



Community Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

PLANNING COMMISSION HEARING DATE: JULY 23, 2015
AGENDA ITEM NO.: 8

PROPOSED PROJECT

<i>Case Numbers</i>	P12-0601 (Tentative Tract Map), P12-0697 (Rezoning) & P12-0698 (General Plan Amendment)		
<i>Request</i>	To amend the General Plan Land Use designation and rezone approximately 0.27 acres of an existing 5.08 acre parcel to facilitate a Tract Map for the subdivision of two contiguous undeveloped parcels totaling 9.03 acres into 10 parcels for the future construction of single family residences.		
<i>Applicant</i>	Hank Jong, EGL Associates		
<i>Project Location</i>	Southwesterly corner of the intersection of Dauchy and Cactus Avenue.		
<i>APN</i>	276-040-009, 276-040-010		
<i>Project area</i>	Approximately 9.03 acres		
<i>Ward</i>	4		
<i>Neighborhood</i>	Alessandro Heights		
<i>Specific Plan</i>	None		
<i>General Plan Designation</i>	HR- Hillside Residential & VLDR – Very Low Density Residential		
<i>Zoning Designation</i>	RC – Residential Conservation & R-1-1/2 acre – Single Family Residential		
<i>Staff Planner</i>	Brian Norton, Associate Planner; 951-826-2308; bnorton@riversideca.gov		

RECOMMENDATIONS

Pursuant to Chapters 2.40 and 19.050.030 of the Riverside Municipal Code, the Planning Commission shall review the proposed project subject to its consistency with the Zoning Code (Title 19) and Subdivision Code (Title 18); including the proposed Tentative Parcel Map, and Planned Residential Development Permit. The decision of Planning Commission to grant a tentative tract map shall require an affirmative vote of a simple majority of the membership present and voting. Specifically, staff recommends that the City Planning Commission:

1. **RECOMMEND** that the City Council **DETERMINE** that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend City Council adoption of a Mitigated Negative Declaration; and
2. **RECOMMEND ADOPTION** of the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 15097 and California Public Resources Code 21081.6; and
3. **RECOMMEND APPROVAL** of Planning Cases Numbers: P12-0601 (Tentative Tract Map P36370), P12-0697 (Rezone) & P12-0698 (General Plan Amendment), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and
4. **RECOMMEND ADOPTION** of attached exhibits 6-12 as approved project plans, subject to recommended conditions of approval.

SITE BACKGROUND

The project consists of two contiguous lots, totaling approximately 9.03 acres. The larger of the two lots is approximately 5.10 acres in area and zoned R-1-1/2 Acre – Single Family Residential. The second parcel is approximately 3.93 acres in size and zoned RC- Residential Conservation. The site has an average natural slope ranging between 14.49 and 17.52 percent. Topography consists of hilly terrain with a gradual gradient towards the northeast portion of the site. In 2009, a building permit was secured to demolish an approximately 800 square foot single family residence and an 800 square foot detached structure. The site is currently vacant.

PROPOSAL

The following applications have been submitted:

- Tentative Tract Map (36370)
- Rezone (Portion of R-1-1/2 acre to RC)
- General Plan Amendment (Portion of VLDR to HR)

As shown in Exhibit 8, the applicant is proposing to subdivide two lots, totaling 9.03 acres in size, into 10 residential lots, for future development of single family residences. Lots 1 and 2 are proposed on the westerly parcel, each consisting of at least 2.0 acres; while lots 3 through 10 will range in area from 21,789 square feet (0.5 acres) to 26,961 square feet (0.62 acres) and are proposed on the easterly parcel.

Future development of Lots 1, 3 and 4 will take access from Cactus Avenue; Lots 5, 6, 7 and 8 will take access from a newly created cul-de-sac and Lots 9 and 10 will take access from Ferrari Drive along the southerly portion of the project. Due to the terrain along the southerly portion of the project, and as part of half street improvements along Ferrari Drive, a small amount of grading will occur off-site on the parcel located southerly of Ferrari Drive.

As part of this proposal, the applicant has applied for a General Plan Amendment and Rezone of approximately 0.27 acres, to be designated from VLDR – Very Low Density Residential to HR – Hillside Residential and rezone from R-1-1/2 acre Zone to RC – Residential Conservation, to ensure Lots 1 and 2 satisfy the minimum 2.0 acre lot requirement of the RC Zone.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	Consistent	Inconsistent	N/A
<i>General Plan 2025</i> The proposed project is consistent with the underlying General Plan 2025 land use designation of HR- Hillside Residential and VLDR – Very Low Density Residential, which will further the intent of the General Plan by facilitating in-fill development, while directly addressing the City's housing needs. Further, the project as proposed will continue the development pattern of high quality single-family residential uses in the Alessandro Heights area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Zoning Code Land Use Consistency (Title 19)</i> The underlying RC – Residential Conservation Zone and R-1-1/2 acre – Single Family Residential Zone is consistent with the HR- Hillside Residential and VLDR – Very Low Density Residential General Plan land use designation. Development standards pertaining to development in the RC and R-1-1/2 zones are discussed below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Compliance with Citywide Design & Sign Guidelines</i> No development is proposed at this time. Once development on individual lots is proposed, plans will be reviewed to ensure compliance with the City's design guidance document. A Design Review submittal will be required.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Tentative Tract Map – R-1-1/2 Acre Zone (Title 19)</i>												
Standard		Proposed									Consistent	Inconsistent
		Lot										
		3	4	5	6	7	8	9	10	OS		
<i>Avg. Natural Slope</i>		12.81	15.95%	15.10%	11.93%	16.59%	13.61%	16.41%	16.29%			
<i>Lot Area</i>	½ ac	0.62 ac	0.58 ac	0.50 ac	0.52 ac	0.50 ac	0.52 ac	0.55 ac	0.52 ac	4.31 ac	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Lot Width</i>	125 feet	Proposed lot design consistent with applicable development standards									<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Lot Depth</i>	150 feet										<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Residential Pad Size</i>		12,333 sqft	12,051 sqft	16,169 sqft	14,146 sqft	16,281 sqft	13,023 sqft	15,725 sqft	13,131 sqft		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Proposed Pad Sizes are consistent with Section 17.28.020 – Hillside Grading Ordinance										
<i>Density</i>	2.0du/ac	Density is consistent with permitted densities of 2.0 du/ac										

<i>Tentative Tract Map – RC Zone (Title 19)</i>						
Standard		Proposed			Consistent	Inconsistent
		Lot				
		1	2	OS		
<i>Avg. Natural Slope</i>		18.19%	16.07%			
<i>Lot Area</i>	2.0 ac	2.05 ac	2.00 ac	4.05 ac	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Lot Width</i>	130 feet	Proposed lot design consistent with applicable development standards			<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Lot Depth</i>	100 feet				<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Residential Pad Size</i>		20,881 sqft	20,606 sqft		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Proposed Pad Sizes are consistent with Section 17.28.020 – Hillside Grading Ordinance				
<i>Density</i>	0.5du/ac	Density is consistent with permitted densities at 0.5 du/ac				

TENTATIVE TRACT MAP

The proposed map design can be supported as proposed, subject to the recommended conditions of approval. The proposed subdivision, which consists of an in-fill development, proposes to develop the site in compliance with the lot requirements of the underlying RC and R-1-1/2 acre zones and will allow for a logical subdivision of the subject lots in a manner consistent with the established neighborhood development patterns. This proposal will allow a residential density consistent with the surrounding neighborhood and has been designed to accommodate 10 conventional single family residential lots in compliance with the applicable standards of the underlying zones. Further, the proposed lots are compatible in size with other single family residential lots in the immediate area. Thus, it will allow for the future construction of single family residences of comparable size to those residences found throughout the surrounding neighborhood and in a manner compliant with all applicable site development standards.

Location and Access

As designed Lots 1, 3 and 4 will be served by Cactus Avenue, an existing, partially improved 80 foot collector. Lots 2, 9 and 10 will be served by Ferrari Drive, an unimproved 66 foot collector, used to access multiple properties to the west of the subject site. Lastly, Lots 5 through 8 will be served by a proposed 60 foot cul-de-sac, accessed via Dauchy Avenue. Off-site improvements including installation of sidewalk, parkway, curb and gutter along Cactus Avenue, Ferrari Drive, and Dauchy Avenue are proposed to facilitate access to the proposed subdivision. Based on the proposed subdivision design and consistency with the General Plan, staff does not anticipate that the amount of traffic generated by the subdivision will have a significant impact on the existing street system.

Walls and Fences

The site is currently vacant and is located immediately adjacent to other vacant property. As the proposal does not include a wall and fence plan, a complete wall and fencing plan will be required to be submitted and approved by staff prior to grading permit issuance.

Design Review

As noted earlier, no development of the newly created lots within this subdivision is proposed at this time. Per City policy, a Design Review application will be required to be submitted for consideration by Design Review staff prior to the issuance of any building permits to insure that the development of all lots will be in compliance with Citywide Design Guidelines and zoning standards. Separate applications and fees will be required for the Design Review application.

NEIGHBORHOOD COMPATIBILITY

The proposed in-fill single family residential subdivision and the future development of 10 single family residences will not be out of character in this area. The subject site is located within an established residential neighborhood. The surrounding properties to the east, north, and west are developed with single family residences on single family residential parcels of similar size as the ones proposed in this subdivision. Future development of the site will be subject to scrutiny through the City's Design Review process, insuring that future residences meet all applicable development standards and design policies.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. No responses have been received by Planning Staff at this time. Staff received a letter from the adjacent property owner, to the west, indicating support of the project.

EXHIBITS LIST

1. Staff Findings
2. Staff Conditions of Approval
3. Aerial Photo/Location
4. Existing General Plan Map
5. Existing Zoning Map
6. Proposed General Plan Map
7. Proposed Zoning Map
8. Proposed Subdivision Map
9. Proposed Grading Plan
10. Existing Site Photos
11. CEQA Document
12. Public Response Letters

Report and Recommendations Prepared by:
Report and Recommendations Reviewed by:

Report and Recommendations Approved by:

Brian Norton, Associate Planner
Kyle Smith, AICP, Senior Planner
Jay Eastman, AICP, Interim City Planner
Emilio Ramirez,
Interim Community Development Director



CITY OF
RIVERSIDE
City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

EXHIBIT 1- STAFF RECOMMENDED FINDINGS

PLANNING CASES: **P12-0601** (Tentative Tract Map)
 P12-0697 (ReZone)
 P12-0698 (General plan Amendment)

STAFF FINDINGS

Staff Recommends that the City Planning Commission:

1. **RECOMMEND** that the City Council **DETERMINE** that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend City Council adoption of a Mitigated Negative Declaration;
2. **RECOMMEND APPROVAL** of Planning Case Numbers: P12-0601 (Tentative Tract Map), P12-0697 (ReZone) & P12-0698 (General Plan Amendment) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions;
3. **RECOMMEND ADOPTION** of attached exhibits 6-12 as approved project plans, subject to recommended conditions of approval.

Based on the following findings:

- a. The proposed subdivision, with the recommended conditions of approval, will facilitate future in-fill development, which is consistent with the goals, policies, and objectives of the General Plan, the Zoning Code and the Arlington Heights Neighborhood;
- b. The proposed subdivision will facilitate future development which is consistent with the goals, policies, and objectives of the General Plan, the HR-Hillside Residential land use designation, the VLDR-Very Low Density Residential land use designation and the Zoning Code with implementation of the recommended conditions of approval;
- c. With the recommended conditions of approval, the proposed subdivision will result in future development that will be consistent with surrounding development in this area, not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; resulting in no land use compatibility impacts;
- d. The proposed Zoning Code amendment will not adversely affect surrounding properties; and
- e. The project is consistent with and promotes the following General Plan policies:

Policy LU-3.1: Pursue methods to preserve hillside open space and natural habitat.

Policy LU-4.1: Adhere to the protections for hillside development set forth in Proposition R and Measure C.

Policy LU-4.2: Enforce the hillside grading provisions of the City's Grading Code (Title 17) to minimize ground disturbance associated with hillside development; respect existing land contours to maximum feasible extent.

Policy LU-7.3: Continue to require natural open space easements in conjunction with new development in hillside and arroyo areas over non-graded areas of the development.



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

EXHIBIT 2 - STAFF RECOMMENDED CONDITIONS OF APPROVAL

CONDITIONS & GENERAL INFORMATION NOTES

Case Number: P12-0698 (General Plan Amendment)

Meeting Date: July 23, 2015

CONDITIONS

Case Specific

- **Planning**

1. The HR – Hillside Residential land use designation shall be applied to Lots 1 and 2 as shown on Exhibit 6 of the staff report.
2. All applicable conditions of related Planning Cases P12-0601 (Tentative Tract Map) and P12-0697 (Rezoning) shall apply to this project.

Standard Conditions

- **Planning**

3. There shall be a two-year time limit in which to satisfy the approved conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.
4. All necessary parcel description describing the exact area to be rezoned shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. Descriptions are required to be on 8 1/2 inch by 11 inch paper with the title "Attachment A" at the top.

- **Public Works**

THE FOLLOWING PUBLIC WORKS "ENGINEERING" CONDITIONS TO BE MET PRIOR TO CASE FINALIZATION:

5. All applicable conditions of related Planning Cases P12-0601 (Tentative Tract Map) shall apply to this project.

- **Fire**

6. No conditions

- **Public Utilities**

7. No conditions

- **Park and Recreation**

8. No conditions

GENERAL INFORMATION NOTES

1. Appeal Information

- a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision.
- b. Appeal filing and processing information may be obtained from the Community Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall.

CONDITIONS

Case Specific

• **Planning**

9. The RC – Residential Conservation Zone shall be applied to Lots 1 and 2 as shown on Exhibit 6 of the staff report.
10. All applicable conditions of related Planning Cases P12-0601 (Tentative Tract Map) and P12-0698 (General Plan amendment) shall apply to this project.

Prior to Grading Permit Issuance:

11. The Rezoning shall be finalized and adopted.

Standard Conditions

• **Planning**

12. When all of the conditions of approval have been completed, the applicant shall apply for a request for processing through the Public Works Department to initiate finalization of this rezoning. A fee may be required.
13. There shall be a two-year time limit in which to satisfy the approved conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.
14. All necessary parcel description describing the exact area to be rezoned shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. Descriptions are required to be on 8 1/2 inch by 11 inch paper with the title "Attachment A" at the top.

GENERAL INFORMATION NOTES

1. Appeal Information
 - a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision.
 - b. Appeal filing and processing information may be obtained from the Community Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall.

CONDITIONS

Case Specific

• **Planning**

1. All conditions approved by the Riverside County Airport Land Use Commission development review case ZAP1092MA13 shall apply.
2. Any future development shall comply with all development standards of the RC- Residential Conservation Zone R-1-1/2 Acre Zone and entitlement processes at the time such development is submitted for permitting.
3. Any proposed sewer lift stations shall not be located within front yard areas. The proposed sewer lift station shall be located along Dauchy Avenue and adequately screened to Staffs satisfaction.

Prior to Map Recordation

4. The landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority.
5. The applicant shall work with Southern California Edison, Riverside Public Utilities, Public Works Department and the Planning Division to reflect existing above ground power poles along Ferrari Drive and a portion of Dauchy Avenue to be undergrounded.

Prior to Grading Permit Issuance

6. The Rezoning and General Plan amendment shall be finalized and adopted.
7. Tract Map 36370 shall be recorded.
8. Precise grading plans shall meet the adopted standards found under Section 17.28.020 of the Hillside/Arroyo Grading.
9. The applicant shall record an open space easement over the open space area to remain undisturbed and ungraded in perpetuity for Lots located in the RC – Residential Conservation Zone (Lots 1 and 2).
10. * During grading of the property, the bedrock milling features associated with CA-RIV-10255 and CA-RIV-10256 shall be moved to an open space location, as identified in Lot 1 and Lot 2 of Tentative Tract Map No. 36370 where they can be preserved in perpetuity in an undisturbed state. The Pechanga Tribe shall work with the project archaeologist and the grading contractor to identify the features to be relocated prior to any disturbance or grading within 100 feet of the archaeological site. Before construction activities are allowed to resume in the affected area, any visible artifacts shall be recovered and the features recorded using professional archaeological methods. Should subsurface resources or

features be identified during or as a result of the removal process, current archaeological protocols will be conducted, in consultation with the Pechanga Tribe, including but not limited to photo documentation, sketches, excavation, specialized testing if appropriate and artifact collection. The current Department of Parks and Recreation (DPR) forms for CA-RIV-10255 and CA-RIV-10256 shall be updated by the project archaeologist, detailing which features were or were not relocated, the process taken and the feature's new location. The site records should clearly indicate that the features are not in their original location and why they were relocated.

11. * Prior to beginning project construction, the project applicant shall retain a qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
12. * At least 30 days prior to beginning project construction, the project applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program and to develop a Cultural Resources Treatment and Monitoring Agreement between the Tribe and the Developer and Applicant. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities and participation of professional Pechanga Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for monitors; and treatment and final disposition of any cultural resources, sacred sites and human remains discovered on the site.
13. * Prior to beginning project construction, the project archeologist shall file a pre-grading report with the City of Riverside Planning Division to document the proposed methodology for grading activity observation which will be determined in consultation with the Pechanga Tribe. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Cultural 2, the archeological monitor's authority to stop and redirect grading will be exercised in consultation with Pechanga Tribe in order to evaluate the significance of resources found on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities and shall have the authority to stop and redirect grading activities.
14. * All tree felling, brushing, grading or other habitat-removal activities during the avian breeding season (February 1st through August 31st) shall be avoided. However, should it be necessary to conduct tree felling, brushing, grading or other habitat-removal activities during the avian breeding season, a preconstruction nesting "sweep" of all areas within 300 feet of the proposed activity shall be required. The result of the survey shall be provided in a report to the City and Wildlife Agencies staff for concurrence with the conclusions and recommendations.
15. A detailed wall and fencing plan shall be submitted for review and approval by Design Review staff.
16. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:

- a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
- b. Compliance with City adopted interim erosion control measures;
- c. Compliance with all recommendations of the required Project specific Water Quality Management Plan;
- d. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
- e. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
- f. The Project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - i Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
 - ii Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - iii Wash off trucks and other equipment leaving the site;
 - iv Replace ground cover in disturbed areas immediately after construction;
 - v Keep disturbed/loose soil moist at all times;
 - vi Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - vii Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.

During Grading and Construction

- 17. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.
- 18. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. the generation of dust shall be controlled as required by the AQMD;
 - b. grading activities shall cease during periods of high winds (greater than 25 mph);

- c. trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and
 - d. the contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.
19. * The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:
- a. In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity.
 - b. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.

In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, *State CEQA Guidelines* 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human

remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

20. The Construction Contractor shall time the construction activities so as to not interfere with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.
21. Should cultural, historical or archeological items be found during grading and construction activity, the construction and grading of this project all activity shall be halted in the vicinity of the find and diverted until a qualified archeologist meeting the Secretary of the Interior standards can evaluate the nature and significance of the find. If human remains are uncovered, the applicant shall contact the County Coroner's Office.
22. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
23. **Advisory:** State and Federal regulations require preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Compliance with this requirement is enforced by the Water Quality Control Board.

Prior to Building Permit Issuance

24. **Advisory:** Payment of Multi-Species Habitat Conservation Plan (MSHCP) fees as applicable.
25. **Advisory:** Any applicable Riverside County Flood Control and Water Conservation District facilities must be constructed to District standards, and District plan check and inspection will be required. Separate plan check and inspection fees apply.
26. The developer shall be subject to the payment of school fees and local traffic and transportation fees in accordance with City Ordinances, as applicable.
27. Property Owner(s) shall submit Administrative Design Review applications for the development of new residences on each lot. The site plan and building elevations will be subject to review and approval of Design Review staff. Separate applications and fees will be required.
28. Plans showing typical front yard landscape and irrigation design, including implementation of water quality management facilities on each lot, shall be submitted for Design Review staff approval. A separate applications and filing fee is required. Landscaping and irrigation plans must be submitted prior to building permit issuance and landscaping must be installed prior to occupancy of each residence.

- **Public Works**

Prior to Map Recordation:

29. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.

30. Deed for widening Cactus Avenue to 40 feet from monument centerline to Public Works specifications.
31. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Cactus Avenue to Public Works specifications.
32. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Dauchy Avenue to Public Works specifications.
33. Deed for widening Ferrari Drive to 33 feet from monument centerline to Public Works specifications.
34. Full half-street improvements on Ferrari Drive, sidewalk, curb and gutter at 18 feet northerly of monument centerline with roadway paving to 10 feet southerly of centerline to Public Works specifications. The proposed retaining walls along the southerly and westerly portions of the street are not allowed. A six foot wide graded shoulder with 2% maximum cross-slope will be provided along the southerly edge of the roadway along with 2:1 maximum cut and fill slopes to match existing ground line.
35. Full improvement of interior street based on residential cul-de-sac street standards.
36. Installation of sewers and sewer laterals to serve this project. Septic systems are not allowed for this subdivision pursuant to RMC 18.210.110. The nearest gravity line is in John F Kennedy at Wood Road, which is approximately 5,000 feet away. The elevation of the existing sewer pump station along the easterly side of Dauchy is too high to allow gravity service into it. Additionally, the existing pump station may not be adequately sized to accommodate flows from the proposed subdivision, and any improvements to increase the capacity will be the responsibility of the Developer.
37. Design and Construction of sewage lift station to serve lots which do not gravity flow into existing sewage lift station at intersection of Ferrari Drive and Dauchy Avenue to Public Works specifications.
38. The tentative map does not provide sufficient information regarding proposed drainage patterns or facilities to accept and convey flows. Installation of offsite drainage facilities near the corner of Cactus and Dauchy may be required to accommodate the proposed development. Storm drain design and construction will be contingent on engineer's drainage study as accepted by Public Works.
39. Off-site improvement plans to be approved by Public Works prior to map recordation.
40. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
41. Size, number and location of driveways to Public Works specifications.
42. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on

the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with Sate Law. For further assistance, please contact the Public Works Department.

43. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
44. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (C,C&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.
45. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
46. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:

- a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
- b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
- c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

- **Fire Department**

Contact Margaret Albanese at 951-826-5825 for questions regarding fire conditions or corrections.

The following to be met prior to construction permit issuance:

47. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
48. Construction plans shall be submitted and permitted prior to construction.
49. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
50. Fire Department access is required to be maintained during all phases of construction.

- **Public Utilities**

Contact Matt Bates for questions regarding water conditions or corrections:

51. *Advisory:* All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies.
52. *Advisory:* Utility easements shall be provided and/or retained to the specifications of the affected departments and agencies.
53. *Advisory:* The provision of water facilities in accordance with the City of Riverside Public Utilities Water Rules.
54. *Advisory:* The provision of utility fees and charges in accordance with the City of Riverside Public Utilities Water Rules.

Contact Summer Delgado at 951-826-2129 for questions regarding public utilities (electric) conditions/corrections listed below:

55. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.

56. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

- **Parks, Recreation and Community Services**

Prior to Map Recordation:

57. Dedicate Multi-purpose Recreational Trail Easements/rights- of-way, designated for non-motorized use, along alignments as acceptable to the Park and Recreation Department and as necessary for implementation of the City's Multi-purpose Recreational Trails System. For questions or concerns regarding this condition, contact Trails Coordinator, 951-826-2000.

Prior to issuance of grading permit:

58. Grading for trail easement/rights of way areas, shall be subject to the review and approval of the Park, Recreation & Community Services Department. Grade trails 2%-4% with maximum 2% cross slope. No trail slope shall exceed 7%. Slopes/grades of driveway segments passing through trail easements shall match cross-slope of trail easement (usually 2%). Concrete driveways passing through trail easements shall have a rough broom finish to provide better traction for trail users. For questions or concerns regarding this condition, contact Trails Coordinator, 951/826-2000.

Prior to Building Permit Issuance:

59. Payment of all applicable park development fees (local, regional/reserve, trail and aquatic) as mitigation for the impacts of the project on the park development and open space needs of the City. For questions or concerns regarding this condition, contact Park Planning & Design, 951-826-2000.

Standard Conditions

- **Planning**

60. There is a thirty-six-month time limit in which to satisfy the conditions and record this map. Six subsequent one-year time extensions may be granted by the City Planning Commission upon request by the applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.

61. Within 30 days of the approval of the project by the City the developer/subdivider shall execute an agreement, approved by the City Attorney's Office, to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this subdivision, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the Developer/subdivider of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.

62. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.
63. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.

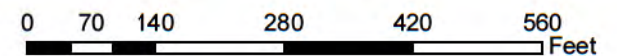
GENERAL INFORMATION NOTES

1. Appeal Information

- b. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within fifteen calendar days after the decision.
- c. Appeal filing and processing information may be obtained from the Community Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall.



Exhibit 3 - P12-0601, P12-0697, P12-0698, Aerial Photo



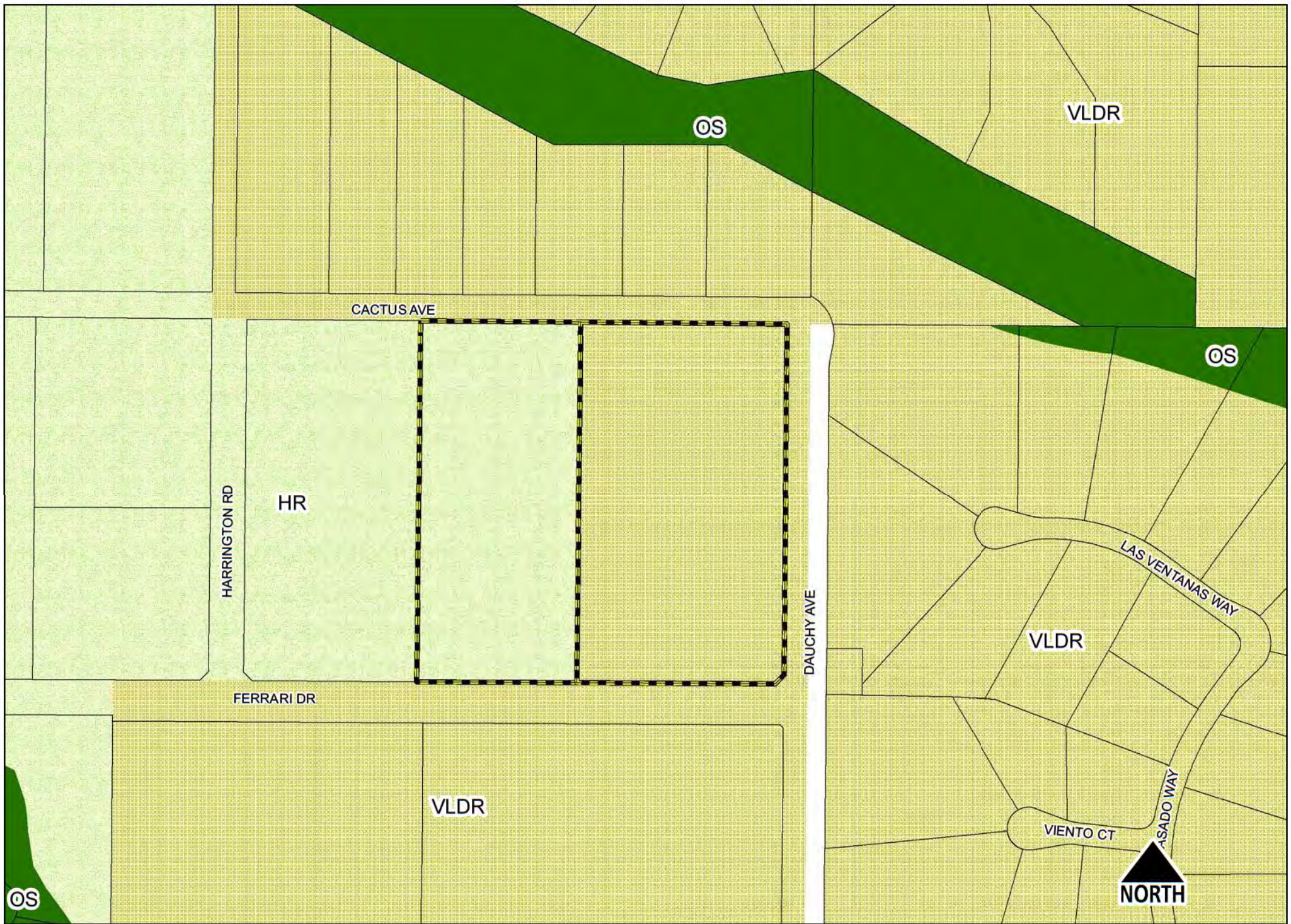


Exhibit 4 - P12-0601, P12-0697, P12-0698, General Plan Land Use

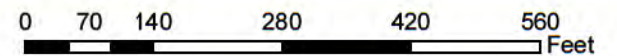
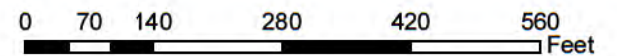




Exhibit 5 - P12-0601, P12-0697, P12-0698, Zoning Map



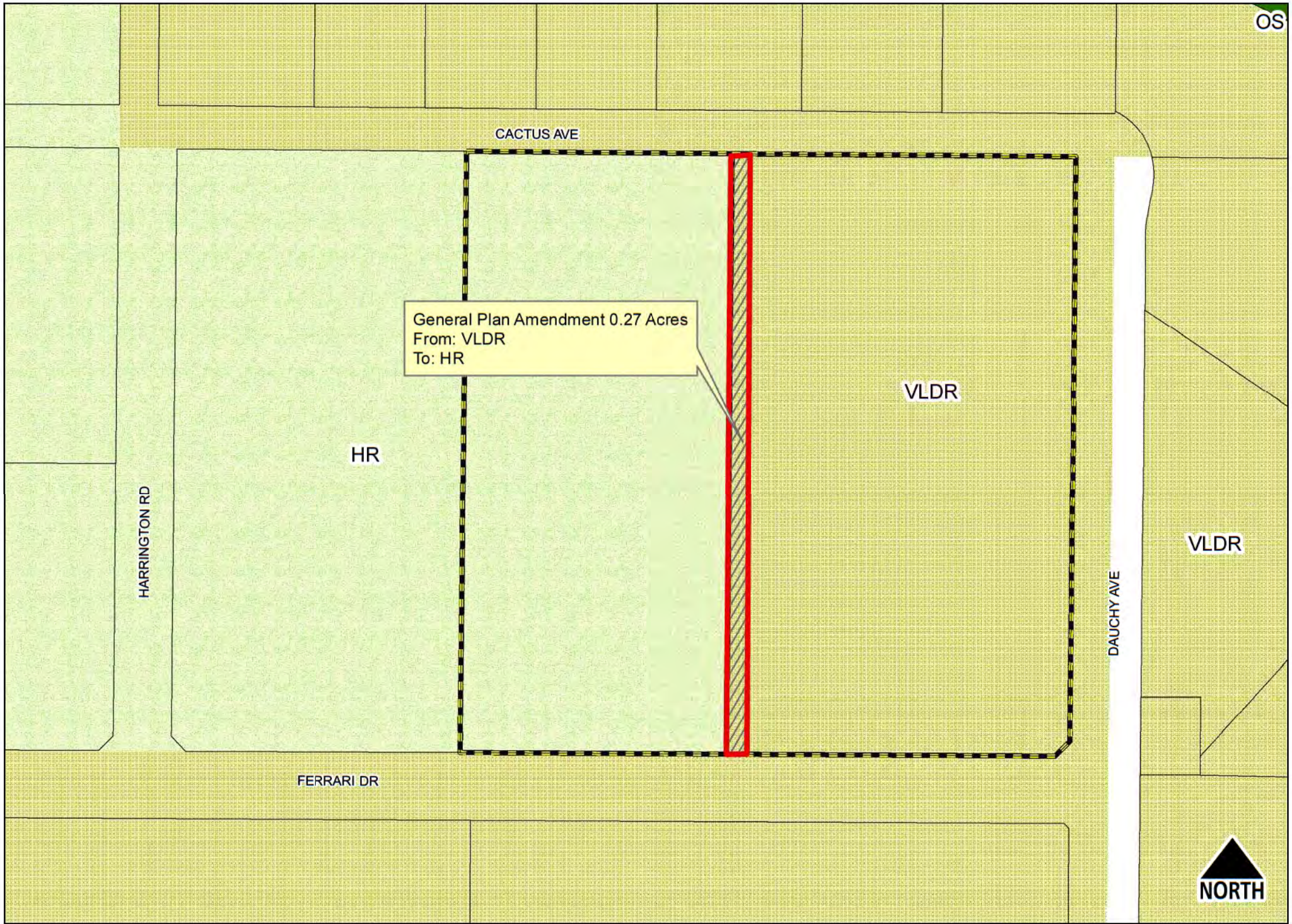


Exhibit 6 - P12-0601-0697-0698, Proposed General Plan Land Use Designation

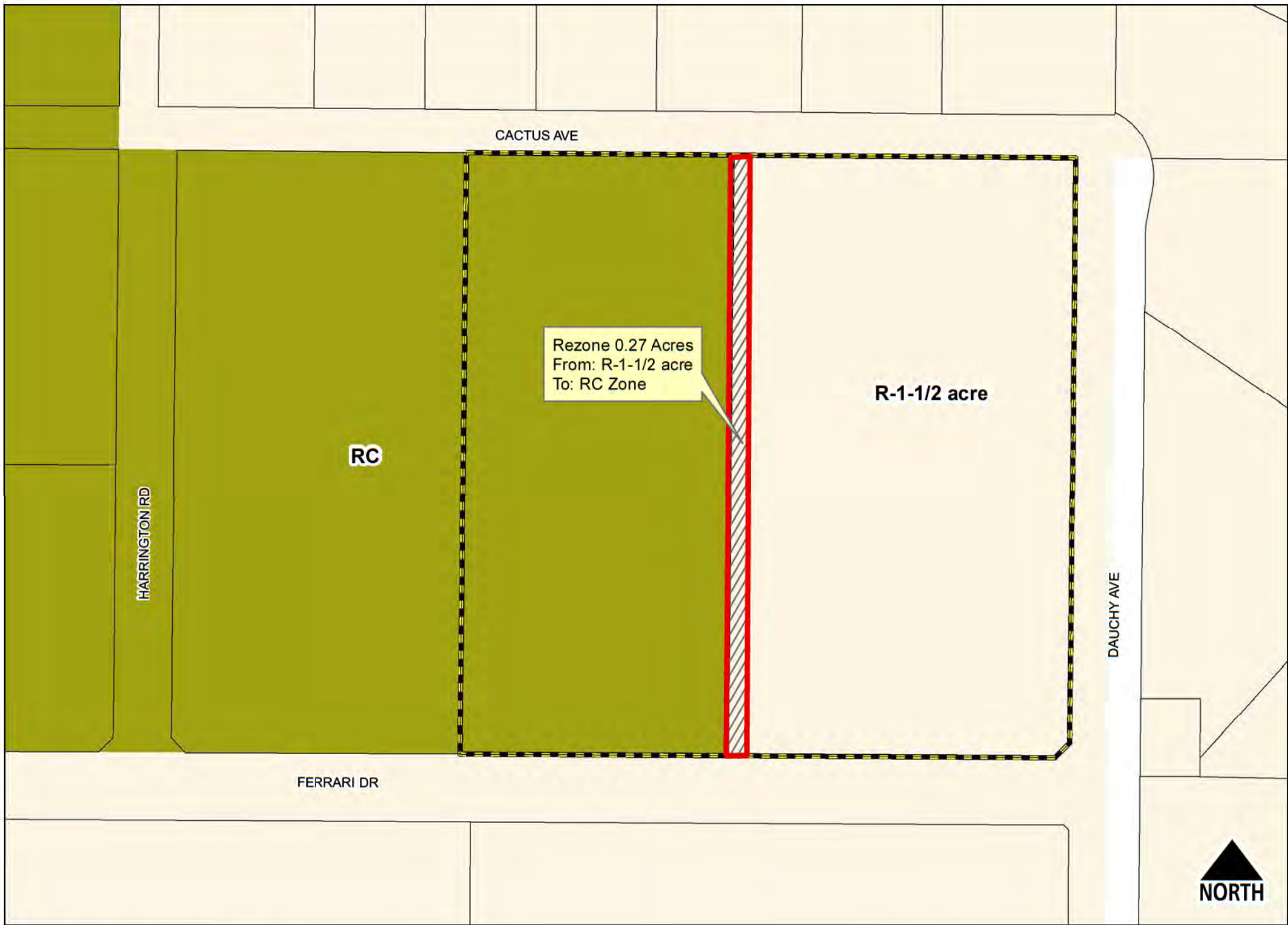
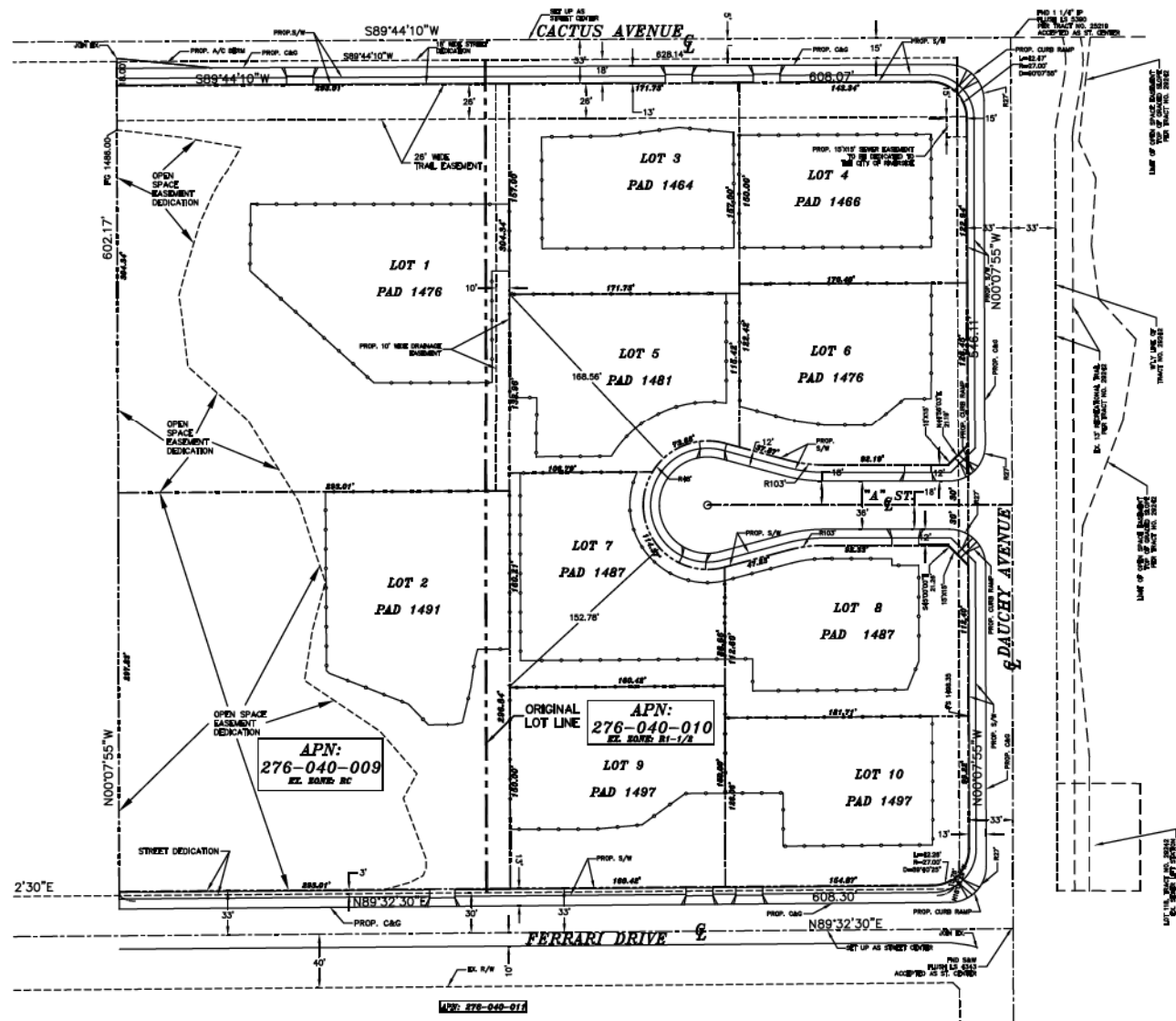


Exhibit 7 - P12-0601-0697-0698, Proposed Zoning

EXHIBIT A OF TENTATIVE TRACT NO. 36370

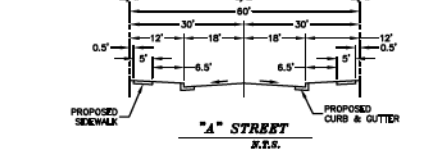
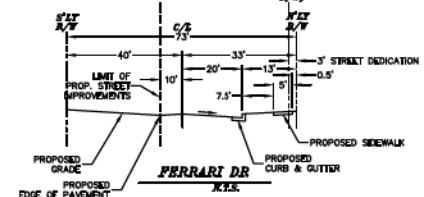
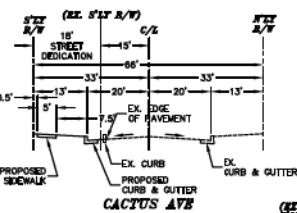
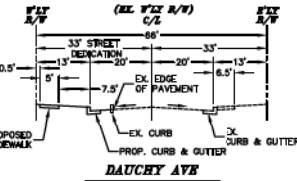


ZONE	RC	276-040-009	171,430/3.94
LOT NO.	LOT (GROSS)	LOT (NET)	PAD
1	24,448/2.17	22,174/2.05	20,881
2	28,000/2.02	27,121/2.00	26,008
3	30,000/2.09	28,981/2.02	27,333
4	27,492/2.63	25,403/2.58	24,051
5	21,789/2.00	21,789/2.00	16,189
6	21,271/2.00	22,745/2.02	14,146
7	21,832/2.00	21,832/2.00	15,281
8	21,881/2.00	22,873/2.02	15,023
9	24,348/2.06	24,063/2.05	15,725
10	22,612/2.02	22,752/2.02	15,131
TOTAL	180,732/8.97	181,424/8.75	151,346

LOT	AREA (SQ. FT.)	AREA (AC.)	LOT DIMENSION
1	18,119	0.41	253.01' x 304.34'
2	18,077	0.41	253.01' x 297.83'
3	12,811	0.29	171.73' x 157.00'
4	15,935	0.36	170.40' x 150.00'
5	15,100	0.34	170.40' x 136.17'
6	11,033	0.25	170.40' x 128.03'
7	18,558	0.42	170.40' x 136.17'
8	13,611	0.31	170.40' x 128.03'
9	16,441	0.37	170.40' x 150.00'
10	15,225	0.35	170.40' x 128.03'
TOTAL	155,971	3.57	181.71' x 126.06'

ANSP: AVERAGE NATURAL SLOPE
RC ZONE: APN 276-040-009
NON-RC ZONE: APN 276-040-010

A VARIANCE IS REQUESTED TO REDUCE THE MINIMUM LOT DEPTH REQUIREMENT FOR LOTS 5, 6, AND 10 FROM 150 FEET TO 128 FEET.



OWNER:
DAUCHY VILLA DEVELOPMENT, LLC
8008 RIVIERA AVE
TEMPLE CITY, CA 91780
PH: (626) 712-3032

PREPARED BY:
EGL ASSOCIATES, INC.
11819 GOLDING ROAD, UNIT A
ARCADIA, CA 91006
TEL: (626) 263-3588
FAX: (626) 263-3599

BENCH MARK:
BM 89-13 6.17' ± 100.67' ± 1988

NOTES:
NORTHBOUND CORNER OF THE BASE PLANE OF A STEEL POWER POLE ADJACENT TO THE JOINT E. VENEZIA ALIGNMENT NORTH OF WOOD ROAD AND 300 FEET WEST OF TRAVELER RD.

UTILITY SERVICES:
WATER - RIVERSIDE PUBLIC UTILITIES
SEWER - RIVERSIDE PUBLIC UTILITIES
ELECTRIC - RIVERSIDE PUBLIC UTILITIES
GAS - SOUTHERN CALIFORNIA GAS CO.
TELEPHONE - AT&T
FIRE - RIVERSIDE UNIFIED SCHOOL DISTRICT
POLICE - CITY OF RIVERSIDE POLICE DEPARTMENT
SHERIFF - CITY OF RIVERSIDE SHERIFF DEPARTMENT

NOTES:
APN: 276-040-009,010
SEWER DEPOSAL: BY GRAVITY TO SEWER MAIN ON STREET MAIN
NO OF PROPOSED LOTS: 10

EARTHWORK:
CUT: 30,000 CY
FILL: 30,000 CY

SPECIAL NOTE:
THE QUANTITIES SHOWN HEREIN ARE FOR PRELIMINARY AND BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.

LEGEND
(Hatched) EXISTING EASEMENT
Solid Line PROPOSED EASEMENT
Dashed Line PROPOSED CORNER
Dotted Line EXISTING CORNER
Thick Solid Line EXISTING EASEMENT
Thin Solid Line PROPOSED EASEMENT
Thin Dashed Line PROPOSED CORNER
Thin Dotted Line EXISTING CORNER
Thin Solid Line PROPOSED EASEMENT
Thin Dashed Line PROPOSED CORNER
Thin Dotted Line EXISTING CORNER

REVISIONS	
DATE	NO

EGL ASSOCIATES, INC.
11819 GOLDING ROAD, UNIT A
ARCADIA, CA 91006
TEL: (626) 263-3588 FAX: (626) 263-3599

10 LOT SUBDIVISION
14601 DAUCHY AVENUE
RIVERSIDE, CALIFORNIA 92508

Date: 06/22/2015
Scale: 1" = 40'
Drawn: JY/AC
Job: 10-229-002
Sheet: 1 OF 1

Exhibit 8 - P12-0601-0697-0698, Proposed Subdivision Map

GENERAL NOTES:

1. ALL GRADING SHALL CONFORM TO THE RIVERSIDE MUNICIPAL CODE, TITLE 17 AND APPENDIX CHAPTER 33, VOL. 1 OF THE CURRENT CITY-ADOPTED EDITION OF THE UNIFORM BUILDING CODE.
2. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT AND SOILS REPORT UPDATE PREPARED BY _____ SHALL BE COMPLIED WITH DURING GRADING OPERATIONS. CITY BUSINESS TAX CERTIFICATE DATE: _____ EXP. DATE: _____
3. THIS PLAN IS FOR GRADING PURPOSES ONLY AND IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTING ON-SITE OR OFF-SITE IMPROVEMENTS. ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT STRUCTURAL SECTIONS OR LAYOUT, ADA-RELATED REQUIREMENTS, BUILDING LOCATIONS OR FOUNDATIONS, WALLS, CURBING, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION. ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM APPROVED BUILDING PERMIT PLANS. OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM PLANS APPROVED FOR THIS PURPOSE BY THE PUBLIC WORKS DEPARTMENT.
4. CERTIFICATION FROM THE REGISTERED CIVIL ENGINEER STATING THAT THE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM THE SOIL ENGINEER FOR FILL AREAS ARE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED.
5. CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
6. ALL MANUFACTURED SLOPES IN EXCESS OF 3 FEET IN VERTICAL HEIGHT ARE TO BE PROTECTED FROM EROSION DURING ROUGH GRADING OPERATIONS AND, THEREAFTER, UNTIL INSTALLATION OF FINAL GROUNDCOVER. (SEE LANDSCAPE PLANS FOR FINAL GROUND COVER).
7. ALL SLOPE PROTECTION SHALL BE CONSTRUCTED AT THE SAME TIME AS BANKS ARE GRADED.
8. THE DEVELOPER AND HIS CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND SWPPP AND ALSO TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES (E.G., HYDROSEEDING, MULCHING OF STRIPS, SANDBAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF DIRT, MUD OR DEBRIS INTO EXISTING PUBLIC STREETS AND/OR ONTO ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION OPERATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO ADDITIONAL EROSION CONTROL MEASURES NOTED ABOVE DURING THE PERIOD OCTOBER 15 TO APRIL 15.
9. AFTER A RAINFALL, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BASINS AND CHECK DAMS. SILT AND DEBRIS SHALL BE REMOVED FROM CITY OF RIVERSIDE STREETS. THIS REQUIREMENT SHALL REMAIN IN EFFECT UNTIL CITY ACCEPTANCE OF THIS PROJECT.
10. ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.
11. ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT ARE TO BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
12. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PAD(S) AND ON ALL FILL SLOPES.
13. IT IS THE SOIL ENGINEER'S RESPONSIBILITY TO OBSERVE AND PERFORM COMPACTION TESTS DURING THE GRADING TO EVALUATE THE PREPARATION OF THE NATURAL GROUND SURFACE TO RECEIVE THE FILL AND THE COMPACTION ATTAINED IN THE FILL, INCLUDING FILL AREAS OUTSIDE THE BUILDING PAD(S) AND ON ALL FILL SLOPES.
14. EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
15. ALL CONCRETE DRAINAGE FEATURES WILL BE COLOR TREATED TO BLEND IN WITH THE SURROUNDING TERRAIN AND ALL RAIN-UP WILL BE NATURAL RIVER ROCK, NOT BLASTED ROCK WITH COLOR TREATED GROUT TO MATCH NATURAL TERRAIN.
16. FOR GRADING OF AREAS OF 1 ACRE OR MORE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) - SANTA ANA REGION AND/OR THE CITY OF RIVERSIDE.
17. GRADING OPERATIONS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7 A.M. AND 7 P.M. ON WEEKDAYS AND BETWEEN 8 A.M. AND 5 P.M. ON SATURDAYS. NO GRADING WILL BE PERMITTED ON SUNDAY OR FEDERAL HOLIDAYS. (RIVERSIDE MUNICIPAL CODE, 7.35.010, ORDINANCE NO. 6273)

NOTICE TO CONTRACTOR:

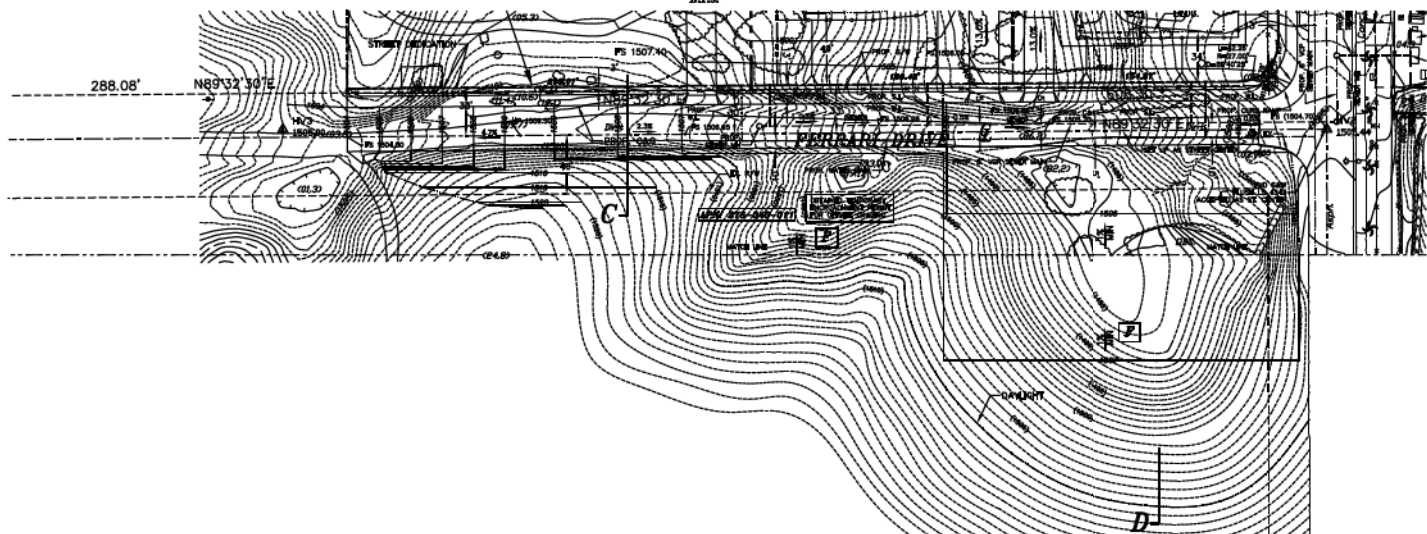
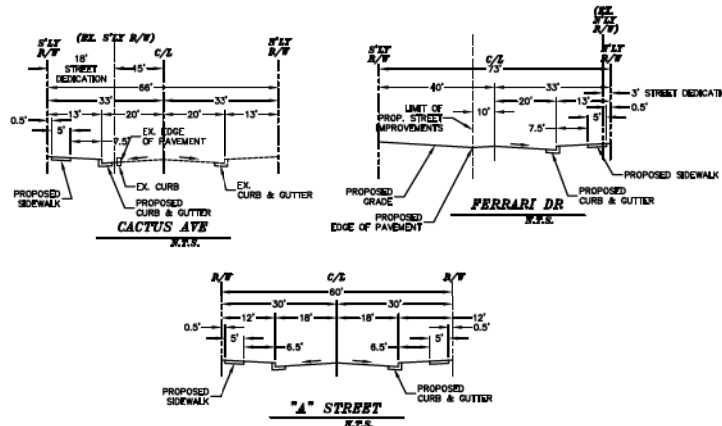
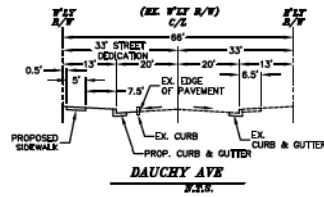
1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THIS PLAN.
 2. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

APPROXIMATE EARTHWORK QUANTITIES:

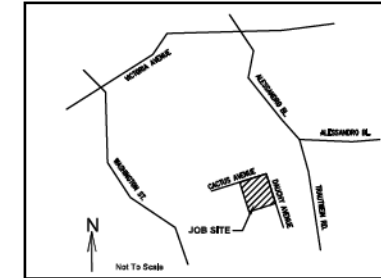
CUT = 30,000 C.Y. FILL = 30,000 C.Y.

THE ABOVE QUANTITIES DO NOT REFLECT ANY SHRINKAGE, SWELLING, SUBSIDENCE OVER EXCAVATION OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE AND FILL PURPOSES ONLY. SINCE THE ENGINEER CAN NOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT AND CONSTRUCTION PURPOSES. IF IT APPEARS THERE WILL BE AN EXCESS OR SHORTAGE OF MATERIAL, THE CONTRACTOR MAY NOTIFY THE ENGINEER TO DETERMINE IF POSSIBLE GRADE ADJUSTMENTS CAN BE MADE TO ALLEVIATE SAID MATERIAL EXCESS OR SHORTAGE. IT IS ANTICIPATED THAT THE DIRT WILL REACH A BALANCE ON SITE.

TOTAL ACRES OF TRACT IS 8.22 ACRES.



ROUGH GRADING AND DRAINAGE PLAN



VICINITY MAP

BENCH MARKS

BM 2-13
Northerly corner of the base flange of a steel power pole #35081 along the John F. Kennedy alignment north of Wood Road and 300 feet west of Trusswell Rd.

SHEET INDEX

- C-1 TITLE SHEET
- C-2 ROUGH GRADING AND DRAINAGE PLAN
- C-3 CROSS SECTIONS

PROJECT LOCATION:
10 LOT SUBDIVISION
14601 DAUCHY AVENUE
CITY OF RIVERSIDE, CA 92508



REVISIONS:
1. 08/15/14
2. 10/22/2002
3. 11-07

PREPARED FOR:
DAUCHY VILLA DEVELOPMENT, LLC
6006 TEMPLE AVE
TEMPLE CITY, CA 91780
PH: (626) 712-3032

PREPARED BY:
EGL Associates, Inc.
11819 GOLDING ROAD, UNIT A
ARCADIA, CA 91006
TEL: (626) 263-3588
FAX: (626) 263-3599

DATE:
08/15/14
10-22-2002
11-07

PROJECT NO.:
P12-0601-0697-0698

SHEET NO.:
C-1

DATE:
08/15/14
10-22-2002
11-07

PROJECT NO.:
P12-0601-0697-0698

SHEET NO.:
C-1



10 LOT SUBDIVISION
14601 DAUCHY AVENUE
CITY OF RIVERSIDE, CA 92508

Dr. H. J. W. de Boer

JY	09/13/14
JY	03/17/15

FILED IN: _____

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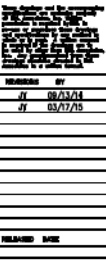
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06/18/14
10-229-002
17-01

C-2

Exhibit 9 - P12-0601-0697-0698, Proposed Grading Plan

10 LOT SUBDIVISION
14601 DAUCHY AVENUE
CITY OF RIVERSIDE, CA 92508



6006 RENO AVE
TEMPLE CITY, CA 91780
PH: (626) 712-3032

EGL Associates, Inc.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
Tel: (626) 263-3588
Fax: (626) 263-3599

NY
NY
06/18/14
10-229-002
1°-80'



Exhibit 10 - P12-0601-0697-0698, Existing Site Photos



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

EXHIBIT 11 - MITIGATED NEGATIVE DECLARATION

WARD: 4

1. **Case Number:** P12-0698 (General Plan Amendment), P12-0697 (Rezoning) and P12-0601 (Tentative Tract Map)
2. **Project Title:** Tentative Tract Map 36370
3. **Hearing Date:** July 23, 2015
4. **Lead Agency:** City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Brian Norton, Associate Planner
Phone Number: (951) 826-2308, bnorton@riversideca.gov
6. **Project Location:** 14601 Dauchy Avenue, situated on the westerly side of Dauchy Avenue, between Ferrari Drive and Cactus Avenue
7. **Project Applicant/Project Sponsor's Name and Address:**

Applicant
Hank Jong
EGL Associates, Inc.
11819 Goldring Road, Unit A
Arcadia, CA 91006

Owner
Dauchy Villa Development, LLC
6006 Reno Avenue
Temple City, CA 91780
8. **General Plan Designation:** HR – Hillside Residential; VLDR – Very Low Density Residential
9. **Zoning:** RC – Residential Conservation; R-1-1/2 Acre – Single Family Residential
10. **Description of Project:**

The applicant is requesting 1) a General Plan Amendment (GPA) to amend the General Plan land use designation for approximately 0.27 acres of an existing 5.08-acre parcel from VLDR - Very Low Density Residential to HR - Hillside Residential; 2) a Zoning Code Map Amendment to amend the zoning designation of approximately 0.27 acres of an existing 5.08-acre parcel from the R-1-1/2 Acre – Single-family Residential

Zone to the RC – Residential Conservation Zone; and 3) a Tentative Tract Map (TM-36370) to facilitate the subdivision of two contiguous undeveloped parcels totaling approximately 9 acres into 10 lots.

The proposed grading for the project site primarily consists of two parcels, northerly of Ferrari Drive totaling approximately 9.0 acres and a small, off-site portion of an adjacent parcel to the south of Ferrari Drive. The larger of the two parcels is approximately 5.1 acres in area and has a General Plan land use designation of VLDR - Very Low Density Residential and is zoned R-1-1/2 Acre – Single-family Residential. The other parcel is approximately 3.84 acres in size and has a General Plan land use designation of HR - Hillside Residential and is zoned RC – Residential Conservation. The proposed GPA and Rezoning would place approximately 0.20 acres of the R-1-1/2 Acre in the RC Zone and is required to meet the minimum lot size as required by the RC Zone for lots 1 and 2 of the proposed tract map.

The proposed tract map will subdivide the subject site into ten lots ranging in size from 21,830 square feet (0.50 acres) in area to 94,448 square feet (2.17 acres), for future development of ten single family residences. Lots 1 and 2 will be placed in the RC Zone with access from Cactus Avenue and Ferrari Drive, respectively. Lots 3 through 10 will be placed in the R-1-1/2 Acre Zone. Lot 3 and 4 will gain access from Cactus Avenue, with lots 9 and 10 gaining access from Ferrari Drive. Lot 5 through 8 will gain access via a new 60-foot wide cul-de-sac street. None of the lots will gain access via Dauchy Avenue. The proposed tract map meets all of the development standards of the Zoning and Grading Codes, with no variances or grading exceptions requested.

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

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Vacant Land	HR – Hillside Residential; VLDR – Very Low Density Residential	RC – Residential Conservation; R-1-1/2 Acre – Single Family Residential
North	Single Family Residential	VLDR – Very Low Density Residential	R-1-1/2 Acre – Single Family Residential
East	Single Family Residential	VLDR – Very Low Density Residential	R-1-1/2 Acre – Single Family Residential
South	Vacant Land	VLDR – Very Low Density Residential	R-1-1/2 Acre – Single Family Residential
West	Vacant Land	HR – Hillside Residential	RC – Residential Conservation

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

None

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

- General Plan 2025
- GP 2025 FPEIR
- Cultural Resources Survey and Assessment prepared by Professional Archaeological Services, dated December 22, 2012
- Habitat Assessment prepared by Vincent N. Schneidt Biological Consulting, dated February 2012
- Project Specific Water Quality Management Plan prepared by EGL Associates, Inc., dated August 30, 2013

14. 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
WMWD -	Western Municipal Water District
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"/> 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 Service | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <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 _____

For City of Riverside



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

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. 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 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)</p> <p>The project site will facilitate the future development of 10 residential lots. Since the project site will be located in the RC and R-1-1/2 acre Zones, any future development of single family homes will require compliance with the RC and R-1-1/2 acre development standards. Further, a condition of approval will require the submittal of a separate Administrative Design Review case for each lot. The Design Review process will further ensure that the single family homes will be compatible with the surrounding area and all applicable development standards. As the site is generally surrounded by suburban development, the future development of up to 10 single family residences in compliance with the development standards of the proposed zones and any applicable conditions of approval will not have an adverse effect on any scenic vistas. Therefore, the proposed project will have less than significant impacts to a scenic vista.</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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City's Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone)</p> <p>There are no scenic highways within the City that could potentially be impacted. In addition the proposed project is not located along or within view of a scenic boulevard, parkway or special boulevard as designated by the City's General Plan 2025 and therefore will not have any effect on any scenic resources within a scenic roadway. Compliance with the City's Urban Forest Tree Policy Manual, scenic resources will be protected and even enhanced. The Zoning Code regulates building setbacks, building heights, land uses, landscaping, parking and other development standards for use and development of all properties. Lastly, a Cultural Resources Assessment was prepared, indicating that the site, including the prehistoric components (rock outcroppings) do not appear to qualify as historic resources. However, as noted in the assessment report the results of archaeological research demonstrate that the project area is sensitive for prehistoric resources. However, under SB18 consultation with the Pechanga Tribe occurred in regard to the Milling Slicks noted in the Cultural Resources Report. The Pechanga Tribe recommended mitigation measures be applied to the project for on-site monitoring and for the relocation of the two boulders noted as RIV-10255 and RIV-10256 to the open space easement on Lots 1 and 2. BY implementing the following mitigation measures the project will be less than significant impact with mitigation.</p> <p>Aesthetics 1: During grading of the property, the bedrock milling features associated with CA-RIV-10255 and CA-RIV-10256 shall be moved to an open space location, as identified in Lot 1 and Lot 2 of Tentative Tract Map No. 36370 where they can be preserved in perpetuity in an undisturbed state. The Pechanga Tribe shall work with the project archaeologist and the grading contractor to identify the features to be relocated prior to any disturbance or grading within 100 feet of the archaeological site. Before construction activities are allowed to resume in the affected area, any visible artifacts shall be recovered and the features recorded using professional archaeological methods. Should subsurface resources or features be identified during or as a result of the removal process, current archaeological protocols will be conducted, in consultation with the Pechanga Tribe, including but not limited to photo documentation, sketches, excavation, specialized testing if appropriate and artifact collection. The current Department of Parks and Recreation (DPR) forms for CA-RIV-10255 and CA-RIV-10256 shall be updated by the project archaeologist, detailing which features were or were not relocated, the process taken and the feature's new location. The site records should clearly indicate that the features are not in their original location and why they were relocated.</p>				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<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>1c. Response: (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines)</p> <p>The proposed project is required to implement the General Plan 2025 goals and policies and will be subject to Design Review consistent with established Citywide Design and Sign Guidelines. Due to all these factors, direct, indirect and cumulative impacts on the visual character and quality of the area are less than significant impacts.</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: General Plan 2025, General Plan 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines)</p> <p>The subsequent development of up to 10 single family residences will involve the introduction of new lighting typically associated with residential development. This lighting will be similar to that which exists in the surrounding area and will not be considered significant. Additionally, the site is not within the Mount Palomar Lighting Area. The impact is less than significant.</p>				
<p>2. AGRICULTURE AND FOREST RESOURCES:</p>				
<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>				
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?	<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 – Appendix I – Designated Farmland Table)</p> <p>The Project is located within an urbanized area. A review of Figure OS-2 – Agricultural Suitability of the General Plan 2025 reveals that the project site is not designated 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.</p>				
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2b. Response: (Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19)</p> <p>A review of Figure 5.2-2 – Williamson Act Preserves of the General Plan 2025 FPEIR reveals that the project site is not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. Moreover, the project site is not zoned for agricultural use and is not next to land zoned for agricultural use; therefore, the project will have no impact directly, indirectly or cumulatively.</p>				
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section	<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
12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				
2c. Response: (Source: GIS Map – Forest Data) 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.				
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) 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.				
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: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data) The project is located in an urbanized area of the City. Additionally, the site is identified as urban and built out land and therefore does not support agricultural resources or operations. The project will not result in the conversion of designated farmland to non-agricultural uses. In addition, there are no agricultural resources or operations, including farmlands within proximity of the subject site. The City of Riverside has no forest land that can support 10-percent native tree cover. Therefore, no impacts will occur from this project directly, indirectly or cumulatively to conversion of Farmland, to non-agricultural use or to the loss of forest land.				
3. AIR QUALITY.				
Where available, the significance criteria established by the applicable air quality management 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 2007 Air Quality Management Plan (AQMP)) 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 (TRIP), 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." Since the project is consistent with the General Plan 2025, it is also consistent with the AQMP. The project will have a less than significant impact directly, indirectly and cumulatively to the implementation of an air quality plan.				
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<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>3b. Response: <i>(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 AQMP, CalEEMod 20013.2.2)</i></p> <p>An Air Quality Model was conducted using CalEEMod. The results of the air quality model showed that the proposed project would generate emissions far lower than the SCAQMD thresholds for significance for air quality emissions and it was determined to be less than significant directly, indirectly and cumulatively to ambient air quality and will not contribute to an existing air quality violation.</p>				
c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3c. Response: <i>(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod 20013.2.2)</i></p> <p>Because the proposed project is consistent with the General Plan 2025, cumulative impacts related to criteria pollutants as a result of the project were previously evaluated as part of the cumulative analysis of build out anticipated under the General Plan 2025 Program. As a result, the proposed project does not result in any new significant impacts that were not previously evaluated and for which a statement of overriding considerations was adopted as part of the General Plan 2025 FPEIR. Therefore, cumulative air quality emissions impacts are less than significant.</p>				
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3d. Response: <i>(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod 20013.2.2)</i></p> <p>Short-term impacts associated with construction from General Plan 2025 typical build out will result in increased air emissions from grading, earthmoving, and construction activities. Mitigation Measures of the General Plan 2025 FPEIR requires individual development to employ construction approaches that minimize pollutant emissions (General Plan 2025 FPEIR MM AIR 1- MM AIR 5, e.g., watering for dust control, tuning equipment, limiting truck idling times). In conformance with the General Plan 2025 FPEIR MM AIR 1 and MM AIR 7 a CalEEMod computer model analyzed short-term construction and long-term operational related impacts of the project and determined that the proposed project would not exceed SCAQMD thresholds for short-term construction and long-term operational impacts. Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations and a less than significant impact will occur directly, indirectly or cumulatively for this project.</p>				
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3e. Response:</p> <p>While exact quantification of objectionable odors cannot be determined due to the subjective nature of what is considered "objectionable," the nature of the proposed 10 lot single family residential subdivision, associated infrastructure and related off-site improvements present a potential for the generation of objectionable odors associated with construction activities. The operation of subdivision is not typically associated with the generation of objectionable odors. However, the construction activities associated with the expected build out of the project site will generate airborne odors like diesel exhaust emissions, architectural coating applications, and on- and off-site improvement installations. However, said emissions would occur only during daylight hours, be short-term in duration, and would be isolated to the immediate vicinity of the construction site. Therefore, they would not expose a substantial number of people to objectionable odors on a permanent basis. Therefore, the project will not cause objectionable odors affecting a substantial number of people and a less than significant impact directly, indirectly and cumulatively will occur.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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, Habitat Assessment prepared by Vincent N. Schneidt Biological Consulting, dated February 2012)</p> <p>A habitat assessment prepared by a qualified biologist was prepared for the project. The findings of the habitat assessment show that potential for suitable habitat exists, with the potential displacement impacts to nesting raptors or migratory songbirds considered significant. As such, tree felling, brushing, grading or other habitat-removal activities during the avian breeding season (March 1st through August 31st) shall be avoided. However, should it be necessary to conduct tree felling, brushing, grading or other habitat-removal activities during the avian breeding season, a preconstruction nesting “sweep” of all areas within 300 feet of the proposed activity will be required. The result of the survey shall be provided in a report to the City and Wildlife Agencies staff for concurrence with the conclusions and recommendations. Therefore, the project will have a less than significant impact with mitigation with mitigation directly, indirectly and cumulatively.</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 checked="" type="checkbox"/>	<input type="checkbox"/>
<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, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, Habitat Assessment prepared by Vincent N. Schneidt Biological Consulting, dated February 2012)</p> <p>As required under the MSHCP, a habitat assessment prepared by a qualified was prepared for the project. The habitat assessment finds the proposed project complies with Section 6.1.2 of the MSHCP, which outlines the requirements and protection of riparian/riverine areas and vernal pools within the plan area. Through compliance with MSHCP Section 6.1.2 and other applicable requirements, impacts 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 Services are found to have a less than significant impact directly, indirectly and cumulatively.</p>				
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4c. Response: (Source: City of Riverside GIS/CADME USGS Quad Map Layer)</p> <p>The habitat assessment prepared by a qualified was prepared for this project determined that the project would not have a substantial adverse effect, on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means as no wetlands exist on site. Therefore, a less than significant impact will occur directly, indirectly and cumulatively to federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4d. Response: <i>(Source: MSHCP, General Plan 2025 – Figure OS-7 – MSHCP Cores and Linkage)</i> Refer to Response 4a. above.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
4e. Response: <i>(Source: MSHCP, Title 16 Section 16.72.040 – Establishing the Western Riverside County MSHCP Mitigation Fee, Title 16 Section 16.40.040 – Establishing a Threatened and Endangered Species Fees, City of Riverside Urban Forest Tree Policy Manual)</i> Implementation of the proposed Project is subject to all applicable Federal, State, and local policies and regulations related to the protection of biological resources and tree preservation. In addition, the project is required to comply with Riverside Municipal Code Section 16.72.040 establishing the MSHCP mitigation fee and Section 16.40.040 establishing the Threatened and Endangered Species Fees. Any project within the City of Riverside's boundaries that proposes planting a street tree within a City right-of-way must follow the Urban Forest Tree Policy Manual. The Manual documents guidelines for the planting, pruning, preservation, and removal of all trees in City rights-of-way. The specifications in the Manual are based on national standards for tree care established by the International Society of Arboriculture, the National Arborists Association, and the American National Standards Institute. Any future project will be in compliance with the Tree Policy Manual when planting a tree within a City right-of-way, and therefore, impacts will be less than significant .				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
4f. Response: <i>(Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens' Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, and El Sobrante Landfill Habitat Conservation Plan)</i> The proposed project is consistent with the guidelines of MSHCP, including Section 6.1.4, Guidelines Pertaining to the Urban/Wildlife Interface and related policies in the General Plan 2025, including Policy LU-7.4. As well, the project is consistent with the SKR HCP and with General Plan Policy OS-5.3. Impacts will be less than significant directly, indirectly and cumulatively to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.				
5. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5a. Response: <i>(Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code, Cultural Resources Survey and Assessment prepared by Professional Archaeological Services, dated December 22, 2012)</i> A Cultural Resources Assessment was prepared, indicating that the site, including prehistoric components (milling slicks), do not appear to qualify as historic resources. However, given that the project proposes to amend the General Plan, consultation with the Native American Heritage Commission and one Native American Tribe (Pechanga) has been undertaken in accordance with SB18. The Tribe disagreed with the conclusion that the milling slicks were not significant and has provided mitigation measures. By implementing the following mitigation measures the Map, future grading and future construction of single family residences will have a less the significant impact with mitigation .				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Cultural 1: Prior to beginning project construction, the project applicant shall retain a qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.</p> <p>Cultural 2: At least 30 days prior to beginning project construction, the project applicant shall contact the Pechanga Tribe notify the Tribe of grading, excavation and the monitoring program and to develop a Cultural Resources Treatment and Monitoring Agreement between the Tribe and the Developer and Applicant. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities and participation of professional Pechanga Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for monitors; and treatment and final disposition of any cultural resources, sacred sites and human remains discovered on the site.</p> <p>Cultural 3: Prior to beginning project construction, the project archeologist shall file a pre-grading report with the City of Riverside Planning Division to document the proposed methodology for grading activity observation which will be determined in consultation with the Pechanga Tribe. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Cultural 2, the archeological monitor's authority to stop and redirect grading will be exercised in consultation with Pechanga Tribe in order to evaluate the significance of resources found on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities and shall have the authority to stop and redirect grading activities. The pre-grading report shall also address the process and relocation area of the resources identified in Aesthetics 1.</p> <p>Cultural 4: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:</p> <ol style="list-style-type: none"> In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered. <p>In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, <i>State CEQA Guidelines</i> 15064.5(e), and Public Resources Code 5097.98 <u>must</u> be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Cultural 5: The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.				
b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5b. Response: <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study and Phase I Cultural Resources Assessment and Historic Structure Evaluation by Evan Jones Company 2008, re-evaluated 2013)</i> Refer to Response 5a above.				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5c. Response: <i>(Source: General Plan 2025 Policy HP-1.3 and Phase I Cultural Resources Assessment and Historic Structure Evaluation by Evan Jones Company 2008, re-evaluated 2013)</i> This Project will be located on a site where no paleontological resources exist as defined in Section 15064.5 of the CEQA Guidelines. Therefore, no impacts directly, indirectly and cumulatively to paleontological resources will occur.				
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5d. Response: <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity and Phase I Cultural Resources Assessment and Historic Structure Evaluation by Evan Jones Company 2008, re-evaluated 2013)</i> A Cultural Resources Study was prepared by Professional Archaeological Services on January 26, 2015 and while the site is not known to contain human remains a mitigation measure has been added in case of inadvertent discovery of human remains on-site.				
Cultural 4: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update: <ul style="list-style-type: none"> c. In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity. d. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, <i>State CEQA Guidelines</i> 15064.5(e), and Public Resources Code 5097.98 <u>must</u> be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.				
6. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6i. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones & General Plan 2025 FPEIR Appendix E – Geotechnical Report) Seismic activity is to be expected in Southern California. In the City of Riverside, there are no Alquist-Priolo zones. The project site does not contain any known fault lines and the potential for fault rupture or seismic shaking is low. As designed the project complies with all of development standards of Title 17 – Grading Code without the need for grading exceptions. Further, compliance with the California Building Code regulations will ensure that no impacts related to strong seismic ground will occur directly, indirectly and cumulatively.				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6ii. Response: (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report) The San Jacinto Fault Zone located in the northeastern portion of the City, or the Elsinore Fault Zone, located in the southern portion of the City's Sphere of Influence, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. Because the proposed project complies with California Building Code regulations, impacts associated with strong seismic ground shaking will have no impact directly, indirectly and cumulatively.				
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6iii. 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 – Geotechnical Report) The project site is located in an area with very low potential for liquefaction as depicted in the General Plan 2025 Liquefaction Zones Map – Figure PS-2. Compliance with the California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction would have less than significant directly, indirectly and cumulatively.				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6iv. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code, and for projects over 1 acre: Storm Water Pollution Prevention Plan SWPPP) The project site is in an area where the possibility of unstable slope conditions could occur due to the 15.8% average natural slope of the subject. Landslides may occur from heavy rainfall, erosion, and removal of vegetation, seismic activity or other factors. Slope stability depends on many factors and their interrelationships. As designed the project complies with all of development standards of Title 17 – Grading Code without the need for grading exceptions. As such, compliance with the California Building Code regulations and compliance with Title 17 – Grading Code will ensure that impacts related to strong landslides are reduced to less than significant impact levels directly, indirectly and cumulatively.				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6b. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code, and for projects over 1				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>acre: SWPPP)</i></p> <p>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 Pollution Prevention Plan (SWPPP) establishing 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 (Title 18), the Grading Code (Title 17) also requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Titles 18 and 17 will ensure that soil erosion or loss of topsoil will be less than significant impact directly, indirectly and cumulatively.</p>				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6c. 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 – Geotechnical Report, Project Specific Geotechnical Report prepared by Geo-Environmental, Inc.)</p> <p>The average natural slope of the subject site is 15.8 percent. As designed the project complies with all of development standards of Title 17 – Grading Code without the need for grading exceptions. Further, compliance with the City’s existing codes and the policies contained in the General Plan 2025 help to ensure that impacts related to geologic conditions are reduced to less than significant impacts level directly, indirectly and cumulatively.</p>				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6d. 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 – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)</p> <p>Expansive soil is defined under <i>California Building Code</i>. The soil type of the subject site is Fallbrook (See Figure 5.64 – Soils of the General Plan 2025 Program Final PEIR.) Compliance with the applicable provisions of the City’s Subdivision Code- Title 18 and the California Building Code with regard to soil hazards related to the expansive soils will be reduced to a less than significant impact level for this project directly, indirectly and cumulatively.</p>				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6e. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)</p> <p>The proposed project will be served by sewer infrastructure. Therefore, the project will have no impact.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. 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"/>
7a. Response: Projects that are consistent with the projections of employment and population forecasts identified by the 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 RTP, the SCAQMD's AQMP, RTIP, and the Regional Housing Plan. As the project is consistent with the City's General Plan, the project will not interfere with the State's goals of reducing greenhouse gas emissions to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GhG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Emissions resulting from the proposed project are expected to be far lower than the SCAQMD thresholds for significance. Therefore, this project will have less than significant impacts with respect to GHG emissions.				
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"/>
7b. Response: 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) which are consistent with the General Plan 2025 "Typical Growth Scenario." Since the project is consistent with the General Plan 2025 it is also consistent with the AQMP. The project will have a less than significant impact directly, indirectly and cumulatively to the implementation of an air quality plan.				
8. 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"/>
8a. Response: <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)</i> The proposed project does not involve the transport, use, or disposal of any hazardous material because the use is a residential subdivision. As such, the project will have no impact related to the transport, use, or disposal of any hazardous material either directly, indirectly and cumulatively.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8b. Response: <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside's EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)</i> 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.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8c. Response: <i>(Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools, Figure 5.13-3 AUSD Boundaries, Table 5.13-E AUSD Schools, Figure 5.13-4 – Other School District Boundaries, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code)</i></p> <p>The proposed project does not involve any emission or handling of any hazardous materials, substances or waste within one-quarter mile of an existing school because the proposed use is a residential subdivision. (The site is approximately 0.68 miles from the nearest school). 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.</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8d. Response: <i>(Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)</i></p> <p>A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the project would have no impact to creating any significant hazard to the public or environment directly, indirectly or cumulatively.</p>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>8e. Response: <i>(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), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</i></p> <p>The proposed project is located within Safety and/or Airport Compatibility Area 3 as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for March Air Reserve Base. The project was reviewed by the Airport Land Use Commission (ALUC) to ensure that the project is consistent with the compatibility area as well as in compliance with the land use standards in the RCALUP. Because the project has been found to be consistent with the RCALUCP by ALUC, impacts related to hazards from airports are less than significant impacts directly, indirectly and cumulatively.</p>				
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8f. Response: <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP)</i></p> <p>Because the proposed project is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have no impact directly, indirectly or cumulatively.</p>				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>8g. Response: <i>(Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM’s Strategic Plan)</i></p> <p>The project will be served by existing, fully improved streets, including a proposed cul-de-sac. All streets have been, or</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
will be required to be designed to meet the Public Works and Fire Departments' specifications. Therefore, the project will have a less than significant impact directly, indirectly and cumulatively to an emergency response or evacuation plan.				
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>8h. Response: (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside's EOP, 2002, http://intranet/Portal/uploads/Riv_City_EOP_complete.pdf, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM's Strategic Plan)</p> <p>The project site is located within a Very High Fire Severity Zones (VHFSZ). As a result, special consideration is required with respect to defensible space and clearing of vegetation adjacent to new structures. With strict adherence to the California Government Code, the Building Code and local regulations, the project will have a less than significant impact directly, indirectly, and cumulatively on exposing people or structures to a significant risk of loss, injury or death involving wildland fires, including where wild lands are adjacent to urbanized areas.</p>				
9. HYDROLOGY AND WATER QUALITY.				
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9a. Response: (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water, Project Specific Water Quality Management Plan prepared by EGL Associates, Inc., dated August 30, 2013)</p> <p>During the construction phase, a final approved WQMP will be required for the project, as well as coverage under the State's General Permit for Construction Activities, administered by the Santa Ana RWQCB. Storm water management measures will be required to be implemented to effectively control erosion and sedimentation and other construction-related pollutants during construction. Given compliance with all applicable local, state, and federal laws regulating surface water quality and the fact that the project will not result in a net increase of surface water runoff, the proposed project as designed is anticipated to result in a less than significant impact directly, indirectly or cumulatively to any water quality standards or waste discharge.</p>				
b. 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9b. Response: (Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU Map of Water Supply Basins, RPU Urban Water Management Plan, WMWD Urban Water Management Plan)</p> <p>The proposed project is located within the Riverside South Water Supply Basin. This proposed project involves a residential subdivision. The project 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.</p>				
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9c. Response: (Source: Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Prevention Plan, Project Specific Water Quality Management Plan prepared by EGL Associates, Inc., dated August 30, 2013)</i></p> <p>The project is subject to NPDES requirements; areas of one acre or more of disturbance are subject to preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) for the prevention of runoff during construction. Erosion, siltation and other possible pollutants associated with long-term implementation of projects are addressed as part of the Water Quality Management Plan (WQMP) and grading permit process. Therefore, the project will have a less than significant impact directly, indirectly or cumulatively to existing drainage patterns.</p>				
<p>d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9d. Response: <i>(Source: Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, Project Specific Water Quality Management Plan prepared by EGL Associates, Inc., dated August 30, 2013)</i></p> <p>The project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area, (i.e. through grading, ground disturbance, structures or additional paving) that would alter the existing drainage pattern of the site, alter the course of stream or river, or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site because the project consists of a residential subdivision. Therefore no flooding on or off-site as a result of the project will occur and there will be no impact directly, indirectly or cumulatively that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</p>				
<p>e. 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9e. Response: <i>(Source: Project Specific Water Quality Management Plan prepared by EGL Associates, Inc., dated August 30, 2013)</i></p> <p>Within the scope of the project is the installation of storm water drainage system. As the storm water drainage system will be installed concurrently with the construction of this project, the storm water drainage system will be adequately sized to accommodate the drainage created by this project. The project is expected to generate the following pollutants: sediment/turbidity, nutrients, trash and debris, oxygen demanding substances, bacteria and viruses, oil & grease, and pesticides. These expected pollutants will be treated through the incorporation of the site design, source control and treatment control measures specified in the project specific WQMP. Therefore, as the expected pollutants will be mitigated 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.</p>				
<p>f. Otherwise substantially degrade water quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9f. Response: <i>(Source: Project Specific – Stormwater Pollution Prevention Plan, Project Specific Water Quality Management Plan prepared by EGL Associates, Inc., dated August 30, 2013)</i></p> <p>The project is over one are in size and is required to have coverage under the State's General Permit for Construction Activities (SWPPP). As stated in the Permit, during and after construction, best management practices (BMPs) will be implemented to reduce/eliminate adverse water quality impacts resulting from development. Furthermore, the City has ensured that the development does not cause adverse water quality impacts, pursuant to its Municipal Separate Storm System (MS4) permit through the project's WQMP. The proposed development will increase the amount of impervious surface area in the City. This impervious area includes paved parking areas, sidewalks, roadways, and building rooftops; all sources of runoff that may carry pollutants and therefore has the potential to degrade water quality. This development has been required to prepare preliminary BMP's that have been reviewed and approved by Public Works. Final BMP's will be required prior to grading permit issuance. The purpose of this requirement is to insure treatment BMP's are installed/constructed as part of the project so that the pollutants generated by the project will be treated in perpetuity. Therefore, impacts related to degrading water quality are less than significant directly, indirectly and cumulatively.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9g. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0710G Effective Date August 28, 2008) A review of National Flood Insurance Rate Map and Figure 5.8-2 – Flood Hazard Areas of the General Plan Program FPEIR, shows that the project is not located within or near a 100-year flood hazard area. There will be no impact caused by this project directly, indirectly or cumulatively as it will not place housing within a 100-year flood hazard area.				
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9h. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0710G Effective Date August 28, 2008) The project site is not located within or near a 100-year flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map. Therefore, the project will not place a structure within a 100-year flood hazard area that would impede or redirect flood flows and no impact will occur directly, indirectly or cumulatively.				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9i. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0710G Effective Date August 28, 2008) The project site is not located within or near a flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map or subject to dam inundation as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas. Therefore, the project will not place a structure within a flood hazard or dam inundation area that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam and therefore no impact directly, indirectly or cumulatively will occur.				
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9j. Response: (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality) Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, no impacts due to tsunamis will occur directly, indirectly or cumulatively				
10. LAND USE AND PLANNING:				
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10a. Response: (Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers) The proposed project has been designed to be consistent with the pattern of development of the surrounding area providing adequate access, circulation and connectivity consistent with the General Plan 2025, and in compliance with the requirements of the Zoning and Subdivision Codes. Therefore, the project impacts related to the community are less than significant .				
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10b. Response: (Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)</i></p>				
<p>The proposed General Plan Amendment and Rezoning would place approximately 0.20 acres in the RC Zone and are required to meet the minimum lot size of the RC Zone for lots 1 and 2 of the proposed tract map. As such, the proposal will increase the amount of land designated as Residential Conservation and is generally consistent with the General Plan 2025. Further, although the project is located within the boundaries of the RCALUCP it has been designed to be consistent with the standards of the plan. As well, the project is not a project of Statewide, Regional or Area wide Significance. As such, this project will have a less than significant impact directly, indirectly or cumulatively.</p>				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10c. 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, enter appropriate Specific Plan if one, 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>The proposed project is consistent with the guidelines of MSHCP, including Section 6.1.4, Guidelines Pertaining to the Urban/Wildlife Interface and related policies in the General Plan 2025, including Policy LU-7.4. As well, the project is consistent with the SKR HCP and with General Plan Policy OS-5.3. Impacts will be less than significant directly, indirectly and cumulatively to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.</p>				
<p>11. MINERAL RESOURCES.</p>				
<p>Would the project:</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>11a. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>The proposed project is within Mineral Resources area MRZ-3. The quarrying of have not been active for decades and most extraction sites are now beyond the urban periphery. Therefore, the project as proposed has less than significant impact directly, indirectly and cumulatively in the loss of known mineral resources that would be of value to the region and the residents of the state.</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?	<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>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 project is consistent with the General Plan 2025. Therefore, there is no impact.</p>				
<p>12. NOISE.</p>				
<p>Would the project result in:</p>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12a. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I –</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</i></p> <p>The future development of up to 10 single family residences is not anticipated to cause long-term increases in ambient noise levels. However, development of the property in the manner proposed could result in temporary increases in noise levels, primarily during construction. These activities will be subject to compliance with the City's Noise Ordinance and no significant impacts would occur.</p>				
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12b. Response: <i>(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report)</i></p> <p>A temporary increase in noise and vibration levels may be noticed during project construction; however, these activities will be subject to compliance with the City's Noise Ordinance and a less than significant short-term impact will occur. Also, with the development and use for up to 8 single family residences no long-term vibration impacts will occur.</p>				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12c. Response: <i>(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</i></p> <p>The future development of up to 10 single family residences is not anticipated to cause long-term increases in ambient noise levels. However, development of the property in the manner proposed could result in temporary increases in noise levels, primarily during construction. These activities will be subject to compliance with the City's Noise Ordinance and no significant impacts would occur.</p>				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12d. Response: <i>(Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing Conditions Report)</i></p> <p>The future development of up to 10 single family residences is not anticipated to cause long-term increases in ambient noise levels. However, development of the property in the manner proposed could result in temporary increases in noise levels, primarily during construction. These activities will be subject to compliance with the City's Noise Ordinance and no significant impacts would occur.</p>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12e. Response: <i>(Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contour, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP, March Air Reserve Base/March inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</i></p> <p>The proposed project is located within Safety and/or Airport Compatibility Area 3 as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for March Air Reserve Base as noted in the Riverside County Airport Land use Compatibility Plan (RCALUCP). The project was reviewed by the Airport Land Use Commission (ALUC) to ensure that</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
the project is consistent with the compatibility zone as well as in compliance with the land use standards in the RCALUP. Because the project has been found to be consistent with the RCALUCP by ALUC, impacts related to hazards from airports are less than significant impacts directly, indirectly and cumulatively.				
f. For a project within the vicinity of a private airstrip, 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"/>
12f. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)) Per the GP 2025 Program FPEIR, there are no private airstrips within the City that would expose people working or residing in the City to excessive noise levels. Because the proposed project consists of development anticipated under the General Plan 2025, is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have no impact directly, indirectly or cumulatively.				
13. POPULATION AND HOUSING.				
Would the project:				
a. Induce substantial 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"/>
13a. Response: (Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections– 2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG's RCP and RTP) The project involves the future construction of new homes that may directly induce population growth, and may involve additional infrastructure that could indirectly induce population growth. However, while the project's proposed GPA and Rezoning would place approximately 0.20 acres in the RC Zone and are requested to meet the minimum lot size as required by the RC Zone for lots 1 and 2 of the proposed tract map, the project is generally consistent with the HR – Hillside Residential and VLDR – Very Low 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.				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13b. Response: (Source: CADME Land Use 2003 Layer) The project involves the development of a vacant site and will result in the establishment of up to 10 new housing units. While the project's proposed GPA and Rezoning would place approximately 0.2 acres in the RC Zone and are requested to meet the minimum lot size as required by the RC Zone for lots 1 and 2 of the proposed tract map, the project is generally consistent with the HR – Hillside Residential and VLDR – Very Low Density Residential land use designation established under the General Plan 2025 Program and does not involve rezoning land from an existing residential land use designation to a non-residential designation or to a different residential designation that would lower residential densities planned for the site or that would result in the elimination of future housing units anticipated under the General Plan. As such, the project will be less than significant directly, indirectly and cumulatively.				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<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
13c. Response: <i>(Source: CADME Land Use 2003 Layer)</i> The project will not displace any people, necessitating the construction of replacement housing elsewhere because the project site is proposed vacant land that has no existing housing or residents that will be removed or affected by the proposed project. Therefore, this project will have no impact on people, necessitating the need for replacement housing either directly, indirectly or cumulatively.				
14. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
14a. Response: <i>(Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)</i> The project consists of a 10 lot subdivision. Adequate fire facilities and services are provided by two stations; Station 9 located at 6674 Alessandro Boulevard and Station 11 located at 19595 Orange Terrace Parkway to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department practices, there will be no impacts on the demand for additional fire facilities or services either directly, indirectly or cumulatively.				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14b. Response: <i>(Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)</i> The project consists of a 10 lot subdivision. Adequate police facilities and services are provided by the East Neighborhood Policing Center to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there will be no impact on the demand for additional police facilities of services either directly, indirectly or cumulatively.				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14c. Response: <i>(Source: FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Figure 5.13-3 – AUSD Boundaries, Table 5.13-E – AUSD, Table 5.13-G – Student Generation for RUSD and AUSD By Education Level, and Figure 5.13-4 – Other School District Boundaries)</i> The project consists of a 10 lot subdivision. Adequate school facilities and services are provided by the Riverside Unified School District to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Riverside Unified School District School District impact fees used to offset the impact of new development, there will be less than significant impacts on the demand for school facilities or services either directly, indirectly or cumulatively.				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14d. Response: <i>(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)</i> The project consists of a 10 lot subdivision. Adequate park facilities and services are provided in the Arlington Heights Neighborhood to serve this project. In addition with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park, Recreation and Community Services practices, there will be less than significant impacts on the demand for additional park facilities or services either directly, indirectly or cumulatively.				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14e. Response: <i>(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 –</i>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Riverside Public Library Service Standards)</i></p> <p>The project consists of a10 lot subdivision. Adequate public facilities and services, including libraries and community centers, are provided in the Arlington Heights 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.</p>				
15. RECREATION.				
<p>a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15a. Response: <i>(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)</i></p> <p>The General Plan 2025 analyzed the RC – Residential Conservation and VLDR – Very Low Density Residential General Plan Land Use for this property. The project is consistent with the adopted General Plan 2025 and will pay applicable Park Development Impact Fees to the City of Riverside Parks, Recreation and Community Services Department therefore this project will have a no impact directly, indirectly or cumulatively.</p>				
<p>b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15b. Response:</p> <p>The project will not include new recreational facilities or require the construction or expansion of recreational facilities; therefore, there will be no impact directly, indirectly or cumulatively.</p>				
16. TRANSPORTATION/TRAFFIC.				
<p>Would the project result in:</p>				
<p>a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16a. Response: <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG's RTP)</i></p> <p>This project involves the future construction of up to 10 new single family residences and thus will result in a minimal increase in vehicular trips onto existing local streets both during and after construction. The proposed project would not generate additional vehicular trips either directly or indirectly, other than what has already been considered under the City's General Plan. Due to the proposal this project will not generate a significant number of additional vehicle trips, it is not anticipated that the LOS of any nearby intersections will be affected. Therefore, no significant change to the levels of</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
service of nearby intersections and only an incremental increase of traffic load or capacity are expected with implementation of this project and the project's individual or cumulative impact to all applicable plans, ordinances or policies pertaining to the performance of the circulation system will be less than significant .				
b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG's RTP)</p> <p>This project involves the future construction of up to 10 new single family residences and thus will result in a minimal increase in vehicular trips onto existing local streets both during and after construction. The proposed project will not generate additional vehicular trips either directly or indirectly, other than what has already been considered under the City's General Plan. Also, since this proposal will not generate a significant number of additional vehicle trips the LOS of nearby intersection will not be affected. Therefore, no significant change to the levels of service of nearby intersections and only an incremental increase of traffic load or capacity are expected with implementation of this project and the project's individual or cumulative impact to all applicable plans, ordinances or policies pertaining to the performance of the circulation system based upon the accessed levels in the adopted General Plan 2025, will be less than significant.</p>				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16c. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999)and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>The proposed project is located within Safety and/or Airport Compatibility Area 3 as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for March Air Reserve Base as noted in the Riverside County Airport Land use Compatibility Plan (RCALUCP). The project was reviewed by the Airport Land Use Commission (ALUC) to ensure that the project is consistent with the compatibility zone as well as in compliance with the land use standards in the RCALUP. Because the project has been found to be consistent with the RCALUCP by staff, impacts related to hazards from airports are less than significant impacts directly, indirectly and cumulatively.</p>				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16d. Response: (Source: Project Site Plans, Lane Striping and Signing Plans)</p> <p>The proposed project is compatible with adjacent existing uses and street configurations. As well, it has been designed so as not to cause any incompatible use or additional or any hazards to the surrounding area or general public. As a condition of approval, the proposed cul-de-sac, all proposed driveways, sidewalks, walls/fences, and landscaping will be required comply with the applicable development standards of the Riverside Municipal Code. Therefore, this project will have a less than significant impact on increasing hazards through design or incompatible uses directly, indirectly or cumulatively.</p>				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16e. Response: (Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code)</p> <p>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 a less than a significant impact directly, indirectly or cumulatively to emergency access.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16f. Response: (Source: FPEIR, General Plan 2025 Land Use and Urban Design, Circulation and Community Mobility and Education Elements, Bicycle Master Plan, School Safety Program – Walk Safe! – Drive Safe!)</p> <p>The project, as designed, does not create conflicts with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). As such, the project will have no impact directly, indirectly or cumulatively on adopted policies, plans, or programs supporting alternative transportation.</p>				
17. UTILITIES AND SYSTEM SERVICES.				
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17a. Response: (Source: General Plan 2025 Figure PF-2 – Sewer Facilities Map, FPEIR Figure 5.16-5 – Sewer Service Areas, Table 5.16-K – Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Table 5.16-L – Estimated Future Wastewater Generation for the Planning Area Served by WMWD, Figure 5.8-1 – Watersheds, Wastewater Integrated Master Plan and Certified EIR)</p> <p>All new development is required to comply with all provisions of the NPDES program and the City’s Municipal Separate Sewer Permit (MS4), as enforced by the Regional Water Quality Control Board (RWQCB). Therefore, the proposed project would not exceed applicable wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or stormwater system within the City. Because the proposed project is required to adhere to the above regulations related to wastewater treatment the project will have a less than significant impact.</p>				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17b. Response: (Source: General Plan 2025 Table PF-1 – RPU PROJECTED DOMESTIC WATER Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Table 5.16-I - Current and Projected Water Use WMWD, Table 5.16-J - General Plan Projected Water Demand for WMWD Including Water Reliability 2025, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area & Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)</p> <p>Although the project will be required to place a sewer pump on-site and upgrade the existing pump station at the intersection of Dauchy and Cactus Avenues, the project as proposed, is consistent with the approved General Plan 2025 and does not exceed the densities for the VLDR and HR land uses, thus the project and upgrade of the sewer pumps are consistent with the Typical Growth Scenario of the General Plan 2025 where future water and wastewater generation was determined to be adequate (see Tables 5.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I, 5.16-J and 5.16-K of the General Plan 2025 Final PEIR). Therefore, the project will have no impact resulting in the construction of new water or wastewater treatment facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p>				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17c. Response: (Source: FPEIR Figure 5.16-2 - Drainage Facilities)</p> <p>The increase in impervious surface area resulting from construction of the 10 single family residences facilitated by this project will generate increased storm water flows with potential to impact drainage facilities and require the provision of additional facilities. However, the 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</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Control and Water Conservation District. This Section also complies with the California Government Code (section 66483), which provides for the payment of fees for construction of drainage facilities. Fees are required to be paid as part of the conditions of approval/waiver for filing of a final map or parcel map. General Plan 2025 Policies PF 4.1 and PF 4.3 require the City to continue to routinely monitor its storm drain system and to fund and improve those systems as identified in the City's Capital Improvement plan. Implementation of these policies will ensure that the City is adequately served by drainage systems. The General Plan 2025 also includes policies and programs that will minimize the environmental effects of the development of such facilities. Therefore, the project will have less than significant impacts storm water drainage facilities that would not require the expansion of existing facilities directly, indirectly or cumulatively.				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17d. Response: (Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025, Table 5.16-H – Current and Projected Domestic Water Supply (acre-ft/year) WMWD Table 5.16-I Current and Projected Water Use WMWD, Table 5.16-J – General Plan Projected Water Demand for WMWD Including Water Reliability 2025, RPU Master Plan, EMWD Master Plan, WMWD Master Plan, and Highgrove Water District Master Plan) <p>The project will not exceed expected water supplies. The project is consistent with the General Plan 2025 Typical Growth Scenario where future water supplies were determined to be adequate (see Tables t.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I and 5.16-J of the General Plan 2025 Final PEIR). Therefore, the project will have no impact resulting in the insufficient water supplies either directly, indirectly or cumulatively.</p>				
e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17e. Response: (Source: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, and Wastewater Integrated Master Plan and Certified EIR) <p>The project will not exceed wastewater treatment requirements of (Regional Water Quality Control Board). The project is consistent with the General Plan 2025 Typical Growth Scenario where future wastewater generation was determined to be adequate (see Table 5.16-K of the General Plan 2025 Final PEIR). Further, the current Wastewater Treatment Master Plan anticipates and provides for this type of project. Therefore, no impact to wastewater treatment directly, indirectly or cumulatively will occur.</p>				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17f. Response: (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area) <p>The project is consistent with the General Plan 2025 Typical Build-out Project level where future landfill capacity was determined to be adequate (see Tables 5.16-A and 5.16-M of the General Plan 2025 Final PEIR). Therefore, no impact to landfill capacity will occur directly, indirectly or cumulatively.</p>				
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17g. Response: (Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study) <p>The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The City is currently achieving a 60% diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50% of non-hazardous construction and demolition debris for all projects and 100% of excavated soil and land clearing debris for all non-residential projects beginning January 1, 2011. The proposed project must comply with the City's waste disposal requirements as well as the California Green Building Code and as such would not conflict with any Federal, State, or local regulations related to solid waste. Therefore, no impacts related to solid waste statutes will occur directly, indirectly or</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
cumulatively.				
18. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>18a. 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, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, and Habitat Assessment prepared by Osborne Biological Consulting on January 25, 2013, FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 - Archaeological Sensitivity, Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D, Title 20 of the Riverside Municipal Code)</p> <p>Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section of this Initial Study, and were all found to be less than significant with mitigation. Additionally, potential impacts to cultural, archaeological and paleontological resources related to major periods of California and the City of Riverside’s history or prehistory were discussed in the Cultural Resources Section of this Initial Study, and were found to have less than significant impacts.</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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>18b. Response: (Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program)</p> <p>Because the project is consistent with the General Plan 2025, no new cumulative impacts are anticipated and therefore cumulative impacts of the proposed project beyond those previously considered in the GP 2025 FPEIR are less than significant.</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>18c. Response: (Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program)</p> <p>Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology & water quality, noise, population and housing, hazards and hazardous materials, and traffic sections of this initial study and found to be less than significant for each of the above sections. Based on the analysis and conclusions in this initial study, the project will not cause substantial adverse effects, directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed project are less than significant.</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).

Staff Recommended Mitigation Measures

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
Aesthetics	<p>Aesthetics 1: During grading of the property, the bedrock milling features associated with CA-RIV-10255 and CA-RIV-10256 shall be moved to an open space location, as identified in Lot 1 and Lot 2 of Tentative Tract Map No. 36370 where they can be preserved in perpetuity in an undisturbed state. The Pechanga Tribe shall work with the project archaeologist and the grading contractor to identify the features to be relocated prior to any disturbance or grading within 100 feet of the archaeological site. Before construction activities are allowed to resume in the affected area, any visible artifacts shall be recovered and the features recorded using professional archaeological methods. Should subsurface resources or features be identified during or as a result of the removal process, current archaeological protocols will be conducted, in consultation with the Pechanga Tribe, including but not limited to photo documentation, sketches, excavation, specialized testing if appropriate and artifact collection. The current Department of Parks and Recreation (DPR) forms for CA-RIV-10255 and CA-RIV-10256 shall be updated by the project archaeologist, detailing which features were or were not relocated, the process taken and the feature's new location. The site records should clearly indicate that the features are not in their original location and why they were relocated.</p>	Prior to Issuance of Grading Permit	Qualified Archaeologist	Issuance of Grading Permit and During Grading
Biological	<p>MM Bio 1: All tree felling, brushing, grading or other habitat-removal activities during the avian breeding season (March 1st through August 31st) shall be avoided. However, should it be necessary to conduct tree felling, brushing, grading or other habitat-removal activities during the avian breeding season, a preconstruction nesting "sweep" of all</p>	Prior to Issuance of Grading permit.	Planning Division	Issuance of grading permit.

¹ All agencies are City of Riverside Departments/Divisions unless otherwise noted.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	areas within 300 feet of the proposed activity shall be required. The result of the survey shall be provided in a report to the City and Wildlife Agencies staff for concurrence with the conclusions and recommendations.			
Cultural	Cultural 1: Prior to beginning project construction, the project applicant shall retain a qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.	Prior to Issuance of Grading Permit	Developer and Planning Division	Prior to Any Grading Activity
Cultural	Cultural 2: At least 30 days prior to beginning project construction, the project applicant shall contact the Pechanga Tribe notify the Tribe of grading, excavation and the monitoring program and to develop a Cultural Resources Treatment and Monitoring Agreement between the Tribe and the Developer and Applicant. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities and participation of professional Pechanga Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for monitors; and treatment and final disposition of any cultural resources, sacred sites and human remains discovered on the site.	Prior to Grading	Developer and Pechanga Tribe	Prior to Issuance of Grading Permit
Cultural	Cultural 3: Prior to beginning project construction, the project archeologist shall file a pre-grading report with the City of Riverside Planning Division to document the proposed methodology for grading activity observation which will be determined in consultation with the Pechanga Tribe. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Cultural 2, the archeological monitor's	Prior to Grading	Planning Division	Prior to Issuance of Grading Permit

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	<p>authority to stop and redirect grading will be exercised in consultation with Pechanga Tribe in order to evaluate the significance of resources found on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities and shall have the authority to stop and redirect grading activities. The pre-grading report shall also address the process and relocation area of the resources identified in Aesthetics 1.</p>			
<p>Cultural</p>	<p>Cultural 4: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:</p> <ul style="list-style-type: none"> a. In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity. b. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data 	<p>During Grading</p>	<p>Qualified Archaeologist</p>	<p>During Grading</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	<p>recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.</p> <p>In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, <i>State CEQA Guidelines</i> 15064.5(e), and Public Resources Code 5097.98 <u>must</u> be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>			

TAPE, DO NOT STAPLE

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Roy A. Estrada
atford Rd
Los Angeles CA. 90042



City of Riverside
Planning Division
Attn: Brian Norton - P12-0698, P12-0697 & P12-0601
3900 Main Street
Riverside, CA 92522

Response to Public Notice

Any information submitted on this form is public record and can be viewed by any member of the public upon request.

Please note that public comment for this project closes at the Public Meeting on July 23, 2015

Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS:

Dear Planning Commission
I Roy A. Estrada and Family
do not have any issue with
this project.