



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

DRAFT NEGATIVE DECLARATION

WARD: 1

- 1. **Case Number:** P18-0922 (GPA)
P18-0923 (RZ)
P19-0089 (DR)
- 2. **Project Title:** 2825-2841 Mulberry Street Single-Family Residential Project
- 3. **Hearing Date:** TBD
- 4. **Lead Agency:** City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
- 5. **Contact Person:** Veronica Hernandez, Associate Planner
Phone Number: (951) 826-3965
- 6. **Project Location:** 2825-2841 Mulberry Street in the City of Riverside (Assessor’s Parcel Numbers 209-222-015, 209-222-026 and 209-022-027) (Figure 1).
- 7. **Project Applicant/Project Sponsor’s Name and Address:**

Housing Authority of the City of Riverside
3900 Main Street, 5th Floor
Riverside, CA 92522
- 8. **General Plan Designation:** MDR – Medium Density Residential
- 9. **Zoning:** R-1-7000 – Single-Family Residential Zone
- 10. **Description of Project:**

Proposal by the City of Riverside Housing Authority to consider the following entitlements to facilitate the development of ten affordable dwelling units: 1) General Plan Amendment to change the General Plan land use designation of the project site from MDR – Medium Density Residential to HDR – High Density Residential; 2) Zoning Code Amendment to change the zone of the project site from R-1-7000 – Single-Family Residential Zone to R-3-2000 – Multiple-Family Residential Zone; and 3) Design Review of project plans. The 0.48 acre vacant site consists of three contiguous vacant parcels, located at 2825-2841 Mulberry Street, situated on the west side of Mulberry Street, between Poplar Street and 1st Street, in the R-1-7000 – Single-Family Residential Zone, in Ward 1.

The proposed dwelling units are small cottage-style homes, which will be rented to persons earning at-or-below 50% of the area median income. These homes will provide access to stable and affordable housing with case management and supportive services based on client’s needs and will also assist clients with graduating into permanent housing. Clients would typically be expected to occupy the units for a period of 2-3 years, though depending on individual circumstances and availability of affordable housing units the timeline may be shorter. The units consist of studio and one-bedroom floorplans equal to approximately 400 square feet with Victorian style elevations. The project is shown in Figure 1. A site plan is shown in Figure 2.

11. Surrounding land uses and setting:

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Vacant	MDR - Medium Density Residential	R-1-7000 – Single Family Residential Zone
North	Single Family Residential	MDR - Medium Density Residential	R-1-7000 – Single Family Residential Zone
East	Light Industrial	B/OP – Business/Office Park	BMP – Business and Manufacturing Park
South	Commercial	MDR - Medium Density Residential	R-1-7000 – Single Family Residential Zone
West	Single Family Residential	MDR - Medium Density Residential	R-1-7000 – Single Family Residential Zone

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

- Department of Housing Urban Development
- South Coast Air Quality Management District (SCAQMD) – Dust Control Plan
- Regional Water Quality Control Board (RWQCB), Santa Ana Region – National Pollutant Discharge Elimination System (NPDES) Construction General Permit

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significant impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Native American consultation was performed by the City of Riverside in April/May 2019. No Native American resources are known to occur on the site and no mitigation measures are required. However, standard conditions are incorporated herein to address the unanticipated discovery of human remains.

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

- a. General Plan 2025
- b. GP 2025 FPEIR
- c. Title 19, Riverside Municipal Code

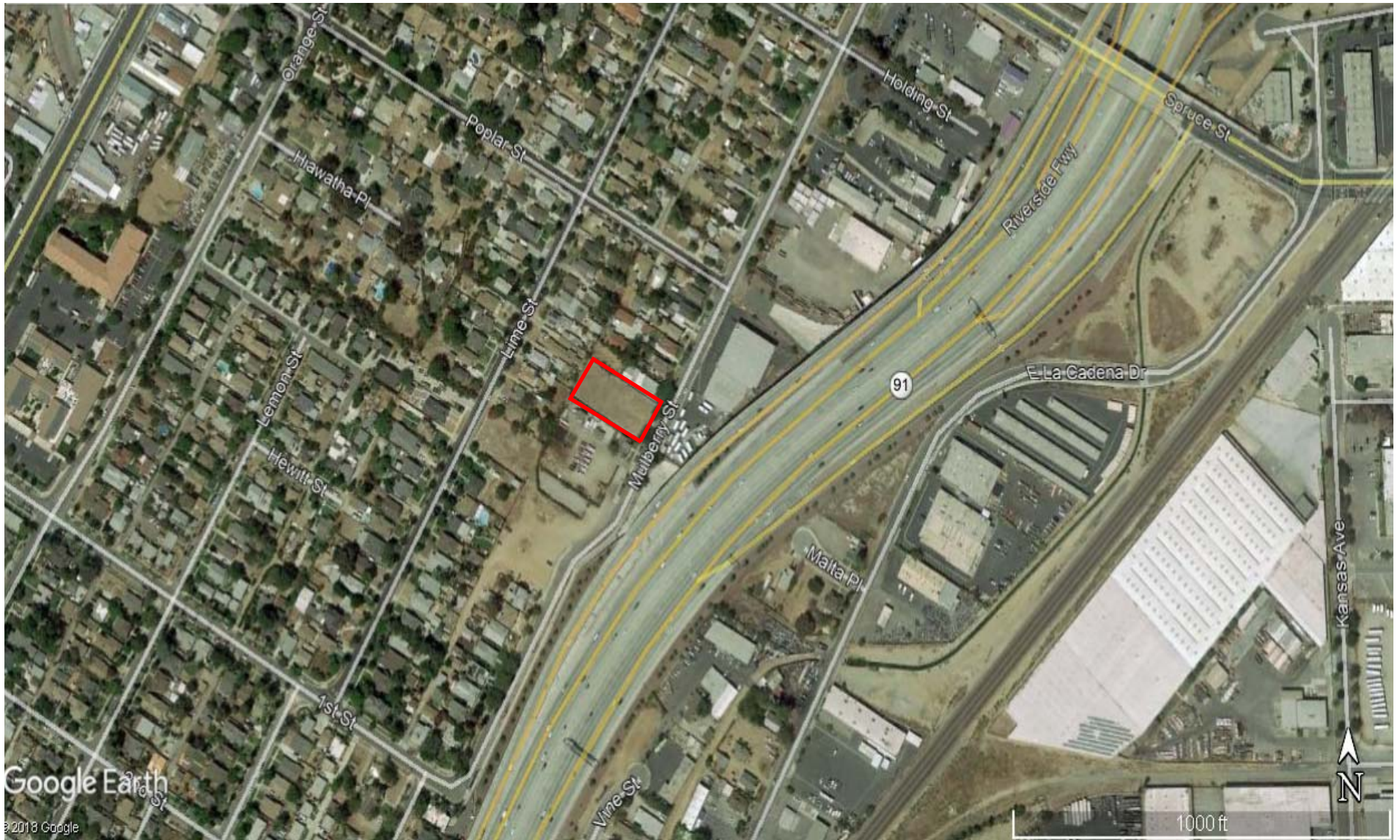


Figure 1—Vicinity Map

 - Project Site

P18-0922 (GPA), P18-0923 (RZ), and P19-0089 (DR), Exhibit 8 - Draft Negative Declaration
2825-2841 Mulberry Street



Figure 2—Site Plan

- d. CalEEMod 2016.3.2 Output Files (Appendix A)
- e. Traffic Memorandum prepared by City of Riverside Engineering Department March 2019 (Appendix B)
- f. Phase I Cultural Resources Assessment (Appendix C)
- g. Geotechnical and Infiltration Evaluation prepared by GeoTek, Inc. (Appendix D)

15. Acronyms

AICUZ -	Air Installation Compatible Use Zone Study
AQMP -	Air Quality Management Plan
AUSD -	Alvord Unified School District
CEQA -	California Environmental Quality Act
CMP -	Congestion Management Plan
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
EOP -	Emergency Operations Plan
FEMA -	Federal Emergency Management Agency
FPEIR -	GP 2025 Final Programmatic Environmental Impact Report
GIS -	Geographic Information System
GhG -	Green House Gas
GP 2025 -	General Plan 2025
IS -	Initial Study
LHMP -	Local Hazard Mitigation Plan
MARB/MIP -	March Air Reserve Base/March Inland Port
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
WQMP -	Water Quality Management 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 type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input 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 Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input 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 Veronica Hernandez, Associate Planner For City of Riverside



ENVIRONMENTAL INITIAL STUDY

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. Except as provided in Public Resources Code Section 21099, 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: (Source: 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, Downtown Specific Plan Chapter 14, California Department of Transportation. Officially Designated State Scenic Highways, website visited January 1, 2019)</p> <p>Less Than Significant Impact. The City of Riverside General Plan 2025 provides planning and policy guidance for development within the City. No specific visual features are noted in the General Plan that pertain to the general project area nor does it include policy guidance referencing the protection or preservation of visual resources in the project area.</p> <p>Implementation of the project would occur on a vacant undeveloped site. The site is located within an urban area within the City of Riverside, which is currently developed with a mixture of light industrial, commercial and residential uses. Mulberry Street and the SR-91 corridor are the primary road corridors located in proximity to the site. It is a two-lane street with trees and other landscaping improvements along both sides. The site is visible from Mulberry Street and SR-91 Freeway. Views into the site are of undeveloped gravel with some ruderal vegetation. Views within the area are not designated scenic nor does the site contain any unique visual features.</p> <p>The project would be designed to conform to design standards in Chapter 19.100.040 of the Riverside Municipal Code for the R-3-2000 – Multiple Family Residential Zone. The development standards are intended to facilitate the development of a uniform appearance within neighboring parcels. These standards include building architecture, setbacks, height, bulk/mass, lot layout, access/parking and related factors.</p> <p>The project is proposing a 7-foot side setback; and thus, would not meet required side setback of 10 feet along the north and south property lines. Additionally, the project will not meet the minimum 15-foot separation requirements between the individual cottages required by the Municipal Code. The applicant is proposing a 5-foot separation between cottages. The Riverside Municipal Code allows for a total of three concessions because this is an affordable housing project. The applicant has requested to apply two concessions to these standards. The cottages will meet front and rear lot line setbacks required per Chapter 19.100.040 of the Riverside Municipal Code.</p> <p>Views of the site would change; however, no designated scenic views or visual resources would be affected. Single-family residential uses are located to the north and west of the site. Commercial uses are located to the south and east. The individual cottages and on-site landscaping improvements would be visually consistent with the single-family residential properties located adjacent to the site. The reduced side setback and distance between the cottages would not create a significant visual contrast with neighboring properties. The project parking area will be located along Mulberry Street; thus, providing adequate setback from the frontage. With incorporation of proposed landscaping improvements, the cottages would be visually screened from the street. Fencing and on-site landscaping along the site perimeter would provide some screening from adjacent residential properties. Thus, impacts to scenic vistas would be less than significant. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p>1b. Response: (Source: California Department of Transportation. Officially Designated State Scenic Highways, website visited September 13, 2019)</p> <p>No impact. There are no scenic highways within the City that could potentially be impacted. As noted, the site is undeveloped. There are no trees, historic structures or other visually prominent features on the site. No impact to these resources would occur as a result of project implementation. No mitigation is required.</p>				
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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>1c. Response: (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines)</p>				
<p>Less Than Significant Impact. The proposed project consists of an infill project within an urbanized area surrounded by existing development. A change of zone and General Plan Amendment is required to allow the proposed density on the site. The project has been designed to be generally compatible with the neighboring residences. Residential development is located to the west and north. Commercial development is located to the east and south. The existing residences are small single-family bungalows with varied architecture but generally consistent with ranch and craftsman style. The proposed cottages would have a similar appearance though the building shapes and materials would be varied to provide visual interest within the site. All the cottages would be centered around a common open space with parking provided at the front of the lot along Mulberry Street. As referenced, the project will not meet the side yard setback requirements or the required setback between the individual cottages as referenced above. However, the front and rear setbacks would be met. With approval of the zone change and compliance with design standards, the project would be consistent with applicable zoning and other regulations regarding scenic quality, including building architecture, front and rear lot setbacks, height, bulk/mass, and lot layout. The project would utilize a vacant lot and provide 10 cottages with landscaping improvements. It will change, but not degrade the existing visual character of the area. Any direct, indirect or cumulative impact to the visual character or quality of the site and surrounding area would be less than significant. No mitigation is required.</p>				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>1d. Response: (Source: Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines – G MEP Engineers, Photometric Plan, September 2019)</p>				
<p>Less Than Significant Impact. The project would add new residential buildings and exterior lighting, which will be visible from adjacent streets. Temporary outdoor lighting may be visible during operation of construction equipment; however, construction is expected to occur primarily during daylight hours. Per Riverside Municipal Code Section 7.35.010(5), construction is allowed from 7:00 a.m. to 7:00 p.m. Monday through Friday and between 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is allowed on Sundays or federal holidays.</p>				
<p>All outdoor lighting on the site would be designed to City of Riverside standards contained in Chapter 19.556 and Table 19.556.080 of the Riverside Municipal Code regarding outdoor lighting requirements. As a condition of approval, submittal of a Photometric Plan will be required to be submitted to the Planning Division, prior to building permit issuance. A preliminary version of the photometric plan has been submitted to and reviewed by city Staff for compliance with lighting requirements. The project is being designed to comply with Chapter 19.556 of the Municipal Code to ensure impacts related to light levels and spillover on neighboring properties are minimized or avoided. Compliance with lighting standards provided in the Riverside Municipal Code as stipulated in the Photometric Plan would ensure impacts are impacts related to light and glare would be less than significant. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2a. Response: (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability & General Plan 2025 FPEIR, Site Visit, February 2019)</p> <p>No Impact. The Project site is a vacant, disturbed parcel located within an urbanized area. A review of Figure OS-2 – Agricultural Suitability of the General Plan 2025 shows 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. Therefore, the project will have no impact directly, indirectly or cumulatively to agricultural uses. No mitigation is required.</p>				
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<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 5.2-2)</p> <p>No Impact. A review of Figure 5.2-2 – Williamson Act Preserves of the General Plan 2025 FPEIR indicates the project site is not located within an area 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 project will have no impact directly, indirectly or cumulatively on agricultural resources. No mitigation is required.</p>				
<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))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2c. Response: (Source: City of Riverside Municipal Code, Chapter 19, Zoning)</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, no impacts will occur from this project directly, indirectly or cumulatively. 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 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"/>
2d. Response: (Source: GIS Map – Forest Data, City of Riverside Municipal Code, Chapter 19, Zoning)				
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, no impacts will occur from this project directly, indirectly or cumulatively. No mitigation is required.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
2e. Response: (Source: GIS Map – Forest Data, City of Riverside Municipal Code, Chapter 19, Zoning)				
No Impact. The project is located in an urbanized area of the city and is designated “Urban and Built-Up Land” per Figure OS-2 – Agricultural Suitability of the General Plan 2025, which does not support agricultural resources or operations. The project will not result in the conversion of designated farmland to non-agricultural uses. Therefore, there will be no impact from this project directly, indirectly or cumulatively.				
3. AIR QUALITY.				
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:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3a. Response: (Source: South Coast Air Quality Management District’s 2016 Air Quality Management Plan (AQMP))				
Less Than Significant Impact. Projects that are consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG’s modeling section to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the SCAQMD’s AQMP, Regional Transportation Improvement Program (RTIP), and the Regional Housing Plan. This project is consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) that are consistent with the General Plan 2025 “Typical Growth Scenario.” The project requires a zone change and General Plan Amendment to increase the allowable density on the site. However, with these approvals, density would not be increased to the extent that actual growth within the City of Riverside would exceed projections. Thus, the project would be consistent with the AQMP. The project will have a less than significant impact directly, indirectly and cumulatively on the implementation of an 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"/>
3b. Response: (Source: South Coast Air Quality Management District’s 2016 Air Quality Management Plan (AQMP); Birdseye Planning Group, LLC, Air Quality Modeling and Emission Calculations, 2825-2841 Mulberry Street Project, January 2019; California Emission Estimator Model, 2016; City of Riverside Traffic Impact Analysis Preparation Guide Exhibit A (December 2017))				
Less Than Significant Impact. The project site is located in the South Coast Air Basin and air quality is managed by the South Coast Air Quality Management District. The South Coast Air Basin is a non-attainment area for federal ozone and Particulate Matter 10 (PM ₁₀) standards. The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be <i>de minimis</i> , CalEEMod version 2013.3.2 was used to estimate emissions during construction. Output files are provided for review in Appendix A. Table 1 below shows				

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the pollutant modeled, the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be *de minimis* and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act.

Table 1 – Daily Construction Emissions

Pollutant	Daily Emissions (lbs. per day)	SCAQMD Threshold (lbs. per day)
ROG	22.7	75
NOx	8.9	100
CO	8.0	550
PM10	0.9	150
PM2.5	0.6	55

ROG – Reactive Organic Gases
 Nox – Nitrogen Oxides
 CO – Carbon Monoxide
 PM10 – Particulate Matter 10
 PM2.5 – Particulate Matter 2.5

Post construction emissions would be associated with operation of vehicles and use of energy to operate the dwelling units. Emissions were projected using CalEEMod 2016.3.2 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be *de minimis* and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act.

Table 2 – Daily Operation Emissions

Pollutant	Daily Emissions (lbs. per day)	SCAQMD Threshold (lbs. per day)
ROG	0.6	55
NOx	1.6	55
CO	3.4	550
PM10	0.7	150
PM2.5	0.2	55
SOx	0.01	150

SOx – Sulfur Oxides

Therefore, the project’s regional air quality impacts (including impacts related to criteria pollutants, sensitive receptors and violations of air quality standards) would be **less than significant. No mitigation is required.**

Carbon Monoxide Hotspot. To ensure that the State and Federal ambient air quality standards for CO are not violated, the SCAQMD recommends that projects with a potential to generate heavy volumes of traffic, and which can lead to high levels of CO, use hot spot modeling to determine the potential to create a CO “Hot Spot”. A CO “Hot Spot” is a localized concentration of CO that is above the State or Federal 1-hour or 8-hour ambient air standards. A localized high CO level is associated with traffic congestion and idling or slow-moving vehicles and requires additional analysis beyond total project

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>emissions quantification. Per the City or Riverside Traffic Impact Analysis Guide (December 2017) and Traffic Memorandum (Appendix B) prepared by the City of Riverside Engineering Department (March 2019), a traffic study is not warranted. Since a traffic study was not required, the project is not expected to adversely affect traffic operations to the extent that CO hotspots could be generated. Air quality impacts associated with operation of the proposed project would be less than significant impact. No mitigation is required.</p>				
<p>Fugitive Dust Emissions. Construction activities are a source of fugitive dust (PM10 and PM2.5) emissions that may temporarily impact local air quality. In addition, fugitive dust may be a nuisance to those living and working in the project area. Fugitive dust emissions are associated with land clearing, ground excavation, cut-and-fill, and truck travel on unpaved roadways (including demolition as well as construction activities). Fugitive dust emissions vary from day to day, depending on the level of activity, specific operations, and weather conditions. Fugitive dust from demolition, grading, and construction is expected to be short-term and would cease upon project completion.</p>				
<p>Dust (larger than 10 microns) generated by such activities usually becomes more of a local nuisance than a serious health problem. Of particular health concern is the amount of PM10 (particulate matter smaller than 10 microns) generated as a part of fugitive dust emissions. PM10 poses a serious health hazard alone or in combination with other pollutants. Fine Particulate Matter (PM2.5) is mostly produced by mechanical processes. These include automobile tire wear, industrial processes such as cutting and grinding, and re-suspension of particles from the ground or road surfaces by wind and human activities such as construction or agriculture. PM2.5 is mostly derived from combustion sources, such as automobiles, trucks, and other vehicle exhaust, as well as from stationary sources. These particles are either directly emitted or are formed in the atmosphere from the combustion of gases such as Nitrogen Oxides and Sulfur Oxides combining with ammonia.</p>				
<p>The analysis performed herein assumes that graded soils would be balanced on the project site and that no soil import or export would be required. The project would be required to comply with SCAQMD Rule 403, which identifies measures to reduce fugitive dust and is required to be implemented at all construction sites located within the South Coast Air Basin. Therefore, the following conditions, which are required to reduce fugitive dust in compliance with SCAQMD Rule 403, were included in CalEEMod for site preparation and grading phases of construction.</p>				
<ol style="list-style-type: none"> 1. Minimization of Disturbance. Construction contractors should minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. 2. Soil Treatment. Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day. 3. Soil Stabilization. Construction contractors should monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust. 4. No Grading During High Winds. Construction contractors should stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period). 5. Street Sweeping. Construction contractors should sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads. 				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As shown in Tables 1 and 2, construction and operation of the project would not exceed fugitive dust emission standards. Specific measures listed above would be incorporated into a Dust Control Plan for submittal to and approval by the City of Riverside Planning Department. With implementation of a Dust Control Plan, impacts related to fugitive dust would be **less than significant. No mitigation would be required.**

c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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3c. Response: (Source: *South Coast Air Quality Management District’s 2016 Air Quality Management Plan (AQMP); Birdseye Planning Group, LLC, Air Quality Modeling and Emission Calculations, 2825-2841 Mulberry Street Project, January 2019 - Final Localized Significance Threshold Methodology, SCAQMD, June 2003 – Air Toxics Hotspots Program, Risk Assessment Guidelines, Office of Environmental Health Hazard Assessment, February 2015.*)

Less Than Significant Impact. As referenced, construction and operation of the proposed project would not exceed SCAQMD emission thresholds for any criteria pollutants. Thus, the project would not result in any new significant air quality impacts. The following discussion addresses Local Significance Thresholds (LSTs) which are used to identify potential short-term air quality impacts during project construction.

LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size and distance to the sensitive receptor. However, LSTs only apply to emissions within a fixed stationary location, including idling emissions during both project construction and operation. LSTs have been developed for NO_x, CO, PM₁₀ and PM_{2.5}. LSTs are not applicable to mobile sources such as cars on a roadway. As such, LSTs for operational emissions do not apply to the proposed development as the majority of emissions would be generated by vehicles operating on roadways.

LSTs have been developed for emissions within areas up to five acres in size, with air pollutant modeling recommended for activity within larger areas. The SCAQMD provides lookup tables for project sites that measure one, two, or five acres. It is assumed for this analysis that the entire 0.48-acre site would be disturbed on any given day during construction; thus, the look up table values for a one-acre site were used to provide a conservative evaluation of potential impacts. The project site is located in Source Receptor Area 23 (SRA-23, Metropolitan Riverside County). LSTs for construction related emissions in the SRA 23 at varying distances between the source and receiving property are shown in Table 3.

**Table 3
SCAQMD LSTs for Construction**

Pollutant	Allowable emissions as a function of receptor distance in meters from a one-acre site (lbs/day)				
	25	50	100	200	500
Gradual conversion of NO _x to NO ₂	118	148	212	3335	652
CO	602	887	1,744	4,359	17,640
PM ₁₀	4	12	30	67	178
PM _{2.5}	1	3	8	17	43

Source: <http://www.aqmd.gov/CEQA/handbook/LST/appC.pdf>, October 2009.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As referenced, the nearest sensitive receptors to the project site are residences immediately adjacent to the site to the west and north. Thus, the 25-meter values shown in Table 3 are used to determine project consistency with the LSTs. As discussed, LSTs apply only to on-site activities and do not include off-site vehicle trips and associated emissions. As shown in Table 4, the LST values would not be exceeded at the nearest receiver located north of the site. **No mitigation is required.**

Compliance with SCAQMD regulations as referenced above would be required. Construction impacts would not cause an adverse air quality impact per thresholds (b) and (d) referenced above. Impacts would be **less than significant. No mitigation would be required.**

**Table 4
Estimated Maximum Daily On-Site Construction Emissions and LSTs**

On-Site Construction Emissions	NO _x	CO	PM ₁₀	PM _{2.5}
- Site Preparation	8.4	4.0	0.5	0.3
- Grading	7.8	7.6	0.8	0.6
- Building Construction	8.8	7.3	0.5	0.4
- Paving	7.2	7.1	0.3	0.3
- Architectural Coating	1.5	1.8	.11	.11
Local Significance Threshold – 25 meters (on-site only)	118	602	4	1
Threshold Exceeded	No	No	No	No

Toxic Air Contaminants/Diesel Particulate Matter Impacts. Hazardous air pollutants, also known as toxic air pollutants (TACs) or air toxics, are those pollutants that are known or suspected to cause cancer or other serious health effects, such as reproductive effects or birth defects, or adverse environmental effects. Examples of toxic air pollutants include:

- benzene, which is found in gasoline;
- perchloroethylene, which is emitted from some dry-cleaning facilities; and
- methylene chloride, which is used as a solvent.

Transportation related emissions are focused on particulate matter constituents within diesel exhaust and TAC constituents that comprise a portion of total organic gas (TOG) emissions from both diesel and gasoline fueled vehicles. Diesel engine emissions are comprised of exhaust particulate matter and TOGs which are collectively defined for the purpose of an HRA, as Diesel Particulate Matter (DPM). DPM and TOG emissions from both diesel and gasoline fueled vehicles is typically composed of carbon particles and carcinogenic substances including polycyclic aromatic hydrocarbons, benzene, formaldehyde, acetaldehyde, acrolein, and 1,3-butadiene. Diesel exhaust also contains gaseous pollutants, including volatile organic compounds and oxides of nitrogen (NO_x).

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to South Coast Air Quality Management District (SCAQMD) methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk”. The California Office of Environmental Health Hazard Assessment (OEHHA) health risk guidance states that a residential receptor should be evaluated based on a 30-year exposure period. “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the short-term construction schedule, the proposed project would not result in a long-term (i.e., 30 or 70 year) exposure to a substantial source of toxic air contaminant emissions; and thus, would not be exposed to the related individual cancer risk.

As referenced above, the project site is located in proximity to SR 91, a source of transportation related emissions. A typical duration of stay is 2-3 years with some residents moving into affordable housing sooner depending on specific circumstances. Residents would not be exposed to toxic air contaminants over a 30- or 70-year duration. Therefore, no significant short-term or long-term toxic air contaminant impacts would occur during construction or operation of the proposed project. Impacts would be **less than significant. No mitigation is required.**

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"/>
<p>3d. Response: (Source: South Coast Air Quality Management District's 2016 Air Quality Management Plan (AQMP); Birdseye Planning Group, LLC, Air Quality Modeling and Emission Calculations, 2825-2841 Mulberry Street Project, January 2019)</p> <p>Less Than Significant Impact. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed project will develop 10 dwelling units, which will not involve the types of activities that will emit objectionable odors affecting a substantial number of people.</p> <p>In addition, odors generated by new and existing non-residential land uses are required to be in compliance with SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:</p> <p style="padding-left: 40px;"><i>A person shall not 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.</i></p> <p>During construction, emissions from diesel equipment, use of volatile organic compounds from architectural coatings, and paving activities may generate some nuisance odors. However, these odors will be temporary and will dissipate as odors disperse, and therefore, will not affect a substantial number of people. Through compliance with SCAQMD Rule 402, the proposed project is not anticipated to cause objectionable odors affecting a substantial number of people and a less than significant impact directly, indirectly and cumulatively will occur. No mitigation is required.</p>				
<p>4. BIOLOGICAL RESOURCES. Would the project:</p>				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4a. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 – MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area.)</p> <p>No Impact. The project site is located on a previously developed/improved site within an urbanized area. A search of the MSHCP database and other appropriate databases identified no potential for candidate, sensitive or special status species, suitable habitat for such species on site. Therefore, the project will have no impact directly, indirectly, or cumulatively on habitat modifications, species identified as a candidate, sensitive, or special status species in local or regional plans, and policies or regulations of the California Department of Fish and Game or U.S. Fish and Wildlife Service. No mitigation is required.</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area.)</p> <p>No Impact. The project is located on a previously developed/improved site within an urbanized area where no wetland or riparian vegetation exists on the site or within proximity to the project site. Therefore, no impact to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service with implementation of the proposed project will occur directly, indirectly and cumulatively. No mitigation is required.</p>				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4c. Response: (Source: United States Fish & Wildlife Service, Wetlands Mapper, accessed September 2019 https://www.fws.gov/wetlands/data/mapper.HTML)</p> <p>No Impact. The project is located within an urbanized area. No federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) exist on or in proximity to the project site. The project site does not contain any discernible drainage courses, inundated areas, wetland vegetation, or hydric soils; and thus, does not include USACOE jurisdictional drainages or wetlands. Therefore, the proposed project would have no impact to federally protected wetlands as defined by Section 404 of the Clean Water Act directly, indirectly and cumulatively. No mitigation is required.</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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4d. Response: (Source: Site observations, February 2019)</p> <p>No Impact. The project is within an urbanized area and will not result in a barrier to 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. Therefore, the project will have no impact to wildlife movement directly, indirectly and cumulatively. No mitigation is required.</p>				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4e. Response: (Source: General Plan Update 2025 and General Plan Update 20205 FPEIR)</p> <p>No Impact. The project proposes the construction of 10 affordable dwelling units on a vacant site. The site is within an urbanized area of the City of Riverside and is subject to the MSHCP development mitigation fees. In addition, the General Plan 2025 includes policies to ensure that future development would not conflict with any local policies or ordinances protecting biological resources, including tree preservation policies. No trees existing on-site and existing street trees fronting the site would not be affected by the project. For these reasons, the project will have no impact directly, indirectly and cumulatively with local policies or ordinances protecting biological resources. No mitigation is required.</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>4f. Response: (Source: General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas)</p> <p>No Impact. The project site occurs within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). However, the site does not overlap or occur adjacent to any area conserved or targeted for conservation by the MSHCP. The site is not located within or adjacent to a Criteria Area of the MSCHP. In addition, the project site does not fall into any MSHCP-required habitat assessment areas, such as for burrowing owl. Therefore, the project will have no impact on the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. No mitigation is required.</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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p>5a. Response: (Source: Rincon Consultants, Inc., Phase I Cultural Resources Study, 2825-2841 Mulberry Street, Riverside, CA, March 2019 – JM Research and Consulting, Reconnaissance Survey and Context Statement for a Portion of the Northside, September 2005.)</p> <p>Less Than Significant Impact. A review of historical aerial photographs and topographic maps depicting the project site was conducted. According to the earliest available maps, roadways, residential, and agricultural development is apparent in the vicinity of the site by at least 1942. Residential structures on the site, and along Mulberry Street, are present by at least 1948. The Riverside Freeway (SR-91) appears on the 1953 Riverside East topographic map. By 1959, urban development in the area increases with the majority of the orchards and groves in the vicinity replaced by residential neighborhoods. Three residential structures are observed on the site until at least 2014, and by 2016 the site was vacant. Furthermore, the site is not part of a historic district and was evaluated previously as part of the Northside Reconnaissance Survey and Context Statement. The residences that once occupied the site were found ineligible for listing on the National Register, California Register, or local listing.</p> <p>In summary, the project site is vacant, no historic resources as defined in Section 15064.5 of the CEQA Guidelines occur on-site, and no buildings in proximity to the site are known or appear eligible for listing on the National, State, or Local Register of Historical Buildings or Structures. Thus, the project would not directly, indirectly or cumulatively impact a historical resource. No impact would occur under this threshold. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5b. Response: (Source: Rincon Consultants, Inc., Phase I Cultural Resources Study, 2825-2841 Mulberry Street, Riverside, CA, March 2019.)</p> <p>Less Than Significant Impact. A site survey for archeological resources was conducted by Rincon Consultants, Inc. The survey was performed consistent with Secretary of the Interior Standards and Guidelines. Based on the results of the records search, the Sacred Lands File search through the Native American Heritage Commission (NAHC), Native American outreach, and the field survey, no cultural resources (prehistoric or historic) were identified on the project site in the project area. Follow-up correspondence with NAHC-listed contacts indicated that at least two Native American Tribes would like to be notified if any cultural resources are identified during project construction. One Tribe requested to be included in monitoring and one group recommended the project proponent contract with a Tribal monitor. The Tribal contacts did not provide any specific information on cultural resources located near the project site. No impact to archeological resources directly, indirectly and cumulatively are anticipated occur as a result of the project. The following measures are provided as standard conditions of approval to address unanticipated discoveries during site preparation and excavation and comprise best</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>management practices that can be implemented in the event of an unanticipated discovery of cultural resources during project construction. Existing regulations concerning the unanticipated discovery of human remains are also provided. Impacts would be less than significant. No mitigation is required.</p>				
<p>The following are standard conditions of approval that address unanticipated discoveries during ground disturbing activities:</p>				
<p>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, developer/applicant, 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 developer/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>CUL-2: On call Project Archaeologist: Prior to the issuance of a grading permit, the Property Owner/Developer shall provide a letter from a County certified Archaeologist and Paleontologist stating that the Property Owner/Developer has retained these individuals, and that the Archaeologist and Paleontologist shall be on call during all grading and other significant ground-disturbing activities in native sediments.</p>				
<p>CUL-3: 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 on site 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 and Economic Development Department with evidence of same: <ol style="list-style-type: none"> a. Accommodate the process for on-site 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; b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will 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 or Riverside Metropolitan Museum 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 				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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> <p>CUL-4: 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>				
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5c. Response: (<i>Source: Rincon Consultants, Inc., Phase I Cultural Resources Study, 2825-2841 Mulberry Street, Riverside, CA, March 2019.</i>)</p> <p>Less Than Significant Impact. As referenced, the project is located on a previously developed/improved site. Therefore, the project is not expected to directly, indirectly or cumulatively impact human remains, including those interred outside of formal cemeteries. The following recommendation is provided in the Cultural Resource Report to address the unforeseen discovery of human remains. Impacts would be less than significant. No mitigation is required.</p> <p>Condition of approval - Unanticipated Discovery of Human Remains Discovery of Human Remains: In the event that human remains (or remains that may be human) are discovered at the Project site during grading or earthmoving, the construction contractors, Project Archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Riverside Community & Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b) unless more current State law requirements are in effect at the time of the discovery. Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.</p>				
<p>6. ENERGY Would the project:</p>				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6a. Response: (<i>Source: Site observations, February 2019; Housing Authority of the City of Riverside, 2825-2841 Mulberry Street Request for Proposal, December 2018.</i>)</p> <p>Less Than Significant Impact. Neither construction nor operation of the project would require significant energy consumption. During construction, the proposed project would require the use of fuel and electricity to power construction equipment. However, this energy consumption would be short-term and temporary and would not have adverse impacts on long-term energy consumption for the overall housing complex. The proposed project would meet the energy standards outlined in the California Building Code, Title 24 Energy Efficiency Standards for residential structures. These standards are intended</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
to minimize energy demand associated with new buildings. Therefore, while the project would generate demand for energy, it would not significantly impact energy supplies. Impacts would be less than significant. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6b. Response: (<i>Source: Site observations, February 2019; Housing Authority of the City of Riverside, 2825-2841 Mulberry Street Request for Proposal, December 2018.</i>)</p> <p>Less Than Significant Impact. The proposed project will be developed in compliance with applicable local and State regulations related to renewable energy and energy efficiency. The project will also be subject to current Building Code and Energy Code standards for efficiency. Further, the project will assist in the implementation of various Local Reduction Measures identified in Measure SR-2 in the City of Riverside’s Climate Action Plan, including:</p> <ul style="list-style-type: none"> • construction of the buildings consistent with Title 24 standards; • installation of low flow plumbing fixtures; and • implementation of a recycling program. <p>Based on these factors, the project will have a less-than-significant impact related to a conflict with or obstruction of a state or local plan for renewable energy or energy efficiency. No mitigation is required.</p>				
<p>7. GEOLOGY AND SOILS. Would the project:</p>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7i. Response: (<i>Source: General Plan 2025 Figure PS-1 – Regional Fault Zones & General Plan 2025 FPEIR Appendix E; Site observations, February 2019 – GeoTek Inc., Geotechnical and Infiltration Evaluation for Proposed Single-family Residential Development 2825-2841 Mulberry Street, Riverside, CA, September 2019 [Appendix D].</i>)</p> <p>Less Than Significant Impact. The City of Riverside is surrounded by three major earthquake faults: San Andreas, San Jacinto and Elsinore faults. At its closest point, the San Andreas fault is 11 miles from downtown Riverside, running through the San Bernardino mountains. The fault has the capability of producing up to an 8.3 magnitude earthquake. The San Jacinto fault extends more than 125 miles, from northwest of El Centro to northwest of San Bernardino. This fault "passes through" the intersection of Interstate Highways 10 and 215, Loma Linda, the Box Springs Mountains across Highway 60 to the northern end of the San Jacinto Valley. This fault has the capability of producing up to a 7.0 magnitude earthquake. At its closest point, this fault is seven miles from downtown Riverside. The Elsinore fault is located southwest of Lake Matthews, running through Corona and south into Lake Elsinore. It is connected to the Whittier fault near Santa Ana River in the Corona/Riverside area. This fault has the capability of producing up to a 6.0 magnitude earthquake. At its closest point, this fault is 13 miles from downtown Riverside.</p> <p>The project site is not located within the boundaries of an Earthquake Fault Zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act of 1972 or a Riverside County Fault Hazard Zone for surface fault rupture hazards. No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site. There are no known active or potentially active faults traversing the area and the risk of ground rupture resulting from fault displacement beneath the site is low.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The project property will likely experience moderate to occasionally high ground shaking from known faults, as well as background shaking from other seismically active areas of the Southern California region. However, site preparation and construction of building foundations consistent with the geotechnical report and current California Building Code (CBC) requirements would address seismic concerns and related structural impacts associated with ground shaking. Impacts would be less than significant. No mitigation is required.</p>				
<p>ii. Strong seismic ground shaking?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7ii. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones & General Plan 2025 FPEIR Appendix E; Site observations, February 2019 - GeoTek Inc., Geotechnical and Infiltration Evaluation for Proposed Single-family Residential Development 2825-2841 Mulberry Street, Riverside, CA, September 2019.)</p> <p>Less Than Significant Impact. The site is located within a seismically active region of Southern California. As previously mentioned, 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, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. As referenced, the proposed project would be designed consistent with California Building Code regulations; thus, impacts associated with strong seismic ground shaking will have a less than significant impact directly, indirectly and cumulatively. 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, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, and Appendix E; Site observations, February 2019 - GeoTek Inc., Geotechnical and Infiltration Evaluation for Proposed Single-family Residential Development 2825-2841 Mulberry Street, Riverside, CA, September 2019.)</p> <p>No Impact. The project site is located in an area with low potential for liquefaction as depicted in the General Plan 2025 Liquefaction Zones Map – Figure PS-2. Compliance with the California Building Code regulations and recommendations in the Geotechnical Report will ensure that impacts related to seismic-related ground failure, including liquefaction would have no impact 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; Site observations, February 2019; Title 18 – Subdivision Code, Title 17 – Grading Code; City of Riverside Storm Water Program website accessed September 2019 - GeoTek Inc., Geotechnical and Infiltration Evaluation for Proposed Single-family Residential Development 2825-2841 Mulberry Street, Riverside, CA, September 2019.)</p> <p>No 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 PEIR and described in the Geotechnical Report. Therefore, there will be no impact related to landslides directly, indirectly and cumulatively. 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; Site observations, February 2019; Title 18 – Subdivision Code; Title 17 – Grading Code; City of Riverside Storm Water Program website accessed September 2019 - GeoTek Inc., Geotechnical and Infiltration Evaluation for Proposed Single-family Residential Development 2825-2841 Mulberry Street, Riverside, CA, September 2019.)</p> <p>Less Than Significant Impact. Erosion and loss of topsoil could occur as a result of the project. State and Federal requirements call for the preparation and implementation of a Storm Water Quality Management Plan that would establish erosion and sediment controls for construction activities. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, with the erosion control standards for which all development activity must comply with the Grading Code (Title 17) also requires the implementation of measures designed to minimize soil</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
erosion. Compliance with State and Federal requirements as well as with Title and 17 will ensure that soil erosion or loss of topsoil will be less than significant impact directly, indirectly and cumulatively. No mitigation is required.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7c. Response: (Source: 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, and Appendix E; Site observations, February 2019 - GeoTek Inc., Geotechnical and Infiltration Evaluation for Proposed Single-family Residential Development 2825-2841 Mulberry Street, Riverside, CA, September 2019.)</p> <p>No Impact. The project site is generally flat, and on-site soils have low to moderate shrink-swell potential per the GP 2025 Figure PS-3 and Table 5.6B of the FPEIR. This information is consistent with the conclusions in the Geotechnical Report. As described previously in this section, the project site is not considered susceptible to landslides or liquefaction, and the site is not located on an existing fault. Implementation of the project would not cause the project site to become unstable. Therefore, the project would have no impact on landslides, lateral spreading, subsidence, liquefaction or collapse. No mitigation is required.</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7d. Response: (Source: 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; Site observations, February 2019; California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code - GeoTek Inc., Geotechnical and Infiltration Evaluation for Proposed Single-family Residential Development 2825-2841 Mulberry Street, Riverside, CA, September 2019.)</p> <p>Less Than Significant Impact. Expansive soil is defined under <i>California Building Code</i>. The Geotechnical Report prepared for this project indicates that the soil has a low to very low expansion potential. Compliance with geotechnical/soils report recommendation and applicable provisions of the City’s Subdivision Code (Title 18) and the California Building Code that pertain to soil hazards would reduce expansive soil impacts to less than significant impact. No mitigation is required.</p>				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<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; Site observations, February 2019)</p> <p>No Impact. The proposed project will be served by the municipal sewer system and would not entail the construction or use of septic tanks or alternative wastewater disposal systems. Therefore, there would be no impact related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. No mitigation is required.</p>				
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7f. Response: (Source: Site observations, February 2019)</p> <p>Less Than Significant Impact. Activities including construction-related and earth-disturbing actions, could damage or destroy fossils in rock units. As with archaeological resources, paleontological resources are generally considered to be historical resources, as defined in CEQA Guidelines Section 15064.5(a)(3)(D). Consequently, damage or destruction to these resources could cause a significant impact.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
A cultural resources survey prepared by Rincon Consultants, Inc., March 2019, determined that the proposed project is consistent with general Plan Policy HP-1.3 including compliance with the Federal Native American Graves Protection and Repatriation Act, and as such the project will have a less than significant impact directly or indirectly to a unique paleontological resource or site or unique geologic feature. No mitigation is required.				
8. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a. Response: (Source: South Coast Air Quality Management District’s 2016 Air Quality Management Plan (AQMP); Birdseye Planning Group, LLC, Air Quality Modeling and Emission Calculations, 2825-2841 Mulberry Street Project, January 2019; California Emission Estimator Model, 2016)</p> <p>Less Than Significant Impact. Gases that trap heat in the atmosphere are often referred to as greenhouse gases (GHGs), analogous to the way in which a greenhouse retains heat. Common GHG include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O_x), fluorinated gases, and ozone. GHGs are emitted by both natural processes and human activities. Of these gases, CO₂ and CH₄ are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas CH₄ results from off-gassing associated with agricultural practices and landfills. Man-made GHGs, many of which have greater heat-absorption potential than CO₂, include fluorinated gases, such as hydrofluorocarbons (HFCs), perfluorocarbons (PFC), and sulfur hexafluoride (SF₆). The accumulation of GHGs in the atmosphere regulates the earth’s temperature. Without the natural heat trapping effect of GHGs, Earth’s surface would be about 34° C cooler. However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations (Cal EPA, 2006).</p> <p>Pursuant to the requirements of SB 97, the CEQA Guidelines were amended to include feasible mitigation of GHG emissions and analysis of the effects of GHG emissions. The adopted CEQA Guidelines provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.</p> <p>The majority of individual projects do not generate sufficient GHG emissions to create a project-specific impact through a direct influence on climate change; therefore, the issue of climate change typically involves an analysis of whether a project’s contribution towards an impact is cumulatively considerable. “Cumulatively considerable” means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15355).</p> <p>Potential GHG impacts are evaluated per the SCAQMD’s recommended/preferred option threshold for all land use types of 3,000 metric tons CO₂E per year. GHG emissions associated with the project’s construction period were estimated using the CalEEMod emissions modeling software version 2016.3.2. CalEEMod input parameters and output files are shown in Appendix A.</p> <p>a) Construction activities would generate greenhouse gas (GHG) emissions associated with equipment operation. Site preparation and grading typically generate the greatest emission quantities because the use of heavy equipment is greatest during this phase of construction. Emissions associated with the construction period were estimated based on the projected maximum amount of equipment that would be used onsite at one time. Air districts such as the SCAQMD have recommended amortizing construction-related emissions over a 30-year period to calculate annual emissions. Construction of the project would generate approximately 64 metric tons of GHG emissions during construction. Amortized over 30 years, the project would generate 2 metric tons per year, as shown in Table 5 below.</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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**Table 5
Combined Annual Greenhouse Gas Emissions**

Emission Source	Annual Emissions (CO2E)
Construction	2 metric tons
Operational Energy Water Solid Waste	43 metric tons 4 metric tons 1 metric tons
Mobile	161 metric tons
Total	213 metric tons
SCAQMD Threshold	3,000 metric tons

See Appendix A for CalEEMod software program output

Table 3 also shows the new construction, operational, and mobile GHG emissions (including 7 metric tons of transportation related NOx emissions) associated with the proposed project. Long-term operational emissions relate to energy use, solid waste, water use, and transportation. Each source is shown below. Cumulatively, the estimated emissions would not exceed the 3,000 MT CO2E annual emission threshold; thus, no mitigation measures would be required to avoid a significant impact under the CEQA. GHG emissions would be **less than significant. 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: *City of Riverside, Riverside Restorative Growthprint (RRG), January 2016*)

Less Than Significant Impact. The proposed project consists of the construction and operation of 10 affordable dwelling units. As discussed, the project would not exceed the thresholds of significance established for the evaluation of individual projects for GHG emissions. With respect to consistency with plans or policies related to GHG emissions, the City of Riverside adopted the *Riverside Restorative Growthprint (RRG)* in January 2016, which is the combined *Economic Prosperity Action Plan and Climate Action Plan*. The plans comprising the RRG work in together to encourage entrepreneurship and smart growth while advancing the City of Riverside’s GHG emission reduction goals. Consistent with the principles outlined in the RRG and Measures SR-2 in the CAP, new buildings would be constructed consistent with Title 24 standards and other applicable building code regulations to ensure energy efficiency such as installing low flow plumbing fixtures and implementing a recycling program to improve energy efficiency and reduce related GHG emissions associated with long-term operation of the project. Other CAP measures include the requirement that construction/demolition waste be recycled (Measure SR-13) to reduce the volume of material entering landfills. With implementation of applicable CAP measures summarized herein, the project will not impede or delay local or statewide initiatives to reduce GHG emissions. Impacts would be **less than significant. No mitigation is required.**

9. HAZARDS & HAZARDOUS MATERIALS.

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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9a. Response: (Source: *General Plan 2025 Public Safety Element; Housing Authority of the City of Riverside, 2825-2841 Mulberry Street Request for Proposal, December 2018; Partner Engineering and Sciences, Inc., Phase I Environmental Assessment, 2825-2841 Mulberry Street, Riverside, CA, August 20, 2018; Site observations, February 2019*)

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>No Impact. The proposed project consists of 10 affordable detached –dwelling units constructed on a vacant 0.49-acre lot. Aside from the typical materials (i.e., cleansers, automobile fluids, etc.) used and/or stored in small quantities, no hazardous materials would be used, disposed of, stored or transported to/from the site. As a result, no impacts are anticipated. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9b. Response: (Source: <i>General Plan 2025 Public Safety Element; Housing Authority of the City of Riverside, 2825-2841 Mulberry Street Request for Proposal, December 2018; Partner Engineering and Sciences, Inc., Phase I Environmental Assessment, 2825-2841 Mulberry Street, Riverside, CA, August 20, 2018; Site observations, February 2019</i>)</p> <p>No Impact. The proposed project does not involve the use of any hazardous materials. As such 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. 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: <i>General Plan 2025 Public Safety Element; Housing Authority of the City of Riverside, 2825-2841 Mulberry Street Request for Proposal, December 2018; Partner Engineering and Sciences, Inc., Phase I Environmental Assessment, 2825-2841 Mulberry Street, Riverside, CA, August 20, 2018; Site observations, February 2019</i>)</p> <p>No Impact. The nearest school to the project site is Fremont Elementary School located at 1925 Orange Street approximately 0.5 miles northwest of the site. The school is located more than ¼ mile from the site and as referenced, no hazardous materials would be used or stored on the site. Therefore, the project will have no impact regarding emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school directly, indirectly or cumulatively. 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: <i>California State Department of Water Resources, Water Resources Control Board, Geotracker website, http://www.waterboards.ca.gov/gama/geotracker_gama.shtml; General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Partner Engineering and Sciences, Inc., Phase I Environmental Assessment, 2825-2841 Mulberry Street, Riverside, CA, August 20, 2018</i>)</p> <p>No Impact. According to the Envirostor (Department of Toxic and Substance Control) and Geotracker (State Water Board) databases and the Phase I Environmental Assessment, there are no active hazardous waste sites on or in proximity to the site. The site closest reported site is a Leaking Underground Storage Tank (LUST) (Regional Water Quality Control Board Case T0606500019 located at 2450 Mulberry Street at the Southern California RTD facility approximately 0.25 miles to the north of the project site. This site was remediated and received a closure letter April 4, 1989. Further, no Recognized Environmental Conditions (RECs) were identified on the project site. No impact would occur per this threshold. No mitigation is required.</p>				
<p>e. o 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 type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<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 Plan (1999); Riverside County Airport Land Use Compatibility Plan Policy Document Figure FL-1 (Adopted March 2004))</p>				
<p>No Impact. The project site is not located within any airport land use plan area or compatibility zone. The Flabob Airport is the closest airport and is located approximately 2.3 miles west of the site. March Reserve Air Base is located approximately 8 miles southeast of the site. The project site is outside the Flabob Airport Influence Area and March Reserve Air Base Influence Area as defined in the 2004 Riverside County Airport Land Use Compatibility Plan (2004). Therefore, the project will have no impact resulting in a safety hazard for people residing or working in the project area directly, indirectly or cumulatively. No mitigation is required.</p>				
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9f. Response: (Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside’s EOP, 2002)</p>				
<p>No Impact. The project site is located on the west side of Mulberry Street and SR-91 freeway. The project will not result in physical alterations to the project site or Mulberry Street that would impair implementation or physically interfere with an adopted emergency plan. Therefore, no impact, either directly, indirectly or cumulatively to an emergency response or evacuation plan will occur. No mitigation is required.</p>				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9g. Response: (Source: California Department of Forestry and Fire Protection, Fire Severity Zone Map (Riverside County, 2009))</p>				
<p>No Impact. The proposed project is located in an urbanized area where no wildlands exist. Further, the property is not located within a Very High Fire Severity Zone (VHFSZ) or adjacent to wildland areas or a VHFSZ. Therefore, no impact regarding wildland fires either directly, indirectly or cumulatively from this project will occur. No mitigation is required.</p>				
<p>10. HYDROLOGY AND WATER QUALITY. Would the project:</p>				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10a. Response: (Source: General Plan 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water; City of Riverside Storm Water Program website accessed September 2019)</p>				
<p>Less Than Significant Impact. The project site is vacant, undeveloped land. On-site drainage would be modified as a result of project construction. The project will create new impervious surfaces (i.e., asphalt, concrete and rooftops) and pervious landscaped areas. Stormwater will be managed by utilizing drainage management areas (DMAs) and Best Management Practices (‘BMPs’). Stormwater basins would be designed to collect runoff and allow water to percolate into the soil. No off-site release of treated stormwater is proposed as part of the project. In addition to the treatment control mentioned above, the applicant is proposing site design techniques and BMPs including minimizing urban runoff, minimizing the impervious footprint, and removing directly connected impervious areas. These techniques were obtained by maximizing permeable area, constructing to the minimum width and minimizing hardscape, whenever possible.</p>				
<p>While the project would modify on-site drainage, it would not alter the course of an existing stream or river that would result in on- or off-site erosion or siltation. Construction of the stormwater treatment system would retain the design capture volume for the project. This would avoid flooding on- or off-site. The BMPs referenced above, combined with compliance of existing</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
statutes will have a less than significant impact directly, indirectly and cumulatively on to any water quality standards or waste discharge. No mitigation is required.				
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10b. Response: (Source: General Plan 2025 Table PF-1 – Municipal Water District Projected Domestic Water Supply (AC-FT/YR); City of Riverside, Urban Water Management Plan, Riverside Public Utilities Water Division, June 2016)				
No impact. The proposed project is located within the Riverside South Water Supply Basin. This proposed project, consisting of 10 affordable dwelling units, is required to connect to the City’s sewer system and comply with all NPDES and WQMP requirements that will ensure the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, there will be no impact to groundwater supplies and recharge either directly, indirectly or cumulatively.. No mitigation is required.				
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:				
i. Result in substantial erosion or siltation on-or-off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10i Response: (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water; City of Riverside Storm Water Program website accessed September 2019 - Federal Emergency Management Agency, Flood Insurance Rate Map No. 06065C0726G, August 28, 2008)				
Less Than Significant Impact. The site is located in Zone X per the Flood Insurance Rate Map Panel 06065C0726G, August 28, 2008. Flood Zone X is determined to be outside of the 500-year flood plain. Therefore, no adverse impacts related to floodplain management are anticipated per 24 CFR 55 and Executive Order 11988. The runoff from the project in a developed condition has been studied and would be collected and treated on-site prior to percolation into subsurface soils and/or release off-site. Thus, although the drainage pattern will be altered, the off-site surface discharge will not change from existing conditions. The project would not result in flooding on- or off-site. Therefore, there will be a less than significant impact directly, indirectly or cumulatively under this threshold. No mitigation is required.				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or-off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10ii Response: (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water; City of Riverside Storm Water Program website accessed September 2019 - Federal Emergency Management Agency, Flood Insurance Rate Map No. 06065C0726G, August 28, 2008)				
Less Than Significant Impact. The project site is not located within a 500-year flood plain. The runoff from the project in a developed condition has been studied and would be attenuated on-site. Thus, although the drainage pattern will be altered, the off-site surface discharge will not change from existing conditions. The project would not result in flooding on- or off-site. Therefore, there will be a less than significant impact directly, indirectly or cumulatively under this threshold. No mitigation is required.				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10iii Response: (Source: City of Riverside Storm Water Program website accessed September 2019)				
Less Than Significant Impact. Project improvements would include the construction of an on-site stormwater system to capture, treat and release on-site flows. Two stormwater basins will be constructed on-site and adequately sized to				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
accommodate runoff from the project site. Runoff will be treated through the incorporation of the site design, source control and treatment control measures specified in the project specific WQMP. Therefore, pollutants will be treated through the project site design, source control, and treatment controls already integrated into the project design. The project will not create or contribute runoff water exceeding capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff and there will be a less than significant impact directly, indirectly or cumulatively. No mitigation is required.				
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10iv Response: (Source: City of Riverside Storm Water Program website accessed September 2019)				
Less Than Significant Impact. Project improvements would include the construction of an on-site stormwater system to capture, treat and release on-site flows. Two stormwater basins will be constructed on-site and adequately sized to accommodate runoff from the project site. Currently, storm flows sheet flow off-site or percolate into the soils. Runoff will be collected and treated through the incorporation of the site design, source control and treatment control measures specified in the project specific WQMP. Therefore, pollutants will be mitigated through the project site design, source control, and treatment controls already integrated into the project design. The project will not impede or redirect flood flows, therefore there will be a less than significant impact directly, indirectly or cumulatively. No mitigation is required.				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10d. Response: (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality; Federal Emergency Management Agency, Flood Insurance Rate Map No. 06065C0726G, August 28, 2008)				
No Impact. The project site is not located within a 500-year flood plain, tsunami zone, or seiche zone. Seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The project is located well inland from the Pacific Ocean and is not subject to tsunami hazard. As referenced, the project site is not within the inundation zone of the nearest reservoirs; and thus, is not expected to be affected by a seiche if a seismic event were to occur. The project site is flat and does not contain steep slopes that could become unstable during grading or other ground disturbing activities. Therefore, since the City is not located in a coastal area, no impacts resulting from tsunamis will occur directly, indirectly or cumulatively. No mitigation is required.				
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"/>
10e. Response: (Source: City of Riverside Storm Water Program website accessed September 2019)				
Less Than Significant Impact. As referenced, appropriate site design, source control and treatment control BMPs were incorporated into the project design capture and treat stormwater runoff and other pollutants generally associated with a residential land use, such as trash and debris, motor oil and related material. The project will not conflict or obstruct implementation of the water quality control plan and will meet water quality standards as required by the Regional Water Quality Control Board and City of Riverside. A less than significant impact to water quality would occur as a result of the proposed project. No mitigation is required.				
11. LAND USE AND PLANNING:				
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11a. Response: (Source: General Plan 2025 Land Use and Urban Design Element, and Project Description - Phase I Environmental Assessment, 2825-2841 Mulberry Street, Riverside, CA, August 20, 2018)				
No Impact. The project site is zoned R-1-7000 – Single Family Residential Zone and designated MDR – Medium Density Residential in the General Plan. The proposed project would require a zone change and General Plan Amendment to facilitate the project as proposed. The project site would be rezoned R-3-2000 – Multiple Family Residential and re-designated HDR -				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>High Density Residential in the General Plan to accommodate the construction of 10 affordable cottages. The project site is vacant. It was formerly and developed with residential uses. The site is surrounded by residential and commercial uses. The project would provide housing. It would not create a barrier or otherwise create a division within the existing neighborhood. No impact would occur under this threshold.</p>				
<p>b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)</p> <p>No Impact. The project proposes a General Plan Amendment from MDR – Medium Density Residential to HDR – High Density Residential. As such, the project is an infill project consistent with the General Plan 2025. It is not located within other plan areas and it is not a project of Statewide, Regional or Areawide Significance. For these reasons, this project will have no impact on an applicable land use plan, policy or regulation directly, indirectly or cumulatively. No mitigation is required.</p>				
<p>12. MINERAL RESOURCES.</p> <p>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)</p> <p>Less Than Significant Impact. According to the City of Riverside General Plan Figure OS-1, the Project site is located in an MRZ-3 zone, which indicates that the area contains known or inferred mineral occurrences of undetermined mineral significance; thus, no mineral resources are known on the Project site. This type of mineral resource zone is not considered to be a zone of valuable resources according to the State, which identifies MRZ-2 zones as important mineral resource zones. Therefore, the impacts to known mineral resources are less than significant directly, indirectly and cumulatively. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p>11b. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>No Impact. The GP 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 General Plan Amendment required for the project would not create an inconsistency with this determination. Therefore, there is no impact under this threshold. No mitigation is required.</p>				
<p>13. NOISE.</p> <p>Would the project result in:</p>				
<p>a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>13a. Response: (Source: Bolt, Beranek & Newman, Noise Control for Buildings and Manufacturing Plants, 1987;</p>				

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

Riverside Municipal Code; City of Riverside General Plan Noise Element

Less Than Significant Impact.

Construction. The proposed project would generate short-term noise during project construction. As shown in Table 6, maximum noise levels related to construction would be approximately 85 A-weighted decibels (dBA) at a distance of 25 feet (EPA, 2010)

**Table 6
Typical Noise Levels at Construction Sites**

Construction Phase	Average Noise Level at 25 Feet
Clearing	84 dBA
Excavation	85 dBA
Foundation/Conditioning	85 dBA
Laying Sub-base/Paving	81 dBA
Finishing	84 dBA

Chapter 7.35.10(B)(5) of the Riverside Municipal Code prohibits the operation of any tools or equipment used in construction, drilling, repair, alteration, grading or demolition work between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and between 5:00 p.m. and 8:00 a.m. on Saturdays or at any time on Sunday or federal holidays. Construction that occurs weekdays between 7:00 a.m. and 7:00 p.m. and between 8:00 a.m. and 5:00 p.m. on Saturday's, provided a permit has been obtained from the City as required, is exempt from regulation per 7.35.20(G) of the Riverside Municipal Code. Project construction would be required to comply with the City of Riverside Noise Ordinance referenced above. In this case, there are sensitive properties located north, south and west of the site. While construction noise would be audible at the property boundary, compliance with the City's noise ordinance would avoid adverse impacts related to construction noise.

Operation. Per Chapter 7.25, Table 7.25.010A, of the Riverside Municipal Code, the maximum allowable exterior noise level at residences is 55 dBA from 7 a.m. to 10 p.m., and 45 dBA from 10 p.m. to 7 a.m. Table 7.30.015 limits interior noise levels to 45 dBA from 7:00 a.m. to 10:00 p.m. and 35 dBA from 10:00 p.m. to 7:00 a.m. Noise standards are shown in Table 7.

**Table 7
City of Riverside Noise Standards**

Exterior Noise Standards		
Land Use Category	Time Period	Noise Level
Residential	Night (10:00 p.m. to 7:00 a.m.)	45 dBA
	Day (7:00 a.m. to 10:00 p.m.)	55 dBA
Interior Standards	Night (10:00 p.m. to 7:00 a.m.)	35 dBA
	Day (7:00 a.m. to 10:00 p.m.)	45 dBA

The State Route 91 freeway westbound off-ramp to SR-60 is approximately 160 feet east of the project site. The center of westbound mainline SR 91 is approximately 300 feet east of the site center. Noise levels were measured in the Levi Landscaping Corporation parking lot which is adjacent to and south of the project site on February 6, 2019 between 10:30 and 10:45 a.m. Existing ambient conditions are approximately 66.8 A-weighted decibels (dBA). As referenced, the maximum allowable noise levels at residences is 55 dBA during the daytime (7:00 a.m. to 10:00 p.m.) and 45 dBA at night (10:00 p.m. to 7:00 a.m.). Exterior 24-hour average (Ldn) traffic-related noise was estimated along at the project site using the Housing and Urban Development (HUD) Ldn calculator. Traffic volumes on SR 91 were based on counts obtained from California

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Department of Transportation (Caltrans) District 8 for 2016. Counts for westbound SR 91 lanes were used for modeling purposes. The Ldn assuming an average distance of 230 feet from westbound SR 91 (as measured from the center of the project site) is estimated to be 69.6 dBA. The estimated Ldn is higher than the measured noise level because of the 5-dBA penalty assigned to hours between 10:00 p.m. and 7:00 a.m.</p>				
<p>Section 7.25.010 of the Riverside Municipal Code addresses exterior sound level limits. As stipulated in Section 7.20.010 (A)(5), unless a variance has been granted, it is unlawful to cause or allow the creation of any noise which exceeds the exterior noise standard for the applicable land use category, plus 20 decibels or the maximum measured ambient noise level, for any period of time. As referenced, measured baseline conditions exceed the daytime standard (55 dBA), thus, a project impact is determined based on whether project traffic would noticeably increase background noise levels. The proposed project would construct 10 dwelling units. Post construction, the project is forecast to generate 125 daily trips including 12 trips during the AM peak hour and 11 trips during the PM peak hour. Project trips on Mulberry Street would not cause an increase in ambient noise conditions; thus, no exterior noise impact would occur. However, because existing noise levels exceed the 55-dBA Ldn exterior standard, design features to ensure the interior standard are met will be required.</p>				
<p>The interior noise standard is 45 dBA during the day and 35 dBA at night. Interior noise levels are estimated using exterior noise levels as the baseline and subtracting the typical insertion loss or attenuation achieved by adhering to Title 24 of the California Building Code. Building materials (i.e., doors, windows and insulation) with a Sound Transmission Classification (STC) rating of 26 or higher will typically result in a sound reduction ranging from 25 to 30 dBA with doors and windows closed. Using 69.6 dBA Ldn as the baseline exterior noise level, an insertion loss of 25 to 30 dBA would result in an interior noise level of 44.6 to 39.6 dBA, which would meet the interior daytime noise standards. This assumes installation of a mechanical heating, ventilation and air conditioning (HVAC) system in each unit to ensure positive ventilation could be achieved with all windows closed. It is assumed that nighttime background noise levels are noticeably lower than daytime noise levels as traffic volumes are lower during the 10:00 p.m. to 7:00 a.m. time period. Assuming use of building materials would achieve an STC rating of 26 or higher and installation of mechanical HVAC systems in each unit, it is reasonable to conclude that the 35-dBA nighttime standard would also be met. Therefore, impacts are less than significant regarding the exposure of persons to or the generation of noise levels in excess of established City standards either directly, indirectly or cumulatively. No mitigation is required.</p>				
<p>b. Generation of excessive groundborne vibration or groundborne noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>13b. Response: (Source: City of Riverside Municipal Code; Federal Transit Administration's (FTA's) Transit Noise and Vibration Impact Assessment (May 2006); Federal Railroad Administration, 1998)</p>				
<p>Less Than Significant Impact. Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas noise is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise; e.g., the rattling of windows from truck pass-by events. This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, groundborne vibration generated by manmade activities attenuates rapidly as vibration rapidly diminishes in amplitude with distance from the source. In the U.S., the ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB).</p>				
<p>The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. If a roadway is smooth, the groundborne vibration from traffic is barely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.</p>				
<p>Construction activity on the project site would be temporary and any vibration would likely not persist for long periods. Based on the size of the site and scope of work required, it is assumed that a small bulldozer would be the largest piece of equipment needed to create building pads, stormwater treatment areas and related site improvements. Assuming vibration levels would be similar to those associated with a small bulldozer, typical groundborne vibration levels would be 58 VdB at 25 feet based on data shown in Table 8.</p>				

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

Construction activities that typically generate substantial groundborne vibration include deep excavation and pile driving. Based on the proposed scope of improvements, this type of construction activity is not expected. General construction associated with the project would be confined to the project site and consist of grading and excavation for building footings. It would be temporary in duration and occur consistent with project Conditions of Approval. The closest residences to the site are located approximately 25 feet to the west and south of the property line. Based on the information presented in Table 8, vibration levels would not be perceptible at the nearest receiver during construction assuming a small bulldozer is the heaviest piece of equipment used during grading or site clearing.

As discussed, 100 VdB is the threshold where minor damage can occur in fragile buildings. Vibration levels are projected to be under this threshold; thus, structural damage is not expected to occur as a result of construction activities associated with the proposed project.

Given the distance between the construction area and the residences, vibration levels would not exceed the groundborne velocity threshold level of 72 VdB for residences and/or buildings where people sleep as discussed above. Maximum vibration levels could be 58 VdB at 25 feet from the source. The Project would not result in or be exposed to significant groundborne vibration and groundborne noise levels. Impacts would be **less than significant** directly, indirectly, and cumulatively. **No mitigation is required.**

**Table 8
Typical Vibration Source Levels for Construction Equipment**

Equipment	Approximate VdB				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	87	81	79	77	75
Loaded Trucks	86	80	78	76	74
Jackhammer	79	73	71	69	67
Small Bulldozer	58	52	50	48	46
Thresholds					
Perception Threshold 65 VdB		Distinctly Perceptible 75 VdB		Fragile Building Damage 100 VdB	

Source: Federal Railroad Administration, 1998

c. For a project located within the vicinity of a private airstrip or 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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13c. Response: (Source: Riverside County Airport Land Use Compatibility Plan Policy Document Figure FL-1 (Adopted March 2004))

No impact. The Flabob Airport is the closest airport and is located approximately 2.3 miles west of the site. March Reserve Air Base is located approximately 8 miles southeast of the site. The project site is outside the Flabob Airport and March Reserve Air Base Influence Areas as defined in the 2004 Riverside County Airport Land Use Compatibility Plan (2004). **No impacts** related to airport noise would occur. **No mitigation is required.**

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: General Plan Housing Projections 2025, Capital Improvement Program and SCAG's RCP and RTP)</p> <p>Less Than Significant Impact. The proposed project consists of 10 affordable dwelling units that may directly induce population growth, and may involve additional infrastructure that could indirectly induce population growth.. However, the project is consistent with the HDR – High Density Residential land use designation established under the General Plan 2025 Program and the additional infrastructure is consistent with the General Plan 2025 Program. 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 project does not result in new impacts beyond those previously evaluated in the GP 2025 FPEIR; therefore, the impacts will be less than significant both directly and 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: General Plan Housing Projections 2025, Capital Improvement Program and SCAG's RCP and RTP)</p> <p>No impact. The project will not displace existing housing, necessitating the construction of replacement housing elsewhere. The site is vacant and no existing housing that will be removed or affected by the proposed project. Therefore, there will be no impact on existing housing either directly, indirectly or cumulatively. No mitigation is required.</p>				
15. PUBLIC SERVICES.				
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:				
a. Fire protection?	<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; City of Riverside Fire Department website https://www.riversideca.gov/fire accessed September 2019)</p> <p>Less Than Significant Impact. The City of Riverside Fire Department provides fire protection, paramedic and emergency medical technician services to the project site. Station Number 1 located at 3401 University Avenue is approximately 1 mile southwest of the project site. The proposed project would slightly increase demand for fire protection services; however, not to the extent that new facilities would be required. Staffing needs are evaluated based on changing demographics within each service area and adjustments made within each department. The project would be subject to the payment of impact fees used to fund the expansion of fire/police services to meet demand. No adverse impacts related to fire/police services would occur. There will be less than significant impacts on the demand for additional Fire facilities or services. No mitigation is required.</p>				
b. Police protection?	<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>15b. Response: (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers; City of Riverside Police Department website https://www.riversideca.gov/rpd accessed September 2019)</p>				
<p>Less Than Significant Impact. Law enforcement services are provided by the City of Riverside Police Department. The Police Department Field Operations Division is headquartered at the Lincoln Station which is located at 8181 Lincoln Avenue. The Field Operations Division is the largest division of the Police Department and provides first response to all emergencies, performs preliminary investigations, and provides basic patrol services to the City of Riverside. The project site is located in the North Policing Center. The station is located at 4102 Orange Street, approximately 1/2 mile southwest of the project site. The proposed project would increase demand for police protection services; however, not to the extent that new facilities would be required. Staffing needs are evaluated based on changing demographics within each service area and adjustments made within each department. The project would be subject to the payment of impact fees used to fund the expansion of fire/police services to meet demand. No adverse impacts related to fire/police services would occur There will be less than significant impacts on the demand for additional law enforcement facilities or services. No mitigation is required.</p>				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15c. Response: (Source: Riverside Unified School District Fee Justification Report for New Residential, Commercial/Industrial Development (March 2012)</p>				
<p>Less Than Significant Impact. The project consists of 10 dwelling units Using the Riverside Unified School District student generation rate factors, each unit would generate 0.48 elementary, middle and high school student. Assuming 10 residences, the number of school age children living at the property is conservatively estimated to be 5 (or ½ per unit). The project would be subject to the payment of impact fees used to fund the expansion of school infrastructure needed to address future capacity constraints. However, it is likely that the future residents currently reside in the Riverside Unified School District; thus, the addition of five students would not affect capacity and would yield a less than significant impact to the availability of school facilities. No mitigation is required.</p>				
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. Fairmount Park is located approximately one-mile west/northwest and is the closest park to the site. The project would not increase demand for recreational facilities such that existing facilities would be adversely affected. The project would construct private and common open space areas per Chapter 19.100.070 of the Riverside Municipal Code which would provide some recreational benefit. The project would be subject to the payment of impact fees used to fund the expansion of recreational infrastructure needed to address future demand for park services. Demand for use of this park is not expected to be adversely affected by construction of the proposed project and will yield a less than significant impact. No mitigation is required.</p>				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15e. 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>No Impact. The proposed project would provide 10 affordable dwelling units. Adequate public facilities and services, including libraries and community centers, are provided in the Northside neighborhood to serve this 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 no impacts on the demand for additional public facilities or services either directly, indirectly or cumulatively. 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
16. RECREATION.				
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 Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</p> <p>Less Than Significant Impact. The project would be a 10-unit affordable housing development. The project would contribute to an increase in the City of Riverside population which may affect demand for recreational resources. As referenced, Fairmount Park is expected to provide adequate recreational services for the project. Further, the project would be required to pay an impact fee per unit to cover improvements to recreational resources. The project is not proposing to develop parks; however, outdoor courtyard open space areas will be provided for each residential unit and the project would pay applicable Park Development Impact Fees to the City of Riverside Parks, Recreation and Community Services Department. Thus, this project will have a less than significant impact on recreation resources. No mitigation is required.</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. TRANSPORTATION				
Would the project result in:				
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<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, General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP; City of Riverside Traffic Impact Analysis Preparation Guide Exhibit A (December 2017), Traffic Memorandum, City of Riverside Engineering Department, March 2019)</p> <p>Less than Significant. Per the Traffic Memo prepared by the City of Riverside Traffic Engineering Department (April 7, 2019), projects that generate more than 100 daily trips or that require a General Plan Amendment must prepare a Traffic Impact Analysis. In this case, the difference in trip generation between the existing and proposed zoning would be 44 daily trips and no intersection would receive 50 or more project related trips during the peak hour. Thus, the project does not warrant preparation of a Traffic Impact Analysis. Impacts related to traffic or circulation are anticipated to be less than significant. No mitigation is required.</p>				
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17b. Response: (Source: CEQA Guidelines section 15064.3 - City of Riverside Planning Department 2019)</p>				
<p>No Impact. The City of Riverside has not adopted a vehicle miles traveled threshold for new development. The application of CEQA Guidelines Section 15064 is not required until July 1, 2020. There is no impact. No mitigation is required.</p>				
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17c. Response: (Source: Project Site Plans; Housing Authority of the City of Riverside, 2825-2841 Mulberry Street Request for Proposal, December 2018)</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 proposed project includes residential uses, and does not include any incompatible uses, such as farm equipment. The project will also not increase any hazards related to a design feature. Road improvements would be limited to the construction of ingress/egress on the project site. Vehicle access would be provided via Mulberry Street, as well as pedestrian access. All construction would occur consistent with city standards. Project design would not increase hazards. No impact would occur. No mitigation is required.</p>				
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17d. Response: (Source: Project Description, 2018; Riverside Municipal Code)</p>				
<p>No Impact. The project has been developed in compliance with Title 18, Section 18.210.030 and the City’s Fire Code Section 503 (California Fire Code 2007); therefore, there will be no impact directly, indirectly or cumulatively to emergency access. No mitigation is required.</p>				
<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>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>18a. Response: (Source: Rincon Consultants, Inc., Phase I Cultural Resources Study, 2825-2841 Mulberry Street, Riverside, CA, March 2019 - AB52 Consultation)</p>				
<p>No Impact. Based on the results of the records search, the Sacred Lands File search through the Native American Heritage Commission (NAHC), Native American outreach, and the field survey, no cultural resources (prehistoric or historic) were identified in the project site. Thus, no impacts related to a historical resource will occur. No mitigation is required.</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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>18b. Response: (Source: AB52 Consultation - Rincon Consultants, Inc., Phase I Cultural Resources Study, 2825-2841 Mulberry Street, Riverside, CA, March 2019)</p>				
<p>Less Than Significant Impact. The <i>Cultural Resource Report</i> did not identify the presence of significant resources on-site pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. Chapter 532, Statutes of 2014 (i.e., Assembly Bill [AB] 52), requires Lead Agencies evaluate a project’s potential to impact “tribal cultural resources.” Such resources include “[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources.” AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a “tribal cultural resource.” Also, per AB 52 (specifically PRC 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Four California Native American tribes (Agua Caliente Band of Cahuilla Indians, Soboba Band of Luiseño Indians, Rincon Band of Luiseño Indians, and San Manuel Band of Mission Indians) responded as part of the AB 52 consultation effort. The Agua Caliente Band response (April 16, 2019) deferred consultation to the Soboba Band and Morongo Band of Mission Indians. The Soboba Band requested consultation and provided comment on standard measures provided by the City of Riverside that address the unanticipated discovery of cultural resources during project development. Consultation was concluded on August 13, 2019. The Rincon Band response (May 9, 2019) did not request consultation but did request a record search be performed. The record search was completed as part of the Cultural Resource Report process. The San Manuel Band response (most recent was May 6, 2019) stated they have no concerns with the project but provided suggested language to be included to address potential impacts to Cultural Resources and Tribal Cultural Resources. Consultation with the Aqua Caliente Band concluded April 16, 2019. Consultation with the Soboba Band concluded August 13, 2019. Consultation with the Rincon Band concluded May 9, 2019. Consultation with the San Manuel Band concluded May 6, 2019.</p> <p>While no occurrence of historic or prehistoric cultural resources has been recorded on site, based on the consultation effort with the Tribes, a potential for such resources cannot be discounted. Implementation of standard conditions CUL-1 through CUL-4 would address unforeseen discoveries during ground disturbing activities. At the request of the consulting tribe(s), the following standard condition of approval will be included, consistent with State Law:</p> <p>TCR-1: Discovery of Human Remains: In the event that human remains (or remains that may be human) are discovered at the Project site during grading or earthmoving, the construction contractors, Project Archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Riverside Community & Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b) unless more current State law requirements are in effect at the time of the discovery. Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.</p> <p>The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The County Coroner will notify the Native American Heritage Commission in accordance with California Public Resources Code 5097.98.</p> <p>According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the Project proponent and the MLD. In the event that the Project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).</p> <p>With implementation of this standard condition of approval, impacts would be less than significant. No mitigation is required.</p>				
19. UTILITIES AND SYSTEM SERVICES.				
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<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>19a. Response: (Source: General Plan 2025 Table PF-1 – RPU PROJECTED DOMESTIC WATER Supply (AC-FY/YR), Table PF-2 – RPU Projected Water Demand, RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)</p>				
<p>Less Than Significant Impact. The project will not result in the construction or relocation of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunication facilities of which could cause significant environmental effects. The project will utilize electric power, natural gas, and telecommunication facilities available for the site. Demand for wastewater treatment and water supply would be consistent with demand projections in the Integrated Master Plan for Wastewater Collection and Treatment Facilities described above and the 2010 Urban Water Management Plan referenced below under 19b. The proposed project will result in an increase in impervious surface areas over existing conditions. The increased in impervious surface area will generate increased storm water flows with potential to impact drainage facilities and require the provision of additional facilities. All storm flows will be captured, retained and treated on-site. However, 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. Therefore, the project will have a less than significant impact related to the construction of new water or wastewater treatment facilities or the expansion of existing facilities directly, indirectly, or cumulatively. 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: (Source: City of Riverside Public Utilities, 2010 Urban Water Management Plan, June 2016)</p>				
<p>Less than Significant. The project site is located in the City of Riverside Public Utilities (RPU) service area. RPU’s potable distribution system consists of approximately 940 miles of pipeline ranging from 2 to 72 inches in diameter. The RPU has sixteen reservoirs with a storage volume of approximately 108 million gallons. Water demand projections as calculated by CalEEMod 2016.3.2 would be 0.83 million gallons annually or 2,773 gallons per day. The proposed project would be required to comply with federal, State and local plans, policies and regulations and Executive Order B-29-15, which requires reduction of potable water use during construction and implementation of Best Management Practices for new development concerning water conservation, both for potable and non-potable uses. Chapter B.3 of the RRG-CAP contains measures that can be implemented to reduce water consumption and related energy costs associated with water reclamation and transport.</p> <p>Potable water would be provided by RPU. Per the 2010 Urban Water Management Plan, water demand within the service area was 63.2 mgd in 2015. Demand is expected to increase to 74,600 acre feet by 2020 and 86,000 acre feet by 2035. For planning purposes, supply is projected to be 143,226 acre feet. Future supply is expected to exceed demand. The project would minimize water demand by installing low flow fixtures and drought tolerant landscaping as referenced. The proposed project will have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Therefore, this project was found to have a less than significant impact on water supplies either directly, indirectly or cumulatively. 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: (Source: City of Riverside General Plan 2025 Table 5.16K; City of Riverside Public Utilities, Wastewater Integrated Master Plan, February 2008)</p>				
<p>Less than Significant Impact. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). The project is consistent with the General Plan 2025 Typical Growth Scenario where future</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
wastewater generation was determined to be adequate (see Table 5.16-K of the General Plan 2025 Final PEIR). Further, the current Wastewater Treatment Master Plan anticipates and provides for this type of project. Therefore, a less than significant impact to wastewater treatment directly, indirectly or cumulatively will occur. No mitigation is required.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19d. Response: (Source: Riverside County Department of Waste Resources, Lamb Canyon Landfill Information, website http://www.rcwaste.org/landfill/lambcanyon, accessed September 2018.)</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. Construction activities would temporarily generate solid waste in the form of construction debris (e.g., drywall, asphalt, lumber, and concrete) and household waste associated with single-family residences. The California Integrated Waste Management Act (CIWMA) of 1989 mandates that all cities and counties in California reduce solid waste disposed at landfills generated within their jurisdictions by 50% and has a long-term compliance goal of 70%. AB 341 (2015) increased the recycling goal to 75%. CDW associated with the proposed project will be recycled to the extent practicable with the remainder sent to a landfill. It is assumed the contractor would be conditioned to comply with all applicable recycling and disposal requirements for construction and demolition waste.</p> <p>Solid waste generated in the City of Riverside is collected by Burrtec, Inc. and disposed of in county landfills. The nearest landfill is Badlands Landfill located in Moreno Valley, California. However, it is at or nearing capacity with closure expected by 2022. Thus, solid waste generated by the proposed project would likely be disposed of at the Lamb Canyon landfill located south of Beaumont, CA east of Riverside. Prior to reaching the landfill, waste would likely be taken to the Agua Mansa Transfer Station/Material Recovery Facility in Jurupa Valley, CA, for consolidation and transport to the sanitary landfill. The Project site is located approximately 24 miles west of the Lamb Canyon Landfill which is located at 16411 Lamb Canyon Road, in Beaumont, California. The landfill is owned and operated by Riverside County Department of Waste Resources. The landfill property area consists of approximately 1,189 acres, including 580.5 acres total permitted area, of which 144.6 acres are permitted for solid waste disposal. The current permitted refuse disposal area includes approximately 74 acres of unlined area and approximately 70.6 acres of lined area. The landfill has a permitted capacity of 5,000 tons per day and has an estimated disposal capacity of 15.646 million tons. As of January 1, 2013, the facility had 7.616 tons of remaining disposal capacity. The disposal capacity is expected to last through the year 2021.</p> <p>The project would be provided recycling bins to accommodate recycled material which would reduce the amount of waste disposed of in landfills. The addition of 10 new dwelling units, assuming 75% of the waste is recycled, would generate approximately 2.9 tons of solid waste annually. This is well below the disposal capacity of the Lamb Canyon Landfill.</p> <p>The project would not adversely impact solid waste and collection and disposal within the City of Riverside. 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, less than significant impacts related to solid waste statutes will occur directly, indirectly or cumulatively. No mitigation is required.</p>				
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>19e. Response: (Source: Riverside County Department of Waste Resources, Lamb Canyon Landfill Information, website http://www.rcwaste.org/landfill/lambcanyon, accessed September 2018.)</p> <p>No Impact. As referenced, the California Integrated Waste Management Act (CIWMA) of 1989 mandates that all cities and counties in California reduce solid waste disposed at landfills generated within their jurisdictions by 50% and has a long-term compliance goal of 70%. AB 341 (2015) increased the recycling goal to 75%. 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%</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, no impacts related to solid waste statutes will occur directly, indirectly or cumulatively. No mitigation is required.				
20. WILDFIRE				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20a. Response: (Source: Site observations, February 2019 – General Plan 2025 Figure PS-7 – Fire Hazard Areas)				
No Impact. The proposed project is not located near state responsibility areas or lands classified as a very high fire hazard severity zone. The City of Riverside Fire Department provides fire protection, paramedic and emergency medical technician services to the project site. The addition of 10 new dwelling units would not adversely impact the ability of residents to evacuate or Fire Department response. No impacts related to wildfires are anticipated at the project site. No mitigation is required.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20b. Response: (Source: Site observations, February 2019 – General Plan 2025 Figure PS-7 – Fire Hazard Areas)				
No Impact. The proposed project site is predominantly flat and located in a heavily urbanized area and not located near state responsibility areas or lands classified as a very high fire hazard severity zone. No impacts related to wildfires are anticipated at the project site. No mitigation is required.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20c. Response: (Source: Site observations, February 2019 – General Plan 2025 Figure PS-7 – Fire Hazard Areas)				
No Impact. The proposed project site will not require fire emergency associated infrastructure because it is located in a heavily urbanized area and not located near state responsibility areas or lands classified as a very high fire hazard severity zone. No new roads, fuel breaks, emergency water sources, power lines, or other utilities would be required. No impacts related to improvements that may exacerbate wildfire risk would result from the project. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
20d. Response: (Source: Site observations, February 2019 - General Plan 2025 Figure PS-7 – Fire Hazard Areas)				
No Impact. Proposed project is situated on a predominantly flat and located in a heavily urbanized area and not located near state responsibility areas or lands classified as a very high fire hazard severity zone. No impacts related to flooding landslides or other consequences of wildfire would result from the project. No mitigation is required.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
21. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to substantially 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, substantially 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>21a. Response: <i>Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area - Rincon Consultants, Inc., Phase I Cultural Resources Study, 2825-2841 Mulberry Street, Riverside, CA, March 2019</i></p> <p>No Impact. Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section of this Initial Study (Section 4). No impacts to biological resources would occur as a result of the project. 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 Section (Section 5) of this Initial Study and were found to have no impact. Standard conditions of approval are included in Section 5 of the Initial Study that could be implemented should an unanticipated discovery occur. No mitigation is required.</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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>21b. Response: <i>(Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program)</i></p> <p>No impact. The proposed project would provide a new residential development. Construction of the project would occur consistent with state and local regulations regarding the type of project proposed. This would be consistent with the state’s long-term environmental goals by providing new housing consistent with applicable regulations. No impact would occur. No mitigation is required.</p>				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>21c. Response: <i>(Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program)</i></p> <p>Less than Significant. As presented in the discussion of environmental checklist Sections 1 through 20, the project would have no impact or a less than significant impact with respect to all environmental issues. No mitigation measures would be required in addition to standard Conditions of Approval to reduce potentially significant impacts to less than significant. Consequently, the project along with other cumulative projects would result in a less than significant cumulative impact with respect to all environmental issues. No mitigation is required.</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).