions calculations above, implementation of the proposed project would result in the generation of 1,650.49 MTCO₂e per year. The proposed project would be below the SCAQMD's proposed bright line threshold of 3,500 MTCO₂e. The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.</p> <p>As detailed above, development of the proposed project would meet the targets outlined in the GHG Reduction Plan and meet SCAQMD's bright line threshold. The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.</p> <p>The proposed project would have a less than significant impact directly, indirectly, or cumulatively related to any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. No mitigation is required.</p>				
<p>9. HAZARDS & HAZARDOUS MATERIALS. Would the project:</p>				
<p>a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9a. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan, and Phase I Environmental Site Assessment, KUO Property, Parcels Numbers 243-230-015 and -016, Riverside, California, June 30, 2006).</p>				
<p>Less Than Significant Impact. The proposed project is not anticipated to involve the routine transport, use, or disposal of any hazardous material because the project proposes residential uses. However, during construction, hazardous materials such as oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA. Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively that would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. No mitigation is required.</p>				
<p>b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>9b. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan and Phase I Environmental Site Assessment, KOU Property, Parcels Numbers 243-230-015 and -016, Riverside, California, June 30, 2006), TR 33028 Phase 1 Environmental Site Assessment prepared by Kleinfelder, Inc. dated June 30, 2004.</p> <p>Less Than Significant Impact. The proposed project does not involve the use of any hazardous materials. As the proposed use for the site is single-family residential development, it is not anticipated that any hazardous materials would be generated. The project will have no impact directly, indirectly, or cumulatively for creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. According to Kleinfelder’s Phase 1 site assessment and a search of EnviroStor, this project site has never been used for handling, storage, or dumping of hazardous materials, so there is no risk of hazardous materials on the site. Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively that would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. No mitigation is required.</p>				
<p>c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9c. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan and Phase I Environmental Site Assessment, KOU Property, Parcels Numbers 243-230-015 and -016, Riverside, California, June 30, 2006).</p> <p>No Impact. The proposed project will not result in the emission or handling of any hazardous materials, substances or waste within one-quarter mile of an existing school. The nearest schools, Hawarden Hills Academy and Woodcrest Elementary School, are each located approximately two miles away from the project site. Therefore, the proposed project will have no impact directly, indirectly, or cumulatively that would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No mitigation is required.</p>				
<p>d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9d. Response: (Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information, 5.7-C – DTSC EnviroStor Database Listed Sites and Phase I Environmental Site Assessment, KOU Property, Parcels Numbers 243-230-015 and -016, Riverside, California, June 30, 2006).</p> <p>No Impact. A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the proposed project will have no impact</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>directly, indirectly, or cumulatively as it would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. No mitigation is required.</p>				
<p>e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9e. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP and March Air Reserve Base/March Inland Port Comprehensive Land Use Compatibility Plan (2014), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005) and Phase I Environmental Site Assessment, KUO Property, Parcels Numbers 243-230-015 and -016, Riverside, California, June 30, 2006).</p> <p>Less Than Significant Impact. The project site is located roughly six miles from March Air Reserve Base and is in Zone D according to the RCALUCP. Noise impacts in Zone D are moderate to low, mostly within 55-CNEL contour. Per Countywide Policy 4.1.5, the CNEL considered normally acceptable for new residential land uses in the vicinity of MARB/IPA is 65dB. Risk level associated with safety and airspace protection factors is low. The site is on the periphery of flight corridors.</p> <p>Moreover, the Property Owner has agreed not to permit construction or growth of objects that may interfere with communication between any installation at March and aircraft, or to cause difficulty for pilots to distinguish between airport lights and other lights or impair visibility in the vicinity of March, or to otherwise endanger the landing, take-off, or maneuvering of aircraft on or at March.</p> <p>The proposed project will not change air traffic patterns, increase air traffic levels or change the location of air traffic patterns. It is not located within an airport influence area. Because the project has been found to be consistent with the RCALUCP, impacts related to hazards from airports are a less than significant impact directly, indirectly, and cumulatively. No mitigation is required.</p>				
<p>f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9f. Response: (Source: GP 2025 FPEIR Chapter 5.7 – Hazards and Hazardous Materials, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM’s Strategic).</p> <p>Less Than Significant Impact. The development of the proposed project would result in development of an undeveloped site that includes circulation system improvements. The change in the overall circulation patterns in the project vicinity would not impair the ability of the City to implement its emergency response plan or utilize emergency evacuation routes. The proposed project would provide access from Bradley Street, Highridge Street, and an extension of Houser Place to connect to Highridge Street. The change in the overall circulation in the area would improve emergency access to the vicinity of the proposed project by widening and extending existing streets. Therefore, the proposed project will have a less than significant impact directly, indirectly, and cumulatively related to an emergency response or evacuation plan.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9g. Response: (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside’s EOP, 2002, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM’s Strategic Plan and Phase I Environmental Site Assessment, KUO Property, Parcels Numbers 243-230-015 and -016, Riverside, California, June 30, 2006).</p>				
<p>Less Than Significant with Mitigation. The improvement of the site as part of the Project will reduce the fire hazard that would exist on the vacant site, and it would also reduce the risk of any fire spreading to adjacent neighborhoods. Any existing fire hazard that exists within the riparian area itself is part of the existing condition. The addition of the homes to the site would not exacerbate the existing fire hazard. Moreover, the addition of retaining walls as part of the Project will improve the baseline condition with respect to fire hazards within the riparian area. Specifically, the retaining walls will be located at the base of the slope of the property and elevate the pads above the flame length at the face of the wall. Thus, the homes to be constructed as part of the project would be substantially above the existing elevation at the riparian area.</p>				
<p>Nevertheless, portions of the proposed project are located within a Very High Fire Severity Zone (VHFSZ). As a result, special consideration is required with respect to defensible space and clearing of vegetation adjacent to new structures. Additionally, structures proposed within hazard zones will be required to be constructed using approved fire-retardant materials per the California Fire Code. At a meeting with RCA, the California Department of Fish and Wildlife requested a Fuel Modification Plan because portions of the tract are located in a Very High Fire Hazard Zone. The Fuel Modification Plan will outline requirements for thinning and maintenance of native, fire-resistant planting adjacent to the conservation area, but not within it. This will in turn reduce potential vector control issues caused by standing water. Pursuant to MM-HAZ-1, the Fuel Modification Plan will be prepared and approved by the Riverside County Fire Department Fire Protection Planning Section before final occupancy of the Project. The Project’s future Homeowner’s Association will be required to implement the Fuel Modification Plan’s conditions on a continual basis.</p>				
<p>With the Fuel Modification plan and strict adherence to the California Government Code, the Building Code, and local regulations, the project will have a less than significant impact with mitigation directly, indirectly, and cumulatively on exposing people or structures to a significant risk of loss, injury, or death involving wildland fires.</p>				
<p>MM-HAZ-01: A Fuel Modification Plan for TR 37177 shall be prepared and submitted for review to the City of Riverside Fire Department Fire Protection Planning Section (Fire Department) prior to final occupancy. The Fuel Modification Plan shall show the area and location of fuel modification necessary to reduce risk to structures from combustible mitigation and shall adhere to the Fire Department’s guidelines, standards, and policies governing Fuel Modification Plans. After the Fire Department approves the Fuel Modification Plan, the Homeowner’s Association of the Project shall be responsible for implementing the Fuel Modification Plan.</p>				
<p>10. HYDROLOGY AND WATER QUALITY. Would the project:</p>				
a. Violate any water quality standards or waste discharge requirements or otherwise degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10a. Response: (Source: GP 2025 FPEIR Table 5.8-A; Project Specific Water Quality Management Plan prepared by Adkan Engineers on August 26, 2016, revised April 18, 2019; Preliminary</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Hydrology/Hydraulic Study for Tentative Tract No. 37177 PW 16-0736 prepared by Adkan Engineers on May 18, 2018)

Less Than Significant Impact. The proposed project consists of 46 single-family residential homes on 34.6 +/- acres. The proposed project will include improvement of proposed local interior streets and storm drain improvements. The street water runoff will drain into a number of different infiltration trenches and bio-retention facilities. The majority of the low flows from the site will drain into a bio-retention basin located at the North East end of the tract, and any high flows will drain into the adjacent existing drainage course. The remaining on lot low flows will filter through different infiltration trenches, and high flows will exit the infiltration trenches via the high flow pipe at each trench and be routed to either the adjacent existing drainage course or to the storm drain on Highridge Street. The project incorporates site design, source control, and treatment control BMPs. Treatment control BMPs include an infiltration trench, bioretention areas, and self-retaining/landscaped areas. See the below table for more details regarding source control BMPs. A majority of the flows from the project site will be captured in on-street gutters and conveyed to retention basins for infiltration. In addition, the Project Applicant is proposing site design techniques and BMPs including minimizing urban runoff, minimizing the impervious footprint, and removing directly connected impervious areas. These design techniques include maximizing permeable area, constructing to the minimum width, and minimizing hardscape whenever possible.

Permanent and Operational Source Control Measures

Potential Sources of Runoff Pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
Landscape/outdoor pesticide use	Use saturated soil-tolerant plants in self-retaining areas. Use pest-resistant plants adjacent to hardscape.	Maintain landscaping using minimum or no pesticides.
Roofing, gutters, and trim	Avoid roofing, gutters, and trim made of copper or other unprotected metals.	
Condensate drain lines	Drain to landscaped areas. Do not drain to storm drain system.	
On-site storm drain inlets	Mark all inlets with words "Only Rain Down the Storm Drain" or similar.	Maintain inlet markings, provide stormwater pollution prevention info to owners.
Future indoor and structural pest control	Note building design features that discourage entry of pests	Provide integrated pest management info to owners.

Source: Project-Specific Preliminary Water Quality Management Plan for TR 37177

Construction Impacts: The proposed project is required to obtain a NPDES Municipal Stormwater Permit for construction activities, which involves preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP). As stated in the Permit, during and after construction, best management practices (BMPs) will be implemented to reduce/eliminate adverse water quality impacts resulting from development. Furthermore, the City has ensured that the development does not cause adverse water quality impacts, pursuant to its Municipal Separate Storm System (MS4) permit through the project's WQMP. Mandatory compliance with SWPPP would ensure that the proposed project does not violate any water quality standards or waste discharge requirements during construction activities.

Operations Impacts: To meet NPDES requirements, the Project's proposed storm drain system is designed to route first flush runoff to the proposed water quality basin. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation.</p> <p>Therefore, the proposed project would have a less than significant impact directly, indirectly, and cumulatively related to violating water quality standards and degrading water quality. No mitigation is required.</p>				
<p>b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10b. Response: (Source: Project Specific Water Quality Management Plan prepared by Adkan Engineers on December 16, 2016 and revised January 5, 2018; and, Preliminary Hydrology/Hydraulic Study for Tentative Tract No. 37177 PW 16-0736 prepared by Adkan Engineers on May 18, 2018)</p> <p>Less Than Significant Impact. The proposed project is located in the Upper Santa Ana Valley - Riverside - Arlington groundwater basin, basin number B-002.03 per the California Department of Water Resources GIS program. The project consists of 46 single-family residences and is required to connect to the City's sewer and water system and comply with all NPDES and WQMP requirements, which will ensure the proposed project will not substantially deplete groundwater supplies. The 34.6 acre project will increase impervious surfaces to 351,764 square feet. However, it will also include bio-retention trenches to allow groundwater to recharge following storm events. There will be a less than significant impact to groundwater supplies and recharge either directly, indirectly, or cumulatively. No mitigation is required.</p>				
<p>c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would:</p> <p>i. Result in substantial erosion or siltation on- or off-site?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10c.i. Response: (Source: Project Specific Water Quality Management Plan prepared by Adkan Engineers on December 16, 2016 and revised January 5, 2018; TR 330258 Rough Grading Plan prepared by Adkan Engineers, dated February 16, 2016, Preliminary Hydrology/Hydraulic Study for Tentative Tract No. 37177 PW 16-0736 prepared by Adkan Engineers on May 18, 2018)</p> <p>Less Than Significant Impact. The project is subject to NPDES requirements; areas of one acre or more of disturbance are subject to preparing and implementing a SWPPP for the prevention of runoff during construction. Erosion, siltation, and other possible pollutants associated with long-term implementation of projects are addressed as part of the WQMP and grading permit process. Construction-related BMPs include scheduling, preservation of existing vegetation, fiber rolls, street sweeping, sandbag barriers, storm drain inlet protection, stabilized construction entrances/exits, and dust control. Further, the drainage patterns on the site mimic the pre-development hydrograph with the post-development hydrograph, for a 2-year return frequency storm. Generally, the hydrologic conditions of concern are not significant if the post-development hydrograph is no</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>more than 10% greater than pre-development hydrograph. Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively to existing drainage patterns. No mitigation is required.</p>				
<p>c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would:</p> <p>ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10c.ii. Response: <i>Response: (Source: Project Specific Water Quality Management Plan prepared by Adkan Engineers on December 16, 2016 and revised January 5, 2018; and, Preliminary Hydrology/Hydraulic Study for Tentative Tract No. 37177 PW 16-0736 prepared by Adkan Engineers on May 18, 2018)</i></p> <p>Less Than Significant Impact. The proposed project hydrology study concluded that the design of the proposed project and the surrounding area has sufficient capacity to handle the related surface runoff. All runoff for the project site would be collected by storm drains and streets, which are designed to accommodate the 10-year storm flow from curb to curb, while 100-year storms are accommodated within street rights-of-way. The runoff from the project site in a developed condition has been studied and required to be attenuated on-site, so although the drainage pattern would be altered, the off-site discharge would be the same or similar to the undeveloped condition. The drainage patterns on the site mimic the pre-development hydrograph with the post-development hydrograph for a 2-year return frequency storm. Generally, the hydrologic conditions of concern are not significant if the post-development hydrograph is no more than 10% greater than pre-development hydrograph. Therefore, there will be less than significant impact directly, indirectly, or cumulatively in the rate or amount of surface runoff that it will not result in flooding on- or off-site. No mitigation is required.</p>				
<p>c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would:</p> <p>iii. Exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10c. iii. Response: <i>(Source: Project Specific Water Quality Management Plan prepared by Adkan Engineers on December 16, 2016 and revised January 5, 2018; and, Preliminary Hydrology/Hydraulic Study for Tentative Tract No. 37177 prepared by Adkan Engineers on May 18, 2018)</i></p> <p>Less Than Significant Impact. The proposed project would include the installation of a storm water drainage system, specifically as described within the project description portion of this proposed project. The storm water drainage system would be installed concurrently with the construction of the proposed project and would be adequately sized to accommodate the drainage created by the proposed project. The proposed project would be expected to generate the following pollutants: sediment/turbidity, nutrients, trash and debris, oxygen demanding substances, bacteria and viruses, oil & grease, and pesticides. These expected pollutants would be treated through the incorporation of the site design features, source control, and treatment control measures specified in the project-specific WQMP. The drainage patterns on the site mimic the pre-development hydrograph with the post-development hydrograph for a 2-year return frequency storm. The proposed project would not create or contribute runoff water exceeding capacity of existing or planned stormwater drainage</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>systems or provide substantial additional sources of polluted runoff. Therefore, the proposed project would have a less than significant impact directly, indirectly, or cumulatively related to the creation or contribution of runoff water that would exceed capacity or existing or planned stormwater drainage systems or add substantial source of polluted runoff. No mitigation is required.</p>				
<p>c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would: iv. impede or redirect flood flows?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10c. iv. Response: (Source: Project Specific Water Quality Management Plan prepared by Adkan Engineers on December 16, 2016 and revised January 5, 2018; and, Preliminary Hydrology/Hydraulic Study for Tentative Tract No. 37177 PW 16-0736 prepared by Adkan Engineers on May 18, 2018)</p> <p>Less Than Significant Impact. The proposed project would include the installation of storm water drainage system, specifically as described within the project description portion of this proposed project. The storm water drainage system would be installed concurrently with the construction of the proposed project and would be adequately sized to accommodate the drainage created by the proposed project. Therefore, the proposed project would have a less than significant impact directly, indirectly, or cumulatively related to the impediment or redirection of flood flows. No mitigation is required.</p>				
<p>d. In a flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10d. Response: (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality; Project Specific Water Quality Management Plan prepared by Adkan Engineers on December 16, 2016 and revised January 5, 2018; and, Preliminary Hydrology/Hydraulic Study for Tentative Tract No. 37177 PW 16-0736 prepared by Adkan Engineers on May 18, 2018))</p> <p>Less Than Significant Impact.</p> <p><u>Flood Hazards:</u> The site is located in Zone X (unshaded) per FEMA’s map 06065C0740G effective 8/25/2008, which means it has been determined to be outside the 500-year flood and protected by levee from 100-year flood. Therefore, the project site is not subject to any flood hazards.</p> <p><u>Tsunamis:</u> Tsunamis are large waves that occur in coastal areas. The City is not located in a coastal area.</p> <p><u>Seiche Zones:</u> Seiches are waves that oscillate in lakes, bays, or gulfs from a few minutes to a few hours as a result of seismic or atmospheric disturbances. The project site and its surroundings have generally flat topography and are within a more urbanized area. The project site is not within proximity to Lake Mathews, Lake Evans, the Santa Ana River, Lake Hills, Norco Hills, Box Springs Mountain Area or any of the nine (9) arroyos which transverse the City and its Sphere of Influence.</p> <p>Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively related to flood hazards, tsunamis, and seiche zones related to the risk release of pollutants due to project inundation. No mitigation is required.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10e. Response: (Source: Preliminary Grading Plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan)</p> <p>Less Than Significant Impact. The proposed project incorporates site design, source control, and treatment control BMPs. A majority of the flows from the project site would be captured in the on-street gutters and conveyed to bio-retention basins for infiltration. In addition, the proposed project would include site design techniques and BMPs including minimizing urban runoff, minimizing the impervious footprint, and removing directly connected impervious areas. These techniques include maximizing permeable area, constructing to the minimum width, and minimizing hardscape whenever possible. Roughly 13.5 acres of the project site is located on the Upper Santa Ana Valley – Riverside – Arlington groundwater basin. However, a Sustainable Groundwater Management Plan has not yet been prepared for this basin. Therefore, the site does not conflict with a Sustainable Groundwater Management Plan. The proposed project will have a less than significant impact directly, indirectly, and cumulatively related to a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No mitigation is required.</p>				
11. LAND USE AND PLANNING:				
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>11a. Response: (Source: General Plan 2025 Figure LU-10 – Land Use Policy Map; General Plan 2025 Land Use and Urban Design Element; Zoning Map of the City of Riverside; Project site plan; Tentative Map of Tract No. 37177; and City of Riverside GIS/CADME map layers).</p> <p>Less Than Significant Impact. The project site is an area depicted on the City General Plan 2025 for Very Low Density Residential (VLDR) development. Residential communities are proposed to the immediate north, south, and east of the project site, and residential communities exist to the west and north of the project site. The project site is zoned R-1-½ Acre - Single-Family Residential. The R-1-½ Acre zone is established for large lot single-family residences where the keeping of livestock and other farm animals and agricultural uses are not permitted. The proposed project will meet the zoning standards for R-1-½ Acre Zone. The proposed project has been designed to be compatible with the pattern of development of the surrounding area, providing adequate access, circulation, and connectivity consistent with the General Plan 2025, and is in compliance with the requirements of the Zoning and Subdivision Codes. The proposed development will not divide an established community, but rather add to one. Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively that would physically divide an established community. No mitigation is required.</p>				
b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>11b. Response: (Source: General Plan 2025; General Plan 2025 Figure LU-10 – Land Use Policy Map; Table LU-5 – Zoning/General Plan Consistency Matrix; Figure LU-7 – Redevelopment Areas; Title 7 – Noise Code; Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines; Title 17 – Grading Code; Title 18 – Subdivision Code; Title 19 – Zoning Code; and, Title 20 – Cultural Resources Code).</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Less Than Significant Impact. The project is zoned for residential development which is consistent with the residential land use designation as depicted in the General Plan. The proposed development is compatible with future residential development to the north and east, and the existing residences to the west, south and north of the project site. The proposed project would not cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation. The project will require a grading exception for the allowance of a retaining wall in excess of six feet, but the retaining wall will not result in any significant environmental impacts; notably, the retaining wall would be in an area that is not visible from a public right of way. The grading exception would facilitate development of a bioretention basin for the proposed project, and would not adversely impact the environment.</p> <p>Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the proposed project adopted for the purpose of avoiding or mitigating an environmental effect.</p>				
<p>12. MINERAL RESOURCES. Would the project:</p>				
<p>a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12a. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources; Preliminary Geotechnical Investigation Tentative Tract No. 33028 Kunny Ranch, City of Riverside, California, Leighton and Associates, Inc. April 8, 2005; TR 37177 WQMP Infiltration Feasibility Report by Aragon Geotechnical, Inc dated July 31, 2018; TR 37177 Limited Excavatability Evaluation by Aragon Geotechnical, Inc dated November 10, 2015)</p> <p>Less Than Significant Impact. A geological appraisal has been conducted and has determined that there is no active mining under a valid permit occurring on site, the project is not adjacent to areas supporting feldspar, silica, limestone, and/or rock products, and that the project does not meet necessary criteria for marketability and threshold values to support mineral resources as specified by the Department of Conservation. Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively that would result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. No mitigation is required.</p>				
<p>b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12b. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>Less Than Significant Impact. The City General Plan 2025 FPEIR determined that there are no specific areas with the City of Sphere Area which have locally-important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. The proposed project is consistent with the General Plan 2025. Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively that would result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No mitigation is required.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. NOISE. Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>13a. Response: <i>(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code, and City of Riverside – Tentative Tract Map No. 37177 Noise Analysis Memorandum prepared by Vista Environmental, Inc. on November 7, 2016, Appendix F: Noise Study TTM 33028 and 33029 (Kunny Ranch Property) by Michael Brandman Associates.)</i></p> <p>Less Than Significant Impact. The proposed project would have a less than significant impact as to noise as to both construction and operation of the proposed project.</p> <p><u>Construction</u></p> <p>Construction of the project would not generate a substantial temporary or permanent increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance. Moreover, pursuant to City of Riverside Municipal Code section 7.35.020, noise sources associated with construction, repair, remodeling, or grading of any real property is exempt from the City’s noise standards, provided said activities do not take place between the hours of 7:00 p.m. and 7:00 a.m. on weekdays, between the hours of 5:00 p.m. and 8:00 a.m. on Saturdays, or at any time on Sunday or a federal holiday. In compliance with the Municipal Code, construction associated with the proposed project will not take place between the hours of 7:00 p.m. and 7:00 a.m. on weekdays, between the hours of 5:00 p.m. and 8:00 a.m. on Saturdays, or at any time on Sunday or a federal holiday. Accordingly, the Project’s construction-related noise impacts would be less than significant.</p> <p><u>Operation</u></p> <p>Because the proposed project is a residential development, operation of the Project will not generate a substantial temporary or permanent increase in ambient noise levels. The primary source of noise stemming from operation of the proposed project would be due to the proposed project’s addition of vehicles to access roadways. This noise impact would be less than significant as an increase in ambient noise by 3dBA CNEL is barely discernable to the human ear in an exterior environment, and the operational noise generated by the proposed project would be less than 3 dBA. Indeed, a noise analysis established that even if the project sought to develop more than three times as many units, the operational noise generated by the proposed project would still be less than 3 dBA.</p> <p>Accordingly, the proposed project would have a less than significant impact relating to noise.</p>				
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>13b. Response: <i>(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise,</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report, and City of Riverside – Tentative Tract Map No. 37177 Noise Analysis Memorandum prepared by Vista Environmental, Inc. on November 7, 2016.)</p>				
<p>Less Than Significant Impact. The proposed project would involve the construction of single-family detached residences on a vacant site. Caltrans notes that vibration may present a potential impact in the case of such operations as blasting, pile driving, and heavy demolition; none of these activities, however, would be required during project construction. At the completion of construction, no excessive ground borne vibrations or noise would be created by the operation of the proposed project and no significant vibration impacts would result from project development. No mitigation measures are necessary. Therefore, impacts will be less than significant directly, indirectly, and cumulatively related to on-going operation of the proposed project would not include the operation of any known vibration sources. No mitigation is required.</p>				
<p>c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>13c. Response: (Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contour, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP, March Air Reserve Base/March inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005), and City of Riverside – Tentative Tract Map No. 37177 Noise Analysis Memorandum prepared by Vista Environmental, Inc. on November 7, 2016.)</p>				
<p>Less Than Significant Impact. March Air Reserve Base is located roughly 6 miles southeast of the project site. The runways for March Air Reserve Base are oriented in northwest to southeast orientation and run perpendicular to the project site, and no aircraft would fly over the project site during typical take-off and landing patterns, but is located on the periphery of flight corridors. Per the <i>March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan</i> (adopted November 2014), the project site is located with Compatibility Zone D. Zone D is referred to as a flight corridor buffer and has no restrictions on residential development. The project site is located outside of the 65 dBA CNEL noise contours of March Air Reserve Base and site observations during the noise measurements did not observe any aircraft flights over the project site. The proposed project would not expose people to excessive noise levels from aircraft.</p>				
<p>The project site is located approximately 5 miles southeast of the Riverside Municipal Airport. The project is located to the south/southeast of the established flight path and is beyond the airport's 60-dBA CNEL noise contour. Implementation of the proposed project would not expose the new residents to excessive aircraft noise levels, and no mitigation measures are necessary. Therefore, the proposed project would have a less than significant impact directly, indirectly, or cumulatively related to aircraft noise. No mitigation is required.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. POPULATION AND HOUSING. Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14a. Response: (Source: <i>General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG’s RCP and RTP</i>)</p> <p>Less Than Significant Impact. The proposed project would not induce any substantial unplanned population growth, either directly or indirectly. While the proposed project involves new homes that may directly induce population growth and infrastructure that could indirectly induce population growth, the proposed project would not induce any <i>unplanned</i> population growth in the area. The project site is an area designated for Residential in the City General Plan 2025 and zoned for residential development as shown on the City Zoning Map. Development of residential communities are proposed to the immediate north, south, and east, and residential communities exist to the west and north of the project site. The proposed project will be surrounded by future development and additional infrastructure is consistent with the General Plan 2025 Program.</p> <p>The General Plan 2025 Final PEIR determined that Citywide, future development anticipated under the General Plan 2025 Typical scenario would not have significant population growth impacts. Because the proposed project is consistent with the General Plan 2025 Typical growth scenario and population growth impacts were previously evaluated in the GP 2025 FPEIR, the proposed project does not result in new impacts beyond those previously evaluated in the GP 2025 FPEIR.</p> <p>Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively that would induce substantial population growth in the area, either directly or indirectly. No mitigation is required.</p>				
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>14b. Response: (Source: <i>CADME Land Use 2003 Layer and project site visit Vista Community Planners, Inc. April 2018</i>).</p> <p>No Impact. The proposed project will not displace existing housing, and it will not necessitate the construction of replacement housing elsewhere. The project site is vacant land that has no existing housing that will be removed or affected by the proposed project; therefore, the proposed project will have no impact directly, indirectly, or cumulatively that would displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No mitigation is required.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>15. PUBLIC SERVICES.</p> <p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
<p>a. Fire protection?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15a. Response: (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)</p> <p>Less Than Significant Impact. The proposed project includes the development of the project site with 46 single-family residential homes on approximately 34.6 acres, portions of which are located within a Very High Fire Severity Zone. An increase of residences may require additional fire services, but will not require the need for new fire facilities. Proposed development will not impact fire service with regards to acceptable service ratios, response times, or other performance objectives. Adequate fire facilities and services are provided by Station 10 located at 2590 Jefferson Street, Riverside, CA 92504, which has a distance of approximately 2.2 miles from the proposed project site. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards and through existing Fire Department practices, adequate fire protection will be provided.</p> <p>The proposed project would thus not result in substantial adverse physical impacts associated with the provision of new or physically altered fire stations or other governmental facilities relating to fire protection, and impacts would be less than significant.</p>				
<p>b. Police protection?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15b. Response: (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)</p> <p>Less Than Significant Impact. The proposed project includes the development of the project site with 46 single-family residential homes on approximately 34.6 acres. Adequate police facilities and services are provided by Station 10 located at 8181 Lincoln Avenue, Riverside, CA 92504, which is a distance of approximately 3.0 miles from the proposed project site. The development of the additional 46 single-family homes will thus not warrant the construction of new police facilities and will not impact police services with regards to acceptable service ratios, response times, or other performance objectives. With implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, the proposed project will have a less than significant impact directly, indirectly, or cumulatively related to police protection. No mitigation is required.</p>				
<p>c. Schools?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15c. Response: (Source: FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Table 5.13-G – Student Generation for RUSD and AUSD By Education Level, and Figure 5.13-4 – Other School District Boundaries edit as necessary)</p> <p>Less Than Significant Impact. The proposed project includes the development of the project site with 46 single-family residential homes on approximately 34.6 acres. An increase in local school population of up to 33¹</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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students could result from development of the proposed project. This increase in student population will not create a need for construction of new school facilities and will not impact existing schools with regards to acceptable service ratios or other performance objectives. The proposed project is located in the Riverside Unified School District and would be served by Victoria Elementary School located at 2910 Arlington Avenue, Riverside, CA 92506; Gage Middle School located at 6400 Lincoln Avenue, Riverside CA 92506; and Poly High School located at 5450 Victoria Avenue, Riverside, CA 92506. Adequate school facilities and services are provided by Riverside Unified School District to serve this proposed project. In addition, implementation of General Plan 2025 policies, compliance with existing codes and standards, and payment of Riverside Unified School District impact fees will offset the impact of new development. Therefore, the proposed project will have **less than significant impact** directly, indirectly, or cumulatively related to schools. No mitigation is required.

¹Student Population Increase Calculation

Age Group	Homes x Student Generation Rate = Students		
Elementary	46	0.38	17.48
Middle School	46	0.11	5.06
High School	46	0.21	9.66
Total			33

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15d. Response: (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative)</p> <p>Less Than Significant Impact. The closest City-wide/Special Use park is Arlington Heights Sports Complex at Van Buren and Cleveland (approximately 4 miles to the west). This 34.50-acre park has lighted baseball fields, soccer fields, restrooms, snack bar, basketball courts, on-site parking, children’s playground, and group picnic area. Additionally, the non-city owned California Citrus State Historic Park is near the proposed project at 9400 Dufferin Ave (approximately 3 miles to the west). The closest city-owned park will be the future Golden Star park at Bradley and Washington (approximately 1 mile west). This 19.32-acre site is presently undeveloped, but is listed in the City Parks inventory as a future park site.</p> <p>As the population grows, the need for parks and other recreational facilities rises due to the additional strain on upkeep and maintenance that is required from the City. The proposed project includes construction of a trail along Bradley Street. The City requires all development projects to pay Park Development Impact Fees before issuing building permits to ensure that adequate park facilities are available for all residents. The funds needed to accommodate additional maintenance and upkeep of parks and other recreational services is fulfilled through the payment of these fees.</p> <p>Therefore, there will be a less than significant impact directly, indirectly, or cumulatively created by the construction of new or expansion of existing park facilities caused by the increase in the demand for park facilities or services. No mitigation is required.</p>				
b. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15d. Response: (Source: General Plan 2025 Figure LU-8 – Community Facilities, FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers, Table 5.13-H – Riverside Public Library Service Standards)</p> <p>Less Than Significant Impact. Adequate public facilities and services, including libraries and community centers, are provided in the Alessandro Heights neighborhood to serve this proposed project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park and Recreation and Community Services and Library practices, there will be a less than significant impact directly, indirectly, or cumulatively related to other public facilities. No mitigation is required.</p>				
<p>16. RECREATION.</p>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16a. Response: (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</p>				
<p>Less Than Significant Impact. The General Plan analyzed the Low Density land use designation for this project. The proposed project is consistent with the General Plan 2025 and will provide a 15 foot wide multipurpose recreational trail easement along Bradley Street.</p> <p>The City's adopted standard for developed park acreage of 3 acres per 1,000 residents will not be adversely affected by the increase of approximately 152 residents (i.e., 3.3 persons per unit). The project site is not located in an area of the City identified to have a parkland shortage.</p> <p>The need for park and other recreational facilities rises due to the additional strain on upkeep and maintenance that is required from the City as the population grows. The proposed project does not include on-site recreational facilities. The City requires all development projects to pay Park Development Impact Fees before issuing building permits to ensure that adequate park facilities are available for all residents. The funds needed to accommodate additional maintenance and upkeep of parks and other recreational services is fulfilled through the payment of these fees.</p> <p>Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively related to existing recreational facilities. No mitigation is required.</p>				
<p>b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16b. Response: (Source: This is project specific edit as necessary)</p> <p>Less Than Significant Impact. The proposed project includes the construction of recreational facilities in the form of a 15 foot wide multipurpose trail along Bradley Street. This is consistent with the City's Parks Master Plan. The City's adopted standard for developed park acreage of 3 acres per 1,000 residents will not be adversely affected by the increase of approximately 152 residents (i.e., 3.3 persons per unit). The project site is not located in an area of the City identified to have a parkland shortage. The City requires all development projects to pay Park Development Impact Fees before issuing building permits to ensure that adequate park facilities are available for all residents. The funds needed to accommodate additional maintenance and upkeep of parks and other recreational services is fulfilled through the payment of these fees. Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively related to future recreational facilities. No mitigation is required.</p>				
<p>17. TRANSPORTATION. Would the project result in:</p>				
<p>a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17a. Response: (Source: General Plan 2025:Figure CCM-4 – Master Plan of Roadways; FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025); Table 5.15-D – Existing and Future Trip Generation Estimates; Table 5.15-H – Existing and Typical Density Scenario Intersection</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Levels of Service; Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations; Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025; Table 5.15.-K – Freeway Analysis Proposed General Plan; and, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix; SCAG’s RTP; Kunny Ranch Project Traffic Impact Analysis, prepared by Kunzman Associates, March 25, 2005; and, Tract 37177 Traffic Study Traffic Study Exemption Evaluations Letter prepared by Urban Crossroad, September 15, 2016).</i></p> <p>Less than Significant Impact. The significance of potential impacts with existing plans were evaluated in a Traffic Impact Analysis (TIA) prepared in 2005 and reexamined in 2016.</p> <p>The TIAs found that the project site is currently undeveloped and does not generate significant traffic. Existing roadways adjacent to the proposed project include Washington Street, Overlook Parkway, and Bradley Street. The study area intersections currently (2005) operate at Level of Service C or better during the peak hours for existing traffic conditions.</p> <p>The proposed project that was evaluated in the 2005 TIA consisted of 149 single-family detached residential dwelling units. The 2005 TIA found that the proposed development would generate approximately 1,426 daily vehicle trips, 112 of which will occur during the morning peak hour and 150 of which will occur during the evening peak hour. The 2005 TIA recommended five (5) mitigation measures to mitigate the impact on traffic circulation.</p> <p>However, the current proposed project evaluated in the 2016 TIA included only 48 single-family residential homes. The 2016 TIA found that the proposed project would generate less traffic than the previously approved project. The existing and planned roadway system characteristics were essentially unchanged. The 2016 TIA found that the existing (2016) traffic volumes have generally decreased compared to the 2005 existing traffic volumes included in the 2005 TIA. The 2016 TIA found that the proposed project would contribute less than 50 peak hour trips to any potential study area intersection. The 2016 TIA also found that the existing (2016) traffic volumes are lower than the previously published long range (2030) traffic volumes. This was true both in aggregate and for every individual turning movement evaluated.</p> <p>Because the maximum project peak hour traffic contribution at each of the study area intersections is less than 50 peak hour trips, the project contribution is below the traffic study guideline and is considered less than significant.</p>				
<p>b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17b. <i>(Source: General Plan 2025:Figure CCM-4 – Master Plan of Roadways; FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025); Table 5.15-D – Existing and Future Trip Generation Estimates; Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service; Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations; Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025; Table 5.15.-K – Freeway Analysis Proposed General Plan; and, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix; SCAG’s RTP; Kunny Ranch Project Traffic Impact Analysis, prepared by Kunzman Associates, March 25, 2005; and, Tract 37177 Traffic Study Traffic Study Exemption Evaluations Letter prepared by Urban Crossroad, September 15, 2016).</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>No impact. The project site does not include a state highway or principal arterial within the Riverside County's Congestion Management Program (CMP) and the project is consistent with the Transportation Demand Management/Air Quality components of the Program. Therefore, the proposed project will have no impact either directly, indirectly, or cumulatively related to an increase in traffic in relation to the existing traffic load and capacity of the street system.</p>				
<p>c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17c. Response: (Source: <i>General Plan 2025 Figure PS-6A – Airport Safety Zones and Influence Areas and PS-6B – Airport Land Use Compatibility Zones and Influence Areas; RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999); Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005); and, Avigation Easement [(March Air Reserve Base and March Inland Port) (May 13, 2016)].</i></p> <p>No impact. The Project will not result in any change to air traffic patterns. Per the <i>March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan</i> (adopted November 2014), the project site is located within Compatibility Zone D. Zone D is referred to as a flight corridor buffer and has no restrictions on residential development.</p> <p>The proposed project will not change air traffic patterns, increase air traffic levels or change the location of air traffic patterns. It is not located within an airport influence area. As such, this proposed project will have no impact directly, indirectly, or cumulatively on-air traffic patterns.</p>				
<p>d. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17d. Response: (Source: <i>Project Site Plans, Lane Striping and Signing Plans; California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code; Kunny Ranch Project Traffic Impact Analysis, prepared by Kunzman Associates, March 25, 2005; and Tract 37177 Traffic Study Traffic Study Exemption Evaluations Letter prepared by Urban Crossroad on September 15, 2016).</i></p> <p>Less Than Significant Impact. Vehicular traffic to and from the project site would utilize the existing network of regional and local roadways that serve the project site. The proposed project would introduce new roadways but would not introduce a land use that would conflict with existing urban land uses in the surrounding area. Vehicular access to the project site would be provided from Bradley Street, Highridge Street, and an extension of Houser Place.</p> <p>Design of the proposed project, including curb cuts, ingress, egress, and other streetscape changes would be subject to review by City Traffic Engineering Section of the Public Works Department. The proposed project is compatible with adjacent existing uses. The proposed project has been designed so as not to cause any incompatible use or additional or any hazards to the surrounding area or general public.</p> <p>Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively relate to a substantially increase hazards due to a design feature. No mitigation is required.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17e. Response: (Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code; Kunny Ranch Project Traffic Impact Analysis, prepared by Kunzman Associates, March 25, 2005; and Tract 37177 Traffic Study Traffic Study Exemption Evaluations Letter prepared by Urban Crossroad on September 15, 2016).</p> <p>Less Than Significant Impact. During construction, the proposed project must require at least one lane of travel to be open and available at all times. This will eliminate any impact to emergency access. The project will be designed in compliance with Title 18, Section 18.210.030 and the 2016 California Fire Code, as adopted in Section 16.32 of the RMC. Such requirements include building and emergency access; adequate emergency notification; and means of egress for emergency vehicles. Prior to project approval, RFD would formally review all project plans to ensure compliance with applicable fire safety requirements, ensuring that emergency access is adequate. The project would not result in inadequate emergency access on-site because it would be subject to plan review and inspection by the City of Riverside Fire Prevention Bureau prior to construction and occupancy, respectively, to ensure that required fire protection safety features, including emergency access, are implemented. Therefore, the proposed project will have a less than significant impact either directly, indirectly, or cumulatively related to inadequate emergency access.</p>				
f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17f. Response: (Source: FPEIR, General Plan 2025 Land Use and Urban Design, Circulation and Community Mobility and Education Elements, Bicycle Master Plan, School Safety Program – Walk Safe! – Drive Safe!)</p> <p>No Impact. The proposed project would not affect adopted policies supporting alternative transportation and would be subject to compliance with policies, plans, and programs of the City and other applicable agencies regarding alternative modes of transportation. Pedestrians accessing the proposed project would utilize pedestrian facilities (e.g., sidewalks and crosswalks) that are part of the surrounding street system. The proposed project would not remove or relocate any alternative transportation access points. The proposed project does not conflict with adopted plans, policies, or programs supporting alternative transportation.</p> <p>Therefore, the proposed project will have no impact directly, indirectly, or cumulatively relate to related to public transit, bicycle, or pedestrian facilities plans. No mitigation is required.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>18. TRIBAL CULTURAL RESOURCES.</p> <p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>				
<p>a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>18a. Response: (AB52 Consultation; GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity; Appendix D – Cultural Resources Study and Cultural Resources Survey prepared by Brian F. Smith and Associates, Inc., October 12, 2017; Paleontological Evaluation Report and Mitigation Plan for the Kunny Ranch Project, Riverside County by Cogstone Resource Management, Inc., April 2003;and, A Cultural Resources Assessment for TR 37177, prepared by Brian F. Smith and Associates, Inc., March 8, 2018 and revised May 3, 2019).</p> <p>Less Than Significant Impact. The proposed project will not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources because there are no such tribal cultural resources at the project site.</p> <p>A cultural resources records search was conducted for the project area and a one-mile radius around it at the Eastern Information Center (EIC) and the University of California, Riverside (UCR). The records search for the project identified four previously recorded bedrock milling sites (RIV-3580, RIV-3581, RIV-3594, and RIV-3595) and two previously recorded historic refuse deposits (RIV-7754 and RIV-7756) within the project area. None of these sites, however, are listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources, as set forth in greater detail in Sections 5 above and 18b below.</p> <p>Therefore, the proposed project will have less than significant impact directly or indirectly to tribal cultural resources listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources. No mitigation is required.</p>				
<p>b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>18b. Response: (AB52 Consultation; GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity; Appendix D – Cultural Resources Study and Cultural</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Resources Survey prepared by Brian F. Smith and Associates, Inc., October 12, 2017; Paleontological Evaluation Report and Mitigation Plan for the Kunny Ranch Project, Riverside County by Cogstone Resource Management, Inc., April 2003; and, A Cultural Resources Assessment for TR 37177, prepared by Brian F. Smith and Associates, Inc., March 8, 2018 and revised May 3, 2019).</i></p> <p>Less Than Significant Impact. The proposed project will not result in a significant impact to a resource determined by the City to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. This section provides that a resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria: (1) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; (2) is associated with the lives of persons important in our past; (3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (4) has yielded, or may be likely to yield, information important in prehistory or history.</p> <p>As mentioned above in Section 18a, a cultural resources records search was conducted for the project area and a one-mile radius around it at the Eastern Information Center (EIC) and the University of California, Riverside (UCR). The records search for the project identified four previously recorded bedrock milling sites (RIV-3580, RIV-3581, RIV-3594, and RIV-3595) within the project area. The City engaged in consultation with Native American Tribes regarding these potential tribal cultural resources. Specifically, the City commenced tribal notification in accordance with AB 52 on November 15, 2016. Four California Native American tribes (San Manuel Band of Mission Indians, Gabrieleno Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, and Pechanga Temecula Band of Luiseño Indians) responded as part of the AB 52 consultation effort. San Manuel Band of Mission Indians and Gabrieleno Band of Mission Indians had no comments. The Agua Caliente Band of Cahuilla Indians, and Pechanga Temecula Band of Luiseño Indians requested Government to Government consultation. Consultation with Agua Caliente Band of Cahuilla Indians occurred on February 28, 2017 and consultation concluded on June 28, 2018. Consultation with Pechanga Temecula Band of Luiseño Indians occurred on January 18, 2017 and consultation concluded on May 28, 2019.</p> <p>A project site visit was conducted on July 11, 2017, which included representatives from the Pechanga Band of Luiseño Mission Indians, the City of Riverside, the Project Applicant, the project engineer, and Brian F. Smith and Associates, Inc. The goal of the meeting was to provide the representatives from the Pechanga Band and the City an opportunity to review the property and observe the identified prehistoric sites, as well as to provide design input and recommendations with regards to the prehistoric cultural resources identified within the project APE. Representatives from the Pechanga Band were invited to observe the Brian F. Smith and Associates, Inc. archaeological testing fieldwork. Pechanga Native American representative observed the archaeological testing conducted at prehistoric sites RIV-3580 and RIV-3581 on January 16, 2018.</p> <p>From the perspective of tribal representatives from the Pechanga Band of Luiseño Mission Indians, the milling features on the property do present important elements of their past use of the property and the surrounding area. The City has considered the significance of RIV-3580, RIV-3581, RIV-3594, and RIV-3595 to the Pechanga Band of Luiseño Mission Indians, and as discussed below, has revised the project to address the Pechanga Band’s concerns.</p> <p>Nevertheless, the City does not conclude that RIV-3580, RIV-3581, RIV-3594, and RIV-3595 is significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>First, the milling sites are not associated with any specific events that have made a significant contribution to the broad patterns of California’s history and cultural heritage. No archaeological artifacts were identified on the surface of the sites or in any of subsurface excavations; because of the minimally used milling surface and the lack of surface or subsurface cultural materials, it is likely that the milling sites were minimally used prehistoric food processing sites.</p> <p>Second, the milling sites are not associated with the lives of any specific persons important in the City or the State’s past. The milling sites are not associated with the lives of any specific persons at all.</p> <p>Third, the milling sites do not embody the distinctive characteristics of a type, period, region, or method of construction; they do not represent the work of an important creative individual; and they do not possess high artistic values. To the contrary, as noted above, the evidence suggests that the milling sites were minimally used prehistoric food processing sites.</p> <p>Fourth, the milling sites have not yielded, and are not likely to yield, information important in prehistory or history. Again, no archaeological artifacts were identified on the surface of the sites or in any of the subsurface excavations in the vicinity of the sites; accordingly, the level of information already obtained from the sites, including documentation of boundaries, has exhausted its research potential.</p> <p>That said, while the cultural resources do not qualify as Historical Resources under CEQA and site-specific mitigation measures are not required, to address the comments raised by the Pechanga Band of Luiseño Mission Indians during consultation, the applicant plans to preserve and protect the largest concentration of bedrock milling features within the project area found at Site RIV-3581 within an open space parcel identified as Lot B on the project plans. Furthermore, the applicant will also attempt to relocate the remaining bedrock milling features at Site RIV-3581, as well as those from sites RIV-3580, RIV-3594, and RIV-3595 that are within the grading envelope to Lot B, where they will be preserved as well. Moreover, as discussed in Section 5 above, at the request of the Pechanga Band of Luiseño Mission Indians, the applicant has agreed to Mitigation Measures Measure CUL-1 through CUL-6 to address any potential impact to undiscovered, buried unique archaeological resources.</p> <p>Ultimately, because the City has not determined that any cultural resource at the project site is significant pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, impacts would be less than significant.</p>				
<p>19. UTILITIES AND SYSTEM SERVICES.</p>				
<p>Would the project:</p>				
<p>a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9a. Response: <i>(Source: General Plan 2025 Figure LU-10 – Land Use Policy Map; General Plan 2025 Land Use and Urban Design Element; Zoning Map of the City of Riverside; General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR); Table PF-2 – RPU Projected Water Demand; Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR); RPU; FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025; Table 5.16-I - Current and Projected Water Use WMWD; Table 5.16-J - General Plan Projected Water Demand for</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>WMWD Including Water Reliability 2025; Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area & Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD; and, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR; FPEIR Figure 5.16-2 - Drainage Facilities ;General Plan 2025 Figure PF-2 – Sewer Facilities Map; FPEIR Figure 5.16-5 – Sewer Service Areas; Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area.)</i></p>				
<p>Less Than Significant Impact. The proposed project would not result in the relocation or construction of any new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. The proposed project is an infill project and waterlines currently exist in the adjacent roadways. The proposed project will install a new onsite water main line that will loop through the project site conveying water supply to each residence. The proposed project will receive water supply through existing water lines located in Bradley Street and Highgrove Street, which will not result in the construction of new or expanded water facilities.</p>				
<p>A wastewater line is located within Bradley Street. The proposed project will install an onsite wastewater line to serve the residences. Wastewater facilities would be provided by the City sewer system. The proposed project is within the boundaries of the Santa Ana Regional Water Quality Control Board (RWQCB). Wastewater in the surrounding area is transported to the Riverside Regional Water Quality Control Plant.</p>				
<p>The proposed project is consistent with the Typical Growth Scenario of the General Plan 2025 where future water and wastewater generation was determined to be adequate (see Tables 5.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I, 5.16-J and 5.16-K of the General Plan 2025 Final PEIR). Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively that would result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities. No mitigation is required.</p>				
<p>The primary sources of pollutants to storm water from the proposed project are construction and demolition activities and runoff from roofs and paved areas. All new development in the City is required to comply with all provisions of the NPDES program and the City’s Municipal Separate Sewer Permit (MS4), as enforced by the RWQCB. The proposed project would not exceed applicable wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or storm water system within the City. The proposed project would discharge its wastewater to a facility that is legally required to meet wastewater standards and the proposed project is required to adhere to the above regulations related to wastewater treatment. The proposed project would not exceed applicable wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or stormwater system within the City with these existing requirements. Therefore, there will be a less than significant impact directly, indirectly, or cumulatively that would exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.</p>				
<p>The proposed project would result in an increase in impervious surface area, but this would not generate increased storm water flows with potential to impact drainage facilities and require the provision of additional facilities. The City Subdivision Code (Title 18, Section 18.48.020) requires drainage fees to be paid to the City for new construction. Fees are transferred into a drainage facilities fund that is maintained by Riverside County Flood Control and Water Conservation District. This Section also complies with the California Government Code (section 66483), which provides for the payment of fees for construction of drainage facilities. Fees are required to be paid as part of the conditions of approval/waiver for filing of a final map or parcel map.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>General Plan 2025 Policies PF 4.1 and PF 4.3 require the City to continue to routinely monitor its storm drain system and to fund and improve those systems as identified in the City’s Capital Improvement plan. Implementation of these policies will ensure that the City is adequately served by drainage systems. The General Plan 2025 also includes policies and programs that will minimize the environmental effects of the development of such facilities. Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively on existing storm water drainage facilities that would not require the expansion of existing facilities. No mitigation is required.</p>				
<p>b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19b. Response: <i>(Source: General Plan 2025 Figure LU-10 – Land Use Policy Map; General Plan 2025 Land Use and Urban Design Element; Zoning Map of the City of Riverside; FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities; Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025; Table 5.16-H – Current and Projected Domestic Water Supply (acre-ft/year) WMWD Table 5.16-I Current and Projected Water Use WMWD; and, Table 5.16-J – General Plan Projected Water Demand for WMWD Including Water Reliability 2025.)</i></p> <p>Less Than Significant Impact. The proposed project will not exceed expected water supplies. The proposed project is consistent with the General Plan 2025 Typical Growth Scenario where future water supplies were determined to be adequate (see Tables t.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I and 5.16-J of the General Plan 2025 Final PEIR). Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively related to water supplies. No mitigation is required.</p>				
<p>c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19c. Response: <i>(Source: General Plan 2025 Figure LU-10 – Land Use Policy Map; General Plan 2025 Land Use and Urban Design Element; Zoning Map of the City of Riverside; FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD , and Wastewater Integrated Master Plan and Certified EIR.)</i></p> <p>Less Than Significant Impact. The proposed project will not exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. The proposed project is consistent with the General Plan 2025 Typical Growth Scenario where future wastewater generation was determined to be adequate (see Table 5.16-K of the General Plan 2025 Final PEIR). The current Wastewater Treatment Master Plan anticipates and provides for this type of project. Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively related wastewater treatment. No mitigation is required.</p>				
<p>d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>19d. Response: (Source: General Plan 2025 Figure LU-10 – Land Use Policy Map; General Plan 2025 Land Use and Urban Design Element; Zoning Map of the City of Riverside; and, FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area.)</p> <p>Less Than Significant Impact. Solid waste generated during construction and operation of the proposed project will be disposed of at the Badlands Landfill, located at 31125 Ironwood Avenue in Moreno Valley. The proposed project is consistent with the General Plan 2025 Typical Build-out Project level where future landfill capacity was determined to be adequate (see Tables 5.16-A and 5.16-M of the General Plan 2025 Final PEIR). The proposed project, once operational, is estimated to generate a maximum of 480 pounds per day (0.24 tons per day) which is well below the maximum permitted daily tonnage accepted by the Badlands Landfill. Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively related to excess waste. No mitigation is required.</p>				
<p>e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19e. Response: (Source: General Plan 2025 Figure LU-10 – Land Use Policy Map; General Plan 2025 Land Use and Urban Design Element; Zoning Map of the City of Riverside; and California Integrated Waste Management Board 2002 Landfill Facility Compliance Study.)</p> <p>Less Than Significant Impact. The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The City is currently achieving a 60% diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50% of non-hazardous construction and demolition debris for all projects and 100% of excavated soil and land clearing debris for all non-residential projects beginning January 1, 2011. The proposed project must comply with the City’s waste disposal requirements as well as the California Green Building Code and as such would not conflict with any Federal, State, or local regulations related to solid waste. Therefore, the proposed project will have a less than significant impact directly, indirectly, or cumulatively related solid waste statutes. No mitigation is required.</p>				
<p>20. WILDFIRES If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</p>				
<p>a. Substantially impair an adopted emergency response plan or emergency evacuation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20a. Response: (Source: General Plan 2025; Figure PS-7).</p> <p>Less Than Significant Impact. The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. While portions of the proposed project are located within a Very High Fire Severity Zone (VHFSZ) as depicted in the City General Plan on Figure PS-7, Fire Hazard Areas, the proposed project will be developed in accordance with all applicable Federal, State, and City requirements related emergency response planning and emergency evacuation planning.</p> <p>Moreover, the proposed project will be consistent with the requirements for setbacks between structures. In addition, the project site allows for secondary access for emergency vehicles as shown on the Tentative Map of Tract 37177. The proposed project will be reviewed by the City Fire Department and conditions of approval will</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>be applied to help ensure the safety of the residents and structures. These conditions will address the location of fire hydrants, construction materials, length and grade of the driveways, gated entries, and turning radius.</p> <p>Given the relative size and use of the proposed project no impact to emergency response times or overall impacts on City Fire Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees.</p> <p>With the payment of standard fees, and strict adherence to the California Government Code, the Building Code, and local regulations, the proposed project will have a less than significant impact related to an adopted emergency response plan or emergency evacuation plan directly, indirectly, and cumulatively.</p>				
<p>b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>20b. Response: (Source: General Plan 2025; California Energy Commission, Total System Electric Generation (2017), www.energy.ca.gov).</p> <p>Less Than Significant Impact With Mitigation. The proposed project is partially located in a very high fire zone as depicted in the City General Plan on Figure PS-7, Fire Hazard Areas. The project site is not located on a slope or in an area of prevailing winds, and there are no other factors that would exacerbate wildfire risks. The proposed project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Nevertheless, the proposed project will be required to implement Mitigation Measure HAZ-1, which will further ensure that any impact relating to wildfire will be less than significant with mitigation.</p> <p>MM-HAZ-01: A Fuel Modification Plan for TR 37177 shall be prepared and submitted for review to the City of Riverside Fire Department Fire Protection Planning Section (Fire Department) prior to final occupancy. The Fuel Modification Plan shall show the area and location of fuel modification necessary to reduce risk to structures from combustible mitigation and shall adhere to the Fire Department’s guidelines, standards, and policies governing Fuel Modification Plans. After the Fire Department approves the Fuel Modification Plan, the Homeowner’s Association of the Project shall be responsible for implementing the Fuel Modification Plan.</p>				
<p>c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20c. Response: (Source: General Plan 2025; California Energy Commission, Total System Electric Generation (2017), www.energy.ca.gov).</p> <p>Less Than Significant Impact. The proposed project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The proposed project would be located adjacent to existing and planned roadways, and development would proceed in accordance with all applicable City Street Standards. The installation and maintenance of project infrastructure would not exacerbate any known fire risk or result in temporary or ongoing impact related to wildfires.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Therefore, the proposed project will have a less than significant impact relating to this issue. No mitigation is required.				
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20d. Response: (Source: General Plan 2025; California Energy Commission, Total System Electric Generation (2017), www.energy.ca/gov).</p> <p>Less Than Significant Impact. The proposed project would not expose people or structures to significant risks, such as downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.</p> <p>The project site is characterized by diverse topography, ranging from gently rolling to flat and rocky terrain. There are no areas surrounding the project site that would be considered as down-slope areas; accordingly, there is no significant risk of downslope or downstream flooding or landslides associated with the Project. Similarly, as set forth in greater detail in the Hydrology and Water Quality Section of this document, the project would not result in significant risks stemming from drainage changes. Moreover, as set forth in the Geology and Soils Section of this document, the proposed project would not result in significant risk arising from slope stability issues.</p> <p>Therefore, the proposed project will have less than significant impact related to the exposure of people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes quality directly, indirectly, and cumulatively. No mitigation is required.</p>				
21. MANDATORY FINDINGS OF SIGNIFICANCE.				
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 an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>21a. Response: (Source(s): General Plan 2025, prepared by City of Riverside, November 2007; General Plan 2025 Final Program Environmental Impact Report, prepared by City of Riverside, November 2007; Habitat Assessment Including the Results of a Focused Burrowing Owl Survey and MHSCH Consistency Analysis TM 37177, City of Riverside, Riverside County, California, USGS 7.5-minute topographic Riverside East Quadrangle, Township 3 South, Range 5 West, portion of Section 14, prepared by Gonzales Environmental Consulting LLC, September 12, 2018; General Plan 2025 Final Program Environmental Impact Report, Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, prepared by City of Riverside, November 2007; Appendix D – Cultural Resources Study and Cultural Resources Survey, prepared by Brian F. Smith and Associates, Inc., October 12, 2017; Paleontological Evaluation Report and Mitigation Plan for the Kunny Ranch Project,</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Riverside County, prepared by Cogstone Resource Management, Inc., April 2003; and, A Cultural Resources Assessment for TR 37177, prepared by Brian F. Smith and Associates, Inc., March 8, 2018)</i></p>				
<p>Less Than Significant Impact with Mitigation. Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section of this Initial Study and were all found to be less than significant with mitigation. Additionally, potential impacts to cultural, archaeological and paleontological resources related to major periods of California and the City of Riverside’s history or prehistory were discussed in the Cultural Resources and Tribal Cultural Resources Sections of this Initial Study and were found to be less than significant with mitigation.</p>				
<p>b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>21b. Response: (Sources: <i>General Plan 2025</i>, prepared by City of Riverside, November 2007; and <i>General Plan 2025 Final Program Environmental Impact Report</i>, prepared by City of Riverside, November 2007)</p>				
<p>Less Than Significant Impact. The proposed project will not have cumulatively considerable environmental impacts. Notably, the proposed project is consistent with the <i>General Plan 2025</i>, the cumulative impacts of which were previously analyzed in the <i>General Plan 2025 Final Program Environmental Impact Report</i>. Accordingly, cumulative impacts of the proposed project are less than significant.</p>				
<p>c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>21c. Response: (Sources: Please see Sections 1 to 20.)</p>				
<p>Less Than Significant Impact with Mitigation. Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology & water quality, noise, population and housing, public facilities, hazards and hazardous materials, recreation, and transportation traffic sections of this initial study. As set forth in this document, project impacts related to applicable sections can be mitigated to a less than significant level. Based on the analysis and conclusions in this Initial Study, the proposed project, with mitigation, will not cause substantial adverse effects, directly or indirectly to human beings.</p>				
<p>Therefore, potential direct and indirect impacts on human beings that result from the proposed project are less than significant with mitigation.</p>				

Note: Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151, Public Resources Code; Sundstrom v. County of Mendocino, 202 Cal.App.3d 296 (1988); Leonoff v. Monterey Board of Supervisors, 222 Cal.App.3d 1337 (1990).

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Draft Initial Study-Mitigated Negative Declaration (IS-MND), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measures	Action Required	Implementation Timing	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Biological Resources	MM-BIO-1: 1.723 acres of riparian habitat (<i>Salix gooddingii</i> Riparian woodland) will be conserved on site. A conservation easement shall be recorded for the on-site conserved riparian habitat and managed by either Riverside Corona Resource Conservation District, Rivers and Land Conservancy, San Diego Conservancy, or Southwest Resource Management Association.	Verify recordation of conservation easement.	Prior to issuance of grading permits for the project.	City of Riverside - Community & Economic Development Department – Planning Division			
Biological Resources	MM-BIO-2: Provision of a one-time fee for 1.5 acres in-lieu fee program through Riverside-Corona Resource Conservation District, or any other approved in-lieu fee program at the time of rough grading permit issuance will be acquired for mitigation of the impacts at a minimum ratio of 2:1 or greater if required by another agency. Mitigation for the impacts will be at a minimum 3:1 ratio for riverine or whatever is required by California Department of Fish and Wildlife California Regional Water Quality Control Board, and US Army Corps of Engineers. Should sufficient in-lieu fee credits not be available for purchase at the time the project is implemented, or should other agencies not approve in-lieu fee credit purchase, then the Developer must prepare and submit for review and approval a Habitat Mitigation and Monitoring Plan (HMMP) for a site-specific restoration project at a minimum 3:1 mitigation to impact ratio. The plan must meet County of Riverside requirements, as well as requirements of other resource and wildlife agencies. Appropriate guarantees for the restoration project must be in place prior to issuance of a grading permit.	Verify that all in-lieu mitigation fees are paid. Submit and have approved a HMMP for a site-specific restoration project at a minimum 3:1 mitigation ratio. This plan must meet the County of Riverside’s requirements.	Prior to issuance of grading permits for the project.	City of Riverside - Community & Economic Development Department – Planning Division			
Biological Resources	MM-BIO-3: In addition to the measures addressing riparian/riverine resources, which will benefit the least Bell’s vireo, the project will further avoid, minimize, and mitigate effects to the least Bell’s vireo with implementation of the following measures: <ul style="list-style-type: none"> To avoid and minimize effects to the least Bell’s vireo, removal of riparian vegetation prior to construction shall occur between September 1 and February 14 to avoid least Bell’s vireo breeding season, as well as the general breeding season for other nesting birds. If vegetation removal must occur during nesting season, a nest survey 	<ul style="list-style-type: none"> Removal of riparian vegetation shall occur between September 1 and February 14 to avoid impacts to Bell’s Vireo and nesting birds. A qualified Biologist shall conduct a survey and help implement mitigation if construction must remove riparian 	Prior to issuance of grading permits for the project.	City of Riverside - Community & Economic Development Department – Planning Division			

Impact Category	Mitigation Measures	Action Required	Implementation Timing	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	<p>shall be conducted by a qualified biologist within seven days prior to vegetation removal activities to ensure that no active nests are present. If nests are present, no vegetation removal shall occur within 50 feet of the active nest until the young have fledged or the nest is determined to be inactive.</p> <ul style="list-style-type: none"> Should any construction activity occur during the nesting season for least Bell's vireo (February 15 to October 31), seven days prior to the onset of construction activities during the least Bell's vireo nesting season, a qualified biologist shall survey within 500 feet of the project impact area for the presence of any active least Bell's vireo nests. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. If nesting activity is present at any raptor nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 2503.5 of the California Fish and Game Code. To protect any nest site, the following restrictions to construction activities are required until nests are no longer active as determined by a qualified biologist: (1) clearing limits shall be established within a 500-foot buffer around any occupied nest, unless otherwise determined by a qualified biologist, and (2) access and surveying shall be restricted within 300 feet of any occupied nest, unless otherwise determined by a qualified biologist. Any encroachment into the buffer area around the known nest shall only be allowed if the biologist determines that the proposed activity will not disturb the nest occupants. Construction can proceed when the qualified biologist has determined that fledglings have left the nest and the nest is determined to be inactive. 	<p>vegetation during nesting season.</p> <ul style="list-style-type: none"> If construction is to occur during nesting season a qualified biologist will survey, map the nests and require a 500-foot buffer around occupied nests. A qualified Biologist will ensure the projects adherence to the required mitigation measures if occupied nests are located on-site. 					
Biological Resources	MM-BIO-4: Should any construction activity occur during the raptor nesting season (February 1 to June 30), seven days prior to the onset of construction activities during the raptor nesting season, a qualified biologist shall survey within 500 feet of the project impact area for the presence of	Prior to construction a qualified Biologist shall conduct a raptor survey if construction is to occur during the raptor nesting season. A qualified Biologist shall ensure	Prior to issuance of grading permits for the project.	City of Riverside - Community & Economic Development Department – Planning Division			

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	any active raptor nests (common or special status). Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. If nesting activity is present at any raptor nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 2503.5 of the California Fish and Game Code. To protect any nest site, the following restrictions to construction activities are required until nests are no longer active as determined by a qualified biologist: (1) clearing limits shall be established within a 500-foot buffer around any occupied nest, unless otherwise determined by a qualified biologist, and (2) access and surveying shall be restricted within 300 feet of any occupied nest, unless otherwise determined by a qualified biologist. Any encroachment into the buffer area around the known nest shall only be allowed if the biologist determines that the proposed activity will not disturb the nest occupants. Construction can proceed when the qualified biologist has determined that fledglings have left the nest.	the project complies with the required mitigation.					
Biological Resources	MM-BIO-5: A preconstruction burrowing owl survey shall be conducted before issuance of a grading permit to verify the presence or absence of the owl on the project site. Within thirty days of the onset of construction activities, a qualified biologist shall survey within 500 feet of the project site for the presence of any active owl burrows. Any active burrow found during survey efforts shall be mapped on the construction plans. Results of the surveys shall be provided to the City of Riverside. If no active burrows are found, no further mitigation is required. If burrowing owls are found onsite during the 30-day preconstruction survey, the project proponent will notify the Wildlife Agencies, the City of Riverside, and the RCA immediately and will develop a Burrowing Owl Protection and Relocation Plan in conjunction with and approved by the Wildlife Agencies before ground disturbance. If nesting activity is present at an active burrow, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. Nesting activity for burrowing owl in the region normally occurs between March and August. To protect the active burrow, the following restrictions to construction activities shall be required until the burrow is no	A burrowing owl survey shall be conducted before issuance of a grading permit, and a qualified biologist shall survey within 500 feet of the project site for the presence of any active owl burrows within thirty days of the onset of construction activities.	Prior to issuance of grading permits for the project.	City of Riverside - Community & Economic Development Department – Planning Division			

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	longer active as determined by a qualified biologist: (1) clearing limits shall be established within a 500-foot buffer around any active burrow, unless otherwise determined by a qualified biologist, and (2) access and surveying shall be restricted within 300 feet of any active burrow, unless otherwise determined by a qualified biologist. Any encroachment into the buffer area around the active burrow shall only be allowed if the biologist determines that the proposed activity will not disturb the occupants. A Burrowing Owl Protection and Relocation Plan must be approved by USFWS and CDFW before construction can continue if burrowing owls or active burrows are found.						
Biological Resources	MM-BIO-6: If construction is to occur during the MBTA nesting cycle (February 15 to September 15), then seven days prior to the onset of construction activities during the MBTA nesting cycle, a qualified biologist shall survey the project area for any birds protected by the MBTA. The biologist must map active bird nests utilizing a hand-held global positioning system (GPS) and a 300 foot buffer will be flagged around the nest, unless the nest is a raptor nest, in which case a 500 foot buffer will be required. Construction activity shall not be permitted within the buffer areas while the nest remains active (e.g., has eggs or chicks within it).	A qualified Biologist shall survey and map area if construction is to occur during MBTA nesting cycle. The biologist shall give direction to comply with the required mitigation.	Prior to issuance of grading permits for the project.	City of Riverside - Community & Economic Development Department – Planning Division			
Cultural Resources	MM-CUL-1: Prior to grading permit issuance, if there are any changes to Project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City and interested tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the Project site. The City and the Applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the Project site if the site design and/or proposed grades should be revised.	Verify that interested tribes have been notified of project changes, if any. Verify that additional consultation has occurred, if necessary. Verify that avoidance and preservation measures are implemented if site design and/or proposed grades are revised. Verify execution of tribal monitoring agreement, as needed.	Prior to issuance of grading permits for the project.	City of Riverside - Community & Economic Development Department – Planning Division			
Cultural Resources	MM-CUL-2: Archaeological and Paleontological Monitoring: At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing	Verify the retention of a certified Archaeologist and	At least 30 days prior to application for a grading permit and before any grading,	City of Riverside - Community & Economic Development			

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	<p>activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <p>1. The project archaeologist, in consultation with interested tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:</p> <p>a. Project grading and development scheduling;</p> <p>b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;</p> <p>c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;</p> <p>d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and</p> <p>e. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CUL-6.</p>	<p>Paleontologist to monitor all ground-disturbing activities.</p> <p>Obtain Archaeological Monitoring Plan.</p>	excavation and/or ground disturbing activities take place.	Department – Planning Division			
Cultural Resources	MM-CUL-3: Relocation of Resources: All relocation of resources, previously identified for relocation, shall be directed by the project archaeologist and Native American Tribal Monitors from consulting tribes.	Under the supervision of the project archaeologist and Native American Tribal Monitors, all previously identified resources shall be relocated.	Prior to Final Occupancy.	City of Riverside - Community & Economic Development Department – Planning Division			

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Cultural Resources	MM-CUL-4: Relocated Resource Mapping: The relocated bedrock milling features shall be mapped using Trimble GeoXT Global Positioning System (GPS) unit equipped with TerraSync software. These locations shall be recorded on site maps and filed with the updated site forms submitted to the Eastern Information Center (EIC) at the University of Riverside (UCR).	Obtain evidence that relocated milling features are mapped accordingly.	Prior to issuance of Building Permit for the project.	City of Riverside - Community & Economic Development Department – Planning Division			
Cultural Resources	<p>MM-CUL-5: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project, the following procedures will be carried out for treatment and disposition of the discoveries:</p> <p>1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the Project Archaeologist. The removal of any artifacts from the Project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and</p> <p>2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community & Economic Development Department with evidence of same:</p> <p>a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;</p> <p>b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation</p>	<p>Notify Tribes within 24 hours of any inadvertent discovery of cultural resources.</p> <p>Obtain proof that the project applicant has temporarily curated discovered resources. Obtain inventory of all artifacts removed and verification of tribal oversight.</p> <p>Obtain evidence that all cultural resources are relinquished through one or more of the designated methods.</p>	<p>As needed during grading.</p> <p>As needed during grading.</p> <p>Upon completion of grading.</p>	City of Riverside - Community & Economic Development Department – Planning Division			

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	<p>facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation:</p> <p>c. If more than one Native American tribe or band is involved with the Project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center by default; and</p> <p>d. At the completion of grading, excavation and ground disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center and interested tribes.</p>						
Cultural Resources	<p>MM-CUL-6: Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.</p>	Verify completion of Cultural Sensitivity Training and obtain list of attendees.	Prior to grading.	City of Riverside - Community & Economic Development Department – Planning Division			
Hazards & Hazardous Materials	<p>MM-HAZ-01: A Fuel Modification Plan for TR 37177 shall be prepared and submitted for review to the City of Riverside Fire Department Fire Protection Planning Section (Fire Department) prior to final occupancy. The Fuel Modification Plan shall show the area and location of fuel modification necessary to reduce risk to structures from combustible</p>	<p>Fire Department to review a Fuel Modification Plan</p> <p>Planning to obtain evidence that Fuel Modification Plan has been approved.</p>	Prior to Final Occupancy.	City of Riverside - Fire Department and Community & Economic Development Department – Planning Division			

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	mitigation and shall adhere to the Fire Department's guidelines, standards, and policies governing Fuel Modification Plans. After the Fire Department approves the Fuel Modification Plan, the Homeowner's Association of the Project shall be responsible for implementing the Fuel Modification Plan.						