




**PLANNING COMMISSION HEARING DATE: JANUARY 26, 2017  
AGENDA ITEM NO.: 2**

**PROPOSED PROJECT**

<b>Case Number</b>	<b>P16-0314</b> (Tentative Tract Map),	
<b>Request</b>	To consider a Tentative Tract Map (TTM-37013) to subdivide a vacant 12.5 acre parcel into five parcels, for the future development of five single-family residences.	
<b>Applicant</b>	Alex Irshaid, Ramcam Group	
<b>Project Location</b>	Located north of Cook Avenue, west of Bolton Avenue and south of Eddystone Street	
<b>APN</b>	147-310-036	
<b>Project area</b>	12.5 acres	
<b>Ward</b>	6	
<b>Neighborhood</b>	Arlanza	
<b>General Plan Designation</b>	HR– Hillside Residential	
<b>Zoning Designation</b>	RC – Residential Conservation Zone	
<b>Staff Planner</b>	Gaby Adame, Assistant Planner; 951-826-5933; gadame@riversideca.gov	

**RECOMMENDATIONS**

Staff recommends that the City Planning Commission:

1. **RECOMMEND** that City Council **DETERMINE** that the proposed case will not have a significant effect on the environment based on the findings set forth in the case record and recommend that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP); and

2. **RECOMMEND APPROVAL** of Planning Case P16-0314 (Tentative Tract Map T-36370), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

## SITE BACKGROUND

The project site consists of a 12.5 acre vacant parcel, surrounded by single-family residences. The parcel has an existing average natural slope of 24 percent. The project site is characterized by gentle slopes near the base of the hill that steepen sharply toward the top of the hill. The lower elevations of the hillside contain no significant vegetation, while the remainder portions of the hillside are characterized by rock outcroppings on the southwestern elevation and a mixture of native and non-native vegetation.

## PROPOSAL

The applicant is requesting approval of a Tentative Tract Map to subdivide the 12.5 acre site into five lots, ranging in size from 2.25 acres to 2.29 acres, for future development of single-family residences. Lot 1 will take access from Cook Avenue, Lots 2 and 3 will take access from Eddystone Street and Lots 4 and 5 will take access from Bolton Avenue. Future building pads will be located on the flatter portions of the property, closer to the street frontages. The areas outside of the graded pads are proposed to be held in an open space easement to prevent future development. No grading exceptions or variances are required to facilitate the proposed subdivision.

## PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	Consistent	Inconsistent	N/A
<b>General Plan 2025</b> The proposed project is consistent with the underlying General Plan 2025 land use designation of HR- Hillside Residential, designed to limit development of Riverside's ecologically sensitive and visually prominent hillside areas. The HR land use designation establishes a maximum density of 0.50 dwelling units per acre. The proposed subdivision proposes a density of 0.40 dwelling units per acre. Thus, it is consistent with the General Plan. Further, this project has been designed to develop the flatter portions of the hillside and to preserve the steeper area of the site by placing it in an open space easement. Lastly, the project as proposed, will continue the development pattern of high quality single-family residential uses in the Arlanza Neighborhood, while addressing the City's housing needs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Zoning Code Land Use Consistency (Title 19)</b> The RC – Residential Conservation Zone is consistent with the HR- Hillside Residential General Plan land use designation. The RC Zone allows a maximum density of 0.50 dwelling units per acre. The proposed subdivision proposes a density of 0.40 dwelling units per acre and complies with the minimum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

development standards of the RC Zone. No variances are necessary.			
<b>Subdivision Code (Title 18)</b> The proposed Tentative Tract Map is consistent with the development standards of the Subdivision Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Grading Code (Title 17)</b> The preliminary grading plan has been designed to be consistent with the standards of the Hillside/Arroyo Grading in the Grading Code. It minimizes ground disturbance associated with hillside development and respects existing land contours to the maximum feasible extent. No grading exceptions are necessary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Compliance with Citywide Design &amp; Sign Guidelines</b> No development is proposed at this time. Future development of the parcels will require approval of Design Review to ensure compliance with the City's design guidance document.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<b>Development Standards</b>								
<b>RC Zone (Title 19)</b>								
Standard		Proposed					Consistent	Inconsistent
<b>Lot Number</b>		1	2	3	4	5		
<b>Average Natural Slope (%)</b>		27.61	24.85	24.41	26.42	28.17		
<b>Lot Area (net)</b>	2.0 acres	2.29 acres	2.25 acres	2.27 acres	2.26 acres	2.25 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Width</b>	130 feet	175 feet	327 feet	403 feet	516 feet	533 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Depth</b>	100 feet	570 feet	226 feet	208 feet	126 feet	126 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Max Density</b>	0.50 du/ac	5 dwelling units/12.5 gross acres = 0.40 du/ac.					<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Average Lot Size</b>	2.0 acres	2.26 acres					<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Hillside/Arroyo Grading (Title 17)</b>								
<b>Maximum Pad Size</b>	21,000 square feet	7,618 square feet	8,359 square feet	10,326 square feet	7,201 square feet	6,106 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## TENTATIVE TRACT MAP

The proposed map allows for a single-family residential subdivision that is in compliance with Zoning Code, the Subdivision Code and the Grading Code. Development is proposed on the lowest and flattest portions of the site. Grading on each lot is minimized to the minimum amount necessary to accommodate driveways and buildable pads. The proposed building pads comply with the pad size limitations of the Grading Code. Additionally, the ungraded, environmentally, sensitive portions of the site will be placed within an open space easement in accordance with the Grading Code to ensure the steep, sensitive hillside portions of the site are protected. ~~The open space areas will be required to be maintained by a non-profit conservation organization such as the Riverside Land Conservancy to preclude fencing, vegetation removal, grading or other disturbance of this hillside area.~~

No development is proposed at this time. Future development of the parcels will be subject to Design Review approval to ensure the development of the lots will be in compliance with the Citywide Design Guidelines and zoning standards. Therefore, Staff supports the design of the map, subject to the recommended conditions of approval.

## COMPLIANCE WITH THE MULTI SPECIES HABITAT CONSERVATION PLAN (MSHCP)

A Biological Resources Assessment, prepared by ECORP Consulting, Inc. and dated February 3, 2016, concluded that the project site has potential for burrowing owl presence. A mitigation measure is recommended requiring focused burrowing owl surveys to be performed prior to the start of project activities and ground-breaking activities to maintain compliance with the MSHCP. Furthermore, the migration measure also requires that if nesting birds (including nesting raptors or nesting burrowing owls) are found to be present, then avoidance or minimization measures must be undertaken in consultation with the appropriate wildlife agency.

The habitat assessment also assessed the site for potential sensitive plant species and concluded that the soils and habitats present at the site were not suitable for presence for any of these plant species. Per the Multi-Species Habitat Conservation Plan (MSHCP) protocol, the biological consultant indicated that no wetland or riparian vegetation, vernal pools or suitable habitat for Fairy Shrimp occurs on the site or in the immediate vicinity. Therefore, staff concluded that the proposal is consistent with the provisions of the MSHCP and will result in less than significant biological impacts, subject to recommended mitigation measures.

## NEIGHBORHOOD COMPATIBILITY

The subject site is located within an established single-family residential neighborhood. The surrounding properties are developed with single-family residences on parcels of varying sizes. The subdivision allows for a logical subdivision of the subject site in a manner consistent with the Arlanza Neighborhood development patterns. The proposed residential subdivision and future development of five single family residences will be consistent with the Zoning Code, Subdivision Code, and the Hillside Grading standards of the Grading Code.

## PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of the staff report a written comment has been received by staff. The letter stated concern over impact on natural resources, and requests the site be used as a City recreation area. As previously



stated, the proposed subdivision allows for a subdivision in a manner consistent with established neighborhood, and in compliance with Zoning Code, the Subdivision Code and the Grading Code.

## APPEAL INFORMATION

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

## EXHIBITS LIST

1. Staff Conditions of Approval
2. Aerial Photo/Location
3. Existing General Plan Map
4. Existing Zoning Map
5. Project Plans ( Subdivision Plans, Preliminary Grading, Open Space Diagram)
6. Comment Letter
7. Site Photos
8. Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

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Prepared by: Gaby Adame, Assistant Planner

Reviewed by: Ted White, City Planner

Approved by: Rafael Guzman, Community Development Director



# CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

## EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

### **\*REVISED CONDITIONS & GENERAL INFORMATION NOTES**

Case Number: P16-0314 (Tentative Tract Map)

Meeting Date: January 26, 2017

**CONDITIONS** All mitigation measures are noted by an asterisk (\*).

#### **Planning**

*Prior to Map Recordation:*

1. The applicant shall record an open space easement, as depicted on Exhibit 5 - Subdivision Plans. The open space easement shall clearly specify that these areas are intended for open space purposes only and that no grading, construction, fencing or removal of native vegetation is permitted. The open space areas within the open space easement **is** to be maintained by **the property owner in perpetuity**. ~~an agreement with a non-profit conservation organization such as the Riverside Land Conservancy subject to the approval of the Planning Division and City Attorney's Office. The property shall be transferred either in fee title or an easement established to facilitate maintenance/stewardship by such an organization, or other mechanism and or organization as approved by the Planning Division and City Attorney's Office.~~
2. The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) subject to approval of the Planning Division and City Attorney's Office. The CC&Rs shall contain the following conditions and restrictions:
  - a. Future development shall comply with applicable requirements of the RC zone, including, but not limited to, maximum height and stories and building setbacks for future residences;
  - b. Future development shall comply with the City's Grading Code standards;
  - c. Further subdivision of any lot within this map is prohibited; and
  - d. The keeping of livestock is prohibited.

*Prior to Building Permit Issuance:*

3. The development of each lot shall be subject to Design Review approval. A separate application and fee will be required.
4. 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. Landscaping and irrigation plans must be submitted prior to building permit issuance and landscaping must be installed prior to occupancy of each residence. No non-native vegetation shall be introduced on slopes or within the open space easement areas.

5. A detailed slope planting plan shall be included with grading details. Slope planting plans shall only include native vegetation. Landscape materials on graded slopes shall be designed to be compatible with adjacent natural vegetation and shall be suitable for the climatic, soil and ecological characteristics of the area. Plant materials that require excessive water after becoming established should be avoided. Fire resistant and drought tolerant materials shall be selected wherever feasible.
6. A detailed wall and fencing plan shall be submitted for review and approval by Planning Staff.

*Prior to Grading Permit Issuance:*

7. Tract Map 37013 shall be recorded.
8. \*Prior to the issuance of a grading permit, focused surveys for the burrowing owl shall be conducted in accordance with the Burrowing Owl Survey Instructions for the Western Riverside County MSHCP Area. The protocol surveys must be conducted by a qualified biologist four times during the breeding season (March 1 through August 31). Surveys must be conducted during appropriate weather conditions and must be completed between dawn and noon. A mandatory preconstruction survey for owls shall be conducted within 30 days prior to ground disturbance.

If owls are observed during the preconstruction survey, additional mitigation measures shall be warranted. Mitigation measures for any owls present could include avoidance of the owl burrows during their nesting season as described in Mitigation Measure B-2 and/or passive relocation of burrowing owls. A specific mitigation methodology for the owl shall be determined in consultation between the City of Riverside and the Western Riverside County Regional Conservation Authority.

9. All Future grading plans submitted for each of the five parcels shall substantially conform to the conceptual grading plan shown on the Tentative Tract Map for the preservation of the scenic and aesthetic features of the hillside.
10. All grading is to comply with the Hillside/Arroyo Grading requirements of the Grading Code, including limitations on slope height and pad size. No grading exceptions are granted under this approval.
11. 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. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
  - ii. 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;
  - 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.

*Prior to Ground Disturbance Activities:*

12. \*Due to the potential for nesting birds, including raptor species, and burrowing owl habitat on the Proposed Project site, pre-construction surveys shall be conducted. In order to avoid take of any species protected under the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Game Code Section 3513, a pre-construction nesting bird survey shall be conducted not more than 30 days prior to any grading, tree or brush clearing or trimming, grubbing or other project related ground disturbances that is to occur between February 1 through August 31.

If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors or nesting burrowing owls) are found to be present, then avoidance or minimization measures shall be undertaken in consultation with the appropriate wildlife agency. Measures shall include establishment of an avoidance buffer until nesting has been completed. Width of the buffer will be determined by the project biologist. Typically this is a minimum of 300 feet from the nest site in all directions (500 feet is typically recommended by CDFW for raptors), until the juveniles have fledged and there has been no evidence of a second attempt at nesting. The monitoring biologist will monitor the nest(s) during construction and document any findings.

13. \*Archaeological Monitoring: 30-days prior to ground disturbing activities on the project site, the Applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. The Project Archaeologist, in consultation with the consulting sovereign tribal governments, the Applicant, and the City of Riverside, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:
  - a. Project grading and development scheduling;
  - b. The development of a rotating or simultaneous schedule in coordination with the Applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting sovereign tribal government during grading, excavation and ground disturbing activities on the

site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists;

- c. The protocols and stipulations that the Applicant, City of Riverside, Tribes, and the Project Archaeologist will follow in the event of an inadvertent cultural resources discovery, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

14. \*Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during ground disturbing activities for this Project the following procedures will be carried out for treatment and disposition of the discoveries:

- a. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the Project Archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and

Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside with evidence of same:

- i. Accommodate the process for onsite reburial of the discovered items with the consulting sovereign tribal governments. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;
- ii. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation; and
- iii. At the completion of grading, excavation, and ground disturbing activities on the project site a Phase IV Monitoring Report shall be submitted to the City of Riverside documenting monitoring activities conducted by the Project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center and consulting sovereign tribal government.

*During Grading and Construction:*

- 15. 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.

16. 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.
17. 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.
18. 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.
19. Erosion Control/Landscaping. The faces of cut and fill slopes which measure five feet or greater in vertical height shall be treated and maintained to control against erosion and protect the public health, safety, and welfare. This control shall consist of effective planting, and/or, check dams, cribbing, riprap other devices. Erosion controls shall be installed as soon as practical and prior to the final approval. Where cut slopes are not subject to erosion due to the erosion resistant character of the materials, such protection may be omitted.

*Standard Conditions:*

20. 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 Zoning Administrator 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.
21. 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 and general plan amendment.
22. 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 on 8 1/2 inch by 11 inch paper with the title "Attachment A" at the top.
23. Within 30 days of the approval of the project by the City the developer 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.

## **Public Works**

### *Prior to Building Permit Issuance:*

24. 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.
25. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Eddystone Street to Public Works specifications. Rolled curb and gutter not allowed.
26. Deed for widening Eddystone Street to 33 feet from monument centerline to Public Works specifications.
27. Installation of sewer main and laterals to serve project.
28. Driveway(s) size and location to Public Works specifications.
29. Deed for widening Cook Street to 33 feet from monument centerline to Public Works specifications.
30. Deed for widening Bolton Avenue to 33 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 Bolton Avenue to Public Works specifications.
32. Off-site improvement plans to be approved by Public Works prior to map recordation.
33. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
34. Storm Drain construction will be contingent on engineer's drainage study.
35. Planting of 24" Box Size Street Trees along public streets.
36. Installation of automatic irrigation system to provide deep-root watering to trees is required.

### *Prior to Building Permit or Grading Permit Issuance:*

37. 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.
38. 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.
39. 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.
40. 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.

*Prior to Final Inspection:*

41. 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 State Law. For further assistance, please contact the Public Works Department.

### **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:*

- 42. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
- 43. Construction plans shall be submitted and permitted prior to construction.
- 44. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
- 45. A residential fire sprinkler system meeting National Fire Protection Association 13D is required. Attached garages are required to be protected by an automatic fire sprinkler system. Plans shall be submitted to and approved by the Fire Department prior to installation. 2013 California Residential Code, Section R313, 2013 California Fire Code, Section 903.2.8 or Riverside Municipal Code, Section 16.32.080.

### **Public Utilities- Water**

*Contact Matt Bates for questions regarding water conditions or corrections:*

*Prior to Map Recordation*

- 46. The Applicant shall pay applicable water connection fees adequate to provide service to the project.

### **Public Utilities- Electric**

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

- 47. 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.
- 48. 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 surveyor.

### **Parks, Recreation, and Community Services**

*Prior to Building Permit Issuance:*

- 49. 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.



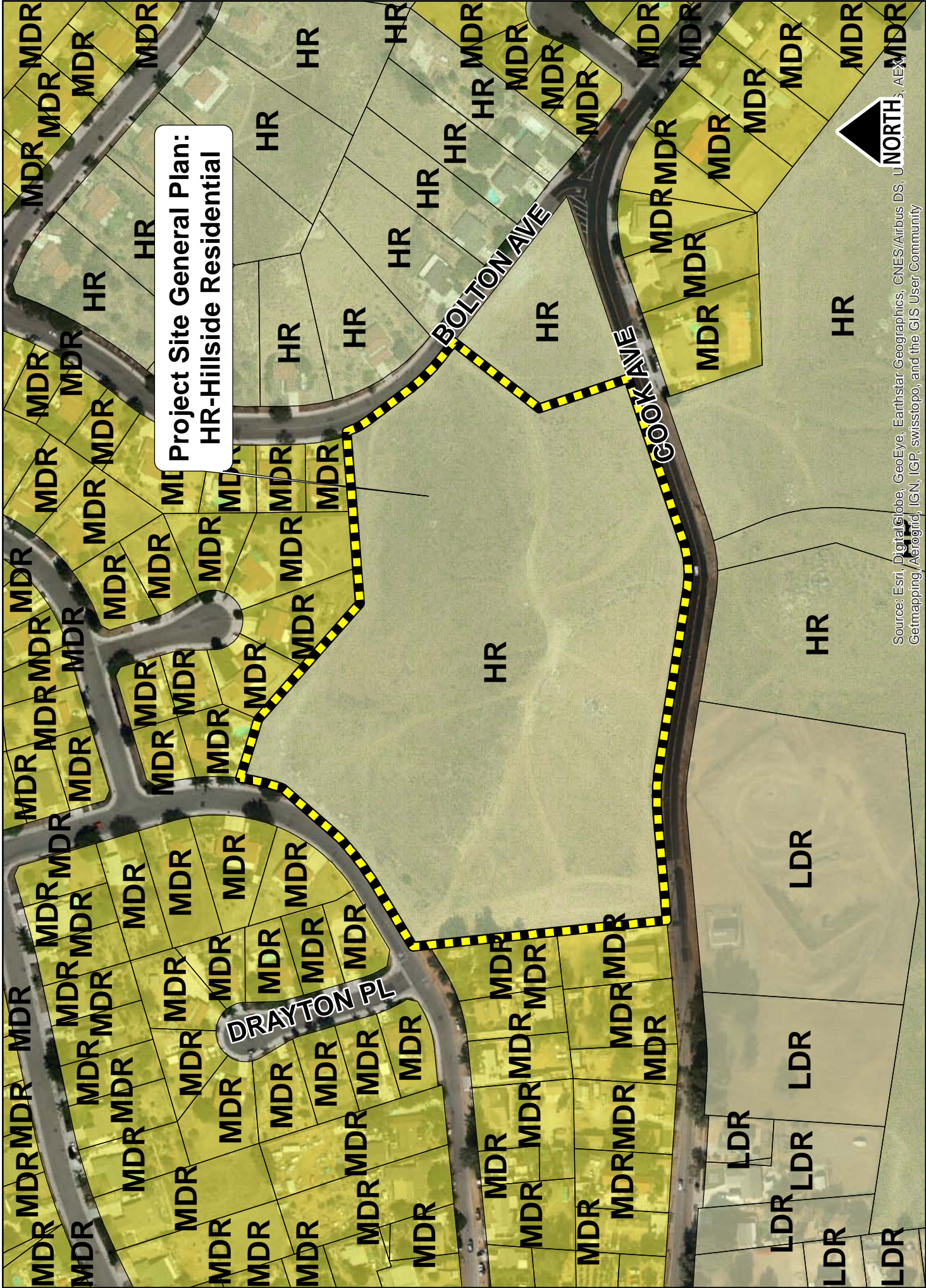


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, U  
Getmapping, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



Exhibit 2 - Aerial Map





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

Exhibit 3 - General Plan Map



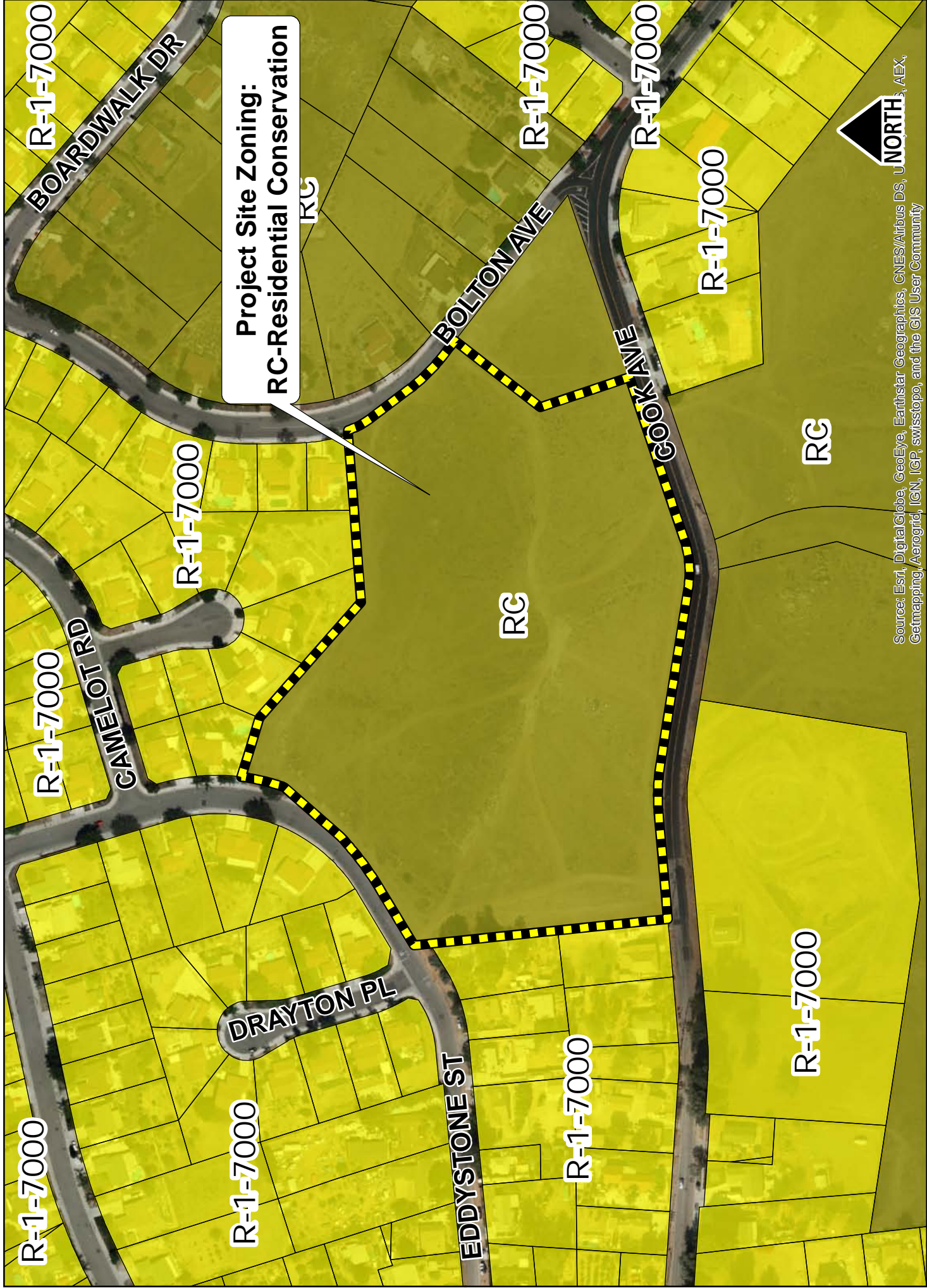


Exhibit 4 - Zoning Map

LOT 4 OF LA GRANADA TRACT NO. 2, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APRIL 2016

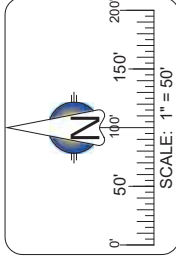
COVER SHEET





LOT 4 OF LA GRANADA TRACT NO. 2, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RAMCAM ENGINEERING

LOT	WT. SQ. FT./ACRES (AFTER DEDICATION)
LOT 1	98,899 SQ. FT. / 2.29 ACRES
LOT 2	98,879 SQ. FT. / 2.28 ACRES
LOT 3	98,979 SQ. FT. / 2.27 ACRES
LOT 4	111,968 SQ. FT. / 2.57 ACRES
LOT 5	98,536 SQ. FT. / 2.26 ACRES
LOT 6	109,226 SQ. FT. / 2.50 ACRES
EDDYSTONE STREET DEDICATION	7,349 SQ. FT. / .17 ACRES
LOT B	
BOLTON AVENUE DEDICATION	4,912 SQ. FT. / .11 ACRES
LOT C	
LOTTIC AVENUE DEDICATION	7,696 SQ. FT. / .17 ACRES



MARK	BY	DATE	ENGINEER	PERMISSIONS	APPR.	DATE	COUNTY			<p>RAMQAM ENGINEERING GROUP, INC. 670 E. PARKRIDGE AVE. SUITE 101 CORONA, CA 92879 (951) 734-6330 ALEX@RCGROUP.US</p>	<p><b>OWNER / APPLICANT</b> ALEX A. IRSHAD C/O RAMQAM ENGINEERING GROUP, INC. 670 E. PARKRIDGE AVE. #101 CORONA, CA 92879 P: (951) 734-6330 EXT. 202 ALEX@RCGROUP.US</p>	<p><b>ENGINEER</b> RAMQAM ENGINEERING GROUP, INC. 670 E. PARKRIDGE AVE. #101 CORONA, CA 92879 P: (951) 734-6330 EXT. 202 ALEX@RCGROUP.US</p>	<p>CITY OF RIVERSIDE PLANNING DEPARTMENT APPROVED BY: _____ DATE _____</p> <p><b>ASSESSOR PARCEL NO.</b> 147-310-036</p>	<p><b>TENTATIVE TRACT MAP</b></p>	<p>SHEET 2 OF 3</p>
------	----	------	----------	-------------	-------	------	--------	---	---	---	--	--	--	-----------------------------------	---------------------



# LEGEND

- PROPOSED SETBACK
- CONSERVATION AREA (OPEN SPACE NO DEVELOPMENT ALLOWED) TO REMAIN (TOTAL: 366,715 S.F./8.45 AC.)
- DEVELOPMENT AREA (TOTAL: 150,966 S.F./3.46 AC.)
- PROPOSED DEDICATION (TOTAL: 19,857 S.F./.46 AC.)

## TENTATIVE TRACT MAP TENTATIVE TRACT MAP NO. 37013

LOT 4 OF LA GRANADA TRACT NO. 2, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RAMCAM ENGINEERING NOVEMBER, 2016

### LOT BREAKDOWN

LOT #	LOT SIZE AC./SQ.FT.	AVERAGE NATURAL SLOPE	AVERAGE NATURAL SLOPE OF PROPOSED PAD DISTURBED AREA	PAD AREA SIZE UNDER 5% SLOPE (SQ.FT./AC.)	LOT SIZE AC./SQ.FT.
1	99,899 SQ. FT. / 2.29 ACRES	27.61%	18.55%	7,615 S.F./.17 AC.	LOT A
2	95,079 SQ. FT. / 2.25 ACRES	24.85%	13.88%	8,359 S.F./0.19 AC.	LOT B
3	111,968 SQ. FT. / 2.57 ACRES	24.41%	16.39%	10,326 S.F./0.24 AC.	LOT C
4	98,535 SQ. FT. / 2.26 ACRES	26.42%	19.95%	7,201 S.F./0.17 AC.	
5	109,229 SQ. FT. / 2.50 ACRES	28.17%	20.82%	6,106 S.F./0.14 AC.	

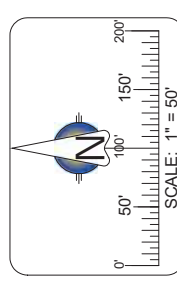
LOT	DESCRIPTION	LOT SIZE AC./SQ.FT.
LOT A	EDDYSTONE STREET DEDICATION	7,349 S.F./0.17 AC.
LOT B	BOLTON AVENUE DEDICATION	4,912 S.F./0.11 AC.
LOT C	COOK AVENUE DEDICATION	7,596 S.F./0.17 AC.

### DRIVEWAYS

LOT #	DRIVEWAY WIDTH @ PL	DRIVEWAY SLOPE
1	15 FT.	2%
2	15 FT.	12%
3	15 FT.	13.5%
4	15 FT.	15%
5	15 FT.	11%

### LOTS

LOT #	LOT DEPTH	LOT WIDTH @ PL
1	570.08 FT.	175.98 FT.
2	226.39 FT.	327.49 FT.
3	208.44 FT.	403.12 FT.
4	126.47 FT.	516.46 FT.
5	126.59 FT.	533.32 FT.



P16-0314

## TENTATIVE TRACT MAP OPEN SPACE AND DEVELOPMENT AREA

CITY OF RIVERSIDE  
PLANNING DEPARTMENT  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ASSESSOR'S PARCEL NO. 147-310-036

ENGINEER  
RAMCAM ENGINEERING GROUP, INC.  
670 E. PARKRIDGE AVE. #101  
CORONA, CA 92626  
P: (951) 924-3330 EXT. 202  
ALEX@RCGROUP.US

OWNER / APPLICANT  
ALEX A. IRSHAD  
RAMCAM ENGINEERING GROUP, INC.  
670 E. PARKRIDGE AVE. #101  
CORONA, CA 92626  
P: (951) 818-1957  
ALEX@RCGROUP.US

SEAL-ENGINEER  
RAMCAM ENGINEERING GROUP, INC.  
670 E. PARKRIDGE AVE. SUITE 101  
CORONA, CA 92626  
P: (951) 924-3330  
ALEX@RCGROUP.US

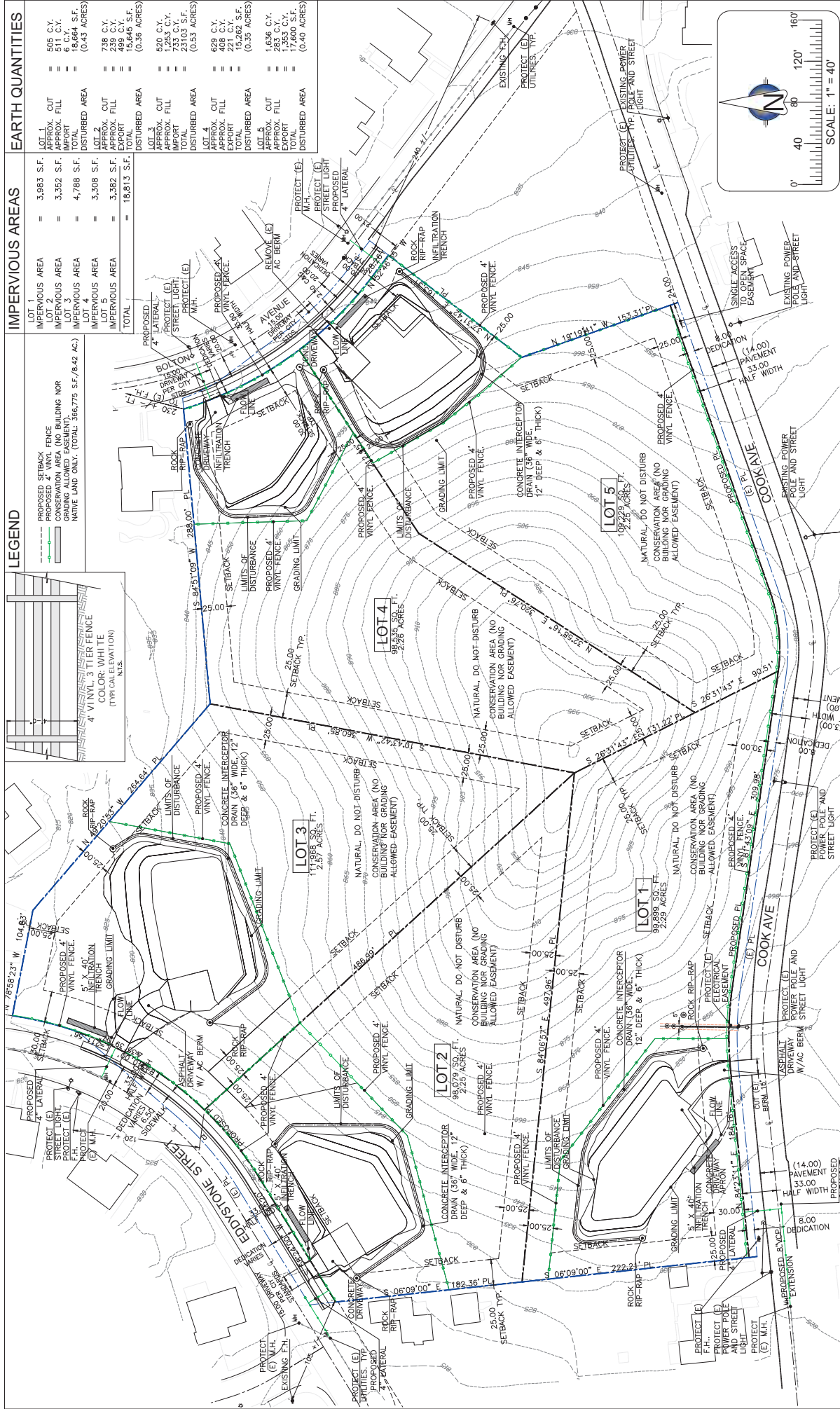
PREPARED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MICHELLE BARBER



MARK	BY	DATE	ENGINEER	REVISIONS







<p><b>DIGITAL</b></p> <p>DATE: 11/10/18</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p> <p>PROJECT: [Signature]</p> <p>SCALE: 1" = 40'</p>	<p>WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.</p> <p>THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.</p> <p>THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.</p> <p>THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.</p>	<p>SEAL-ENGINEER</p> <p>DATE: 11/10/18</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p> <p>PROJECT: [Signature]</p>	<p><b>CITY OF RIVERSIDE</b></p> <p><b>CONCEPTUAL GRADING</b></p> <p>BENCHMARK: 5092</p> <p>ELEVATION = 811.264 FEET</p> <p>FOUND 2 P.P. NO TAG</p> <p>ILL. AT C.L. COOK AVE B.C.</p> <p>DATE: 11/10/18</p> <p>SCALE: 1" = 40'</p>
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Exhibit 5 - Project Plans

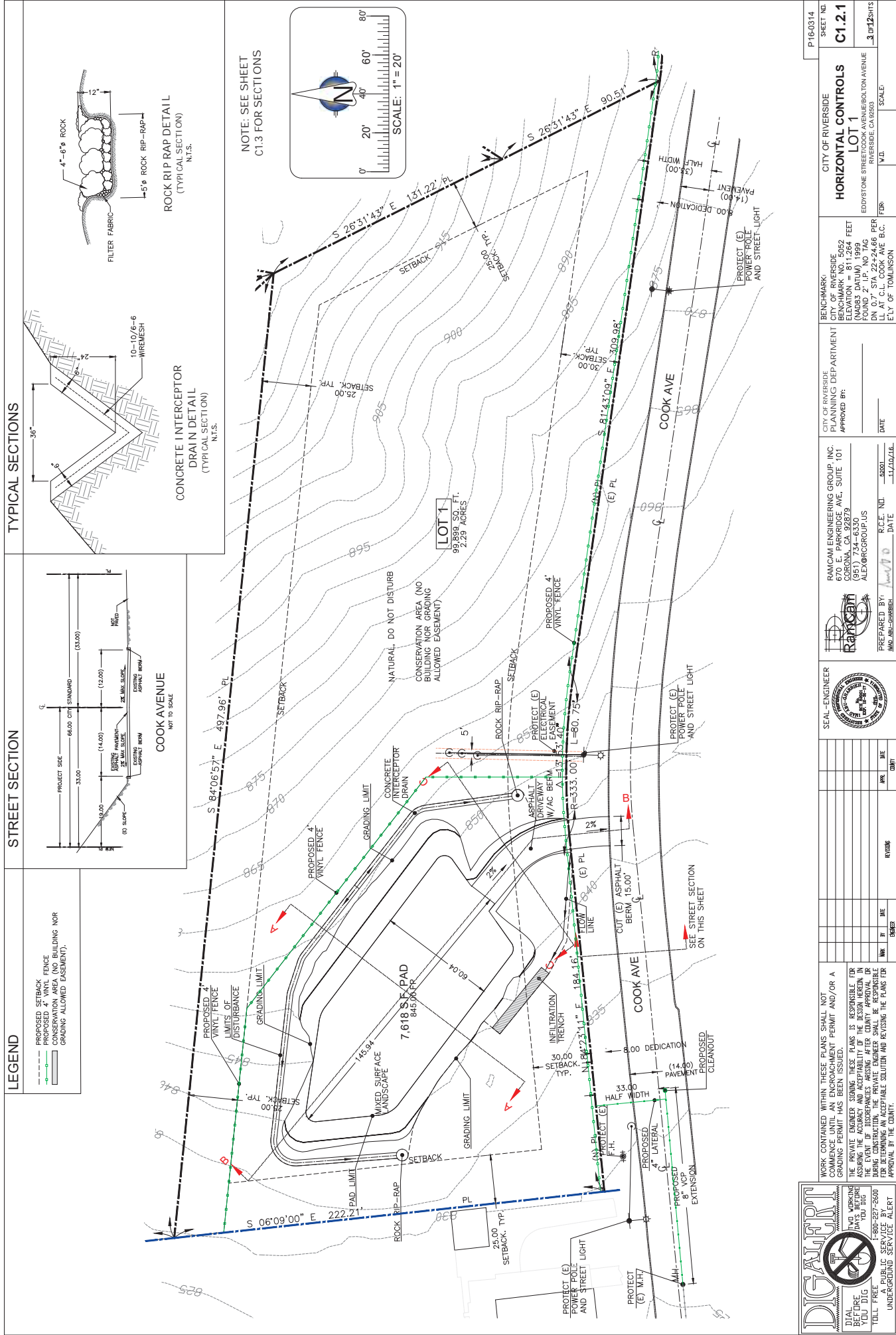
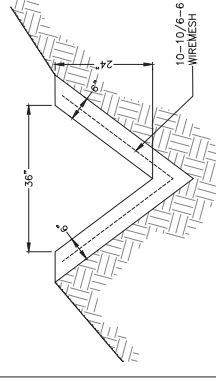


Exhibit 5 - Project Plans

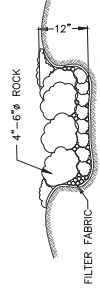
# LEGEND

- PROPOSED SETBACK FENCE
- CONSERVATION AREA (NO BUILDING NOR GRADING ALLOWED EASEMENT)

# TYPICAL SECTIONS

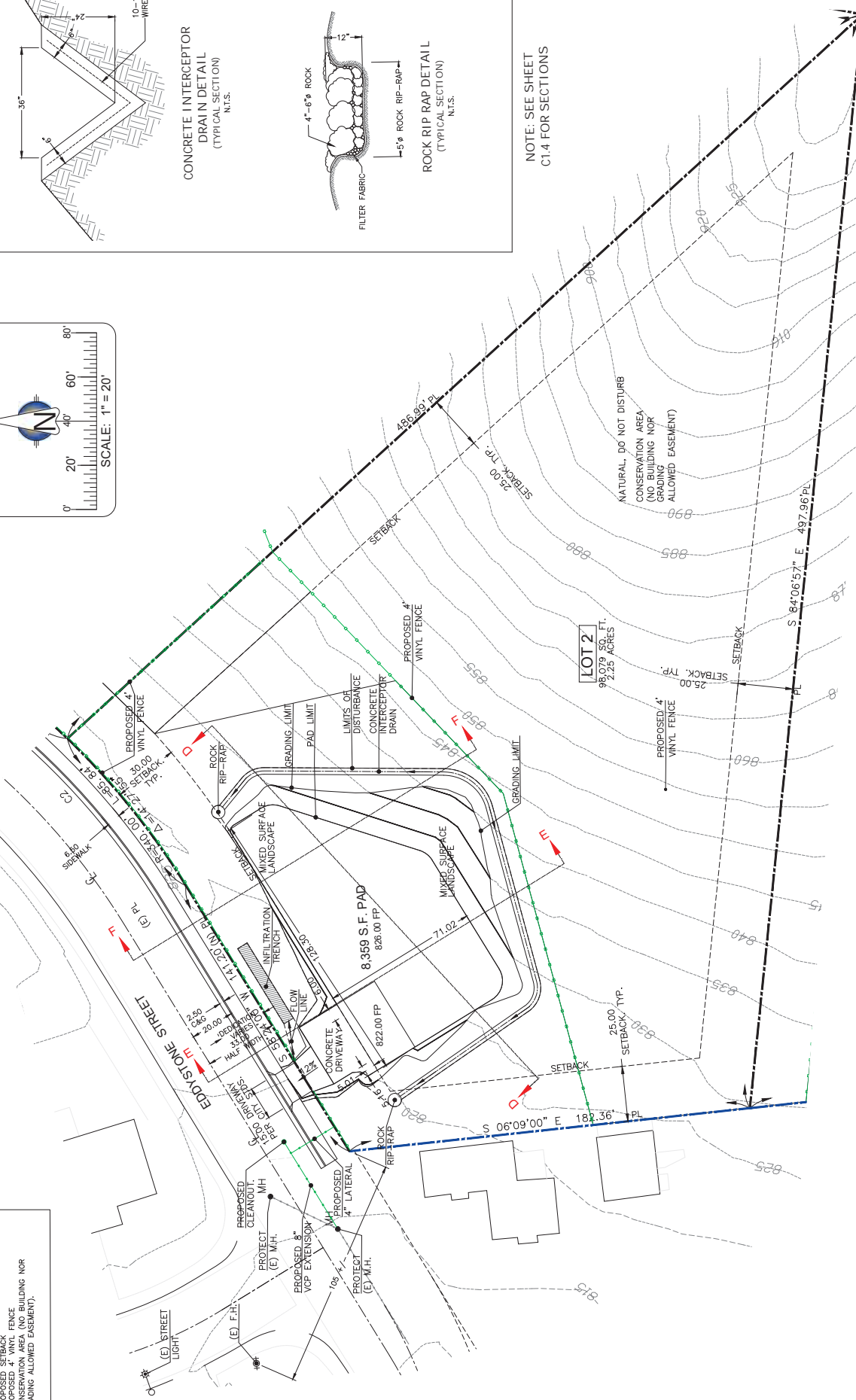
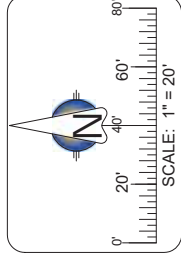


CONCRETE INTERCEPTOR DRAIN DETAIL (TYPICAL SECTION) N.T.S.



ROCK RIP RAP DETAIL (TYPICAL SECTION) N.T.S.

NOTE: SEE SHEET C1.4 FOR SECTIONS



**DIGITAL ALERT**

NO WORKING DAYS BEFORE YOU DIG

1-800-368-2827-2600

TOLL FREE PUBLIC SERVICE ALERT

UNDERGROUND SERVICE ALERT

WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED A GUARANTEE OF ANY PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREIN IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OF THESE PLANS. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVAL BY THE COUNTY.

NO.	BY	DATE	REVISION	APP.	DATE	COM.

**SEAL-ENGINEER**

**RAN CAM**

RAN CAM ENGINEERING GROUP INC.  
670 E. PARKSIDE AVE., SUITE 101  
CORONA, CA 92719  
(951) 734-6330  
ALEX@RANCAMGROUP.COM

PREPARED BY: **MAJ. AMB. SHARREN** DATE: **11/10/18**

R.C.E. NO. **62001**

CITY OF RIVERSIDE  
PLANNING DEPARTMENT  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

BENCHMARK: CITY OF RIVERSIDE  
BENCHMARK = 5082  
ELEVATION = 811.264 FEET  
(NAD83 DATUM) 1999  
FOUND 2" P. NO TAG  
ILL. AT C.L. COOK AVE B.C.  
E.L.Y. OF TOMLINSON

CITY OF RIVERSIDE  
**HORIZONTAL CONTROLS**  
**LOT 2**  
EDDYSTONE STREET, LOT 2, RIVERSIDE, CA 92503

P16-0314  
SHEET NO.  
**C1.2.2**  
4 OF 12 SHEETS

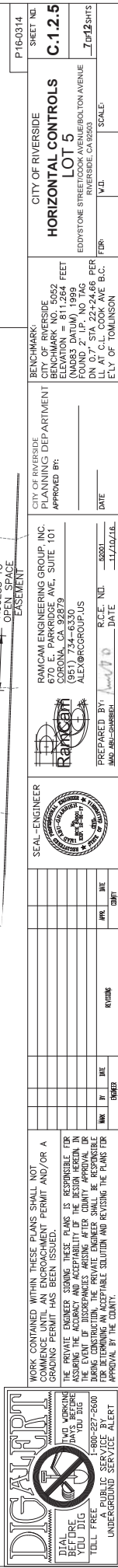
Exhibit 5 - Project Plans

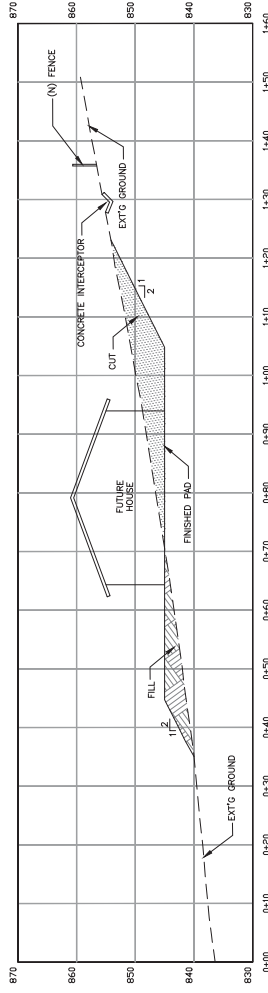






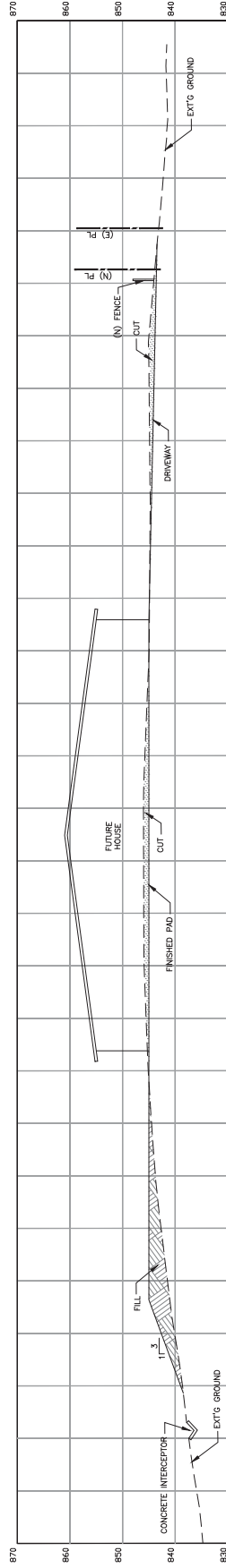






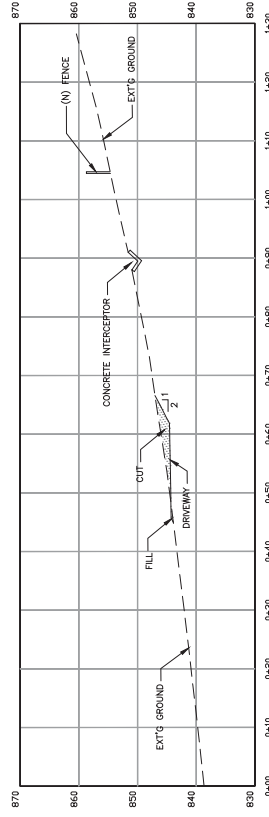
SECTION A-A

VERTICAL SCALE 1" = 10'  
HORIZONTAL SCALE 1" = 10'



SECTION B-B

VERTICAL SCALE 1" = 10'  
HORIZONTAL SCALE 1" = 10'



SECTION C-C

VERTICAL SCALE 1" = 10'  
HORIZONTAL SCALE 1" = 10'

LOT 1



WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED A BASIS FOR ANY PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREIN IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OF THE PLANS. THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.



RAMCAM ENGINEERING GROUP, INC.  
670 E. PARKRIDGE AVE., SUITE 101  
CORONA, CA 92879  
(951) 734-6330  
ALEX@RCGROUP.US

PREPARED BY: *Alexander D. D.* R.E.C. NO. 62001 DATE 11/10/16

CITY OF RIVERSIDE  
PLANNING DEPARTMENT  
APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

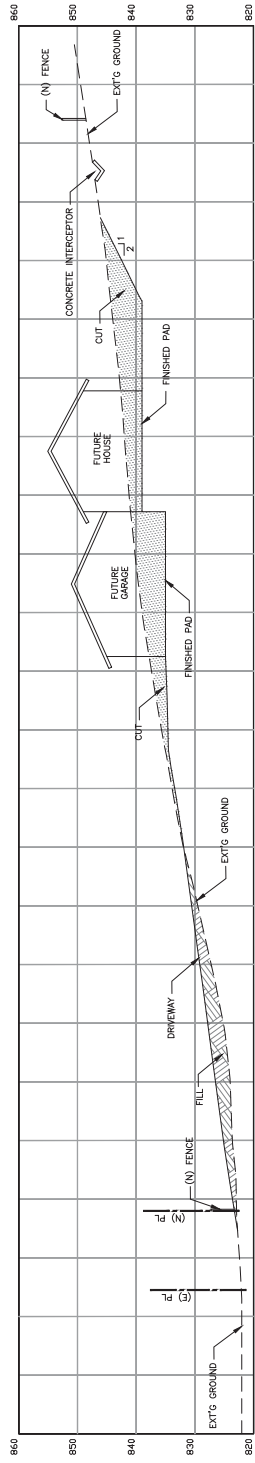
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CITY OF RIVERSIDE  
BENCHMARK = 5052  
ELEVATION = 811.264 FEET  
(NAD83 DATUM) 1999  
FOUND 2' P. NO TAG  
REMARKS: BENCHMARK  
ILL AT C.L. COOK AVE S.C.  
E.L.Y. OF TOMLINSON

CITY OF RIVERSIDE  
**CROSS SECTIONS**  
EDDYSTONE STREET/COOK AVENUE/ROTON AVENUE  
RIVERSIDE, CA 92503

SHEET NO. **C1.3**  
8 of 12 SHEETS

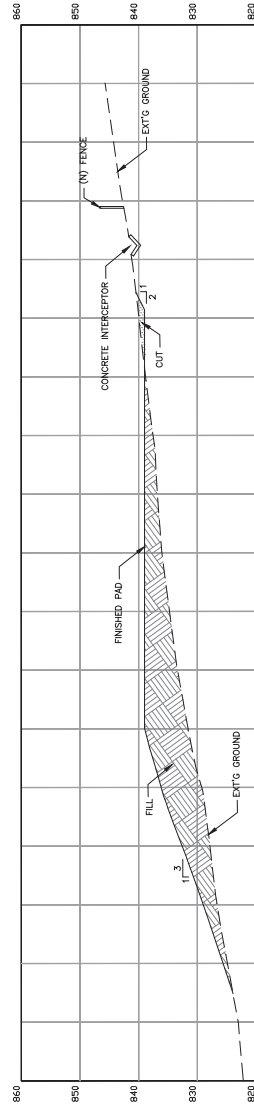
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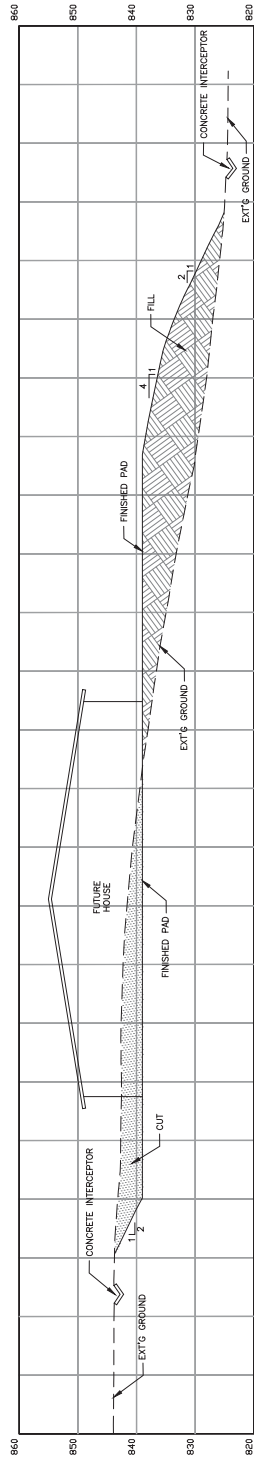
SECTION G-G

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HORIZONTAL SCALE 1" = 10'



SECTION H-H

VERTICAL SCALE 1" = 10'  
HORIZONTAL SCALE 1" = 10'



SECTION I-I

VERTICAL SCALE 1" = 10'  
HORIZONTAL SCALE 1" = 10'

LOT 3



WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE GRADING PERMIT HAS BEEN ISSUED BY THE COUNTY ENGINEER. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREIN IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OF THE PLANS. THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

NO.	BY	DATE	REVISION	APP.	DATE	COM.

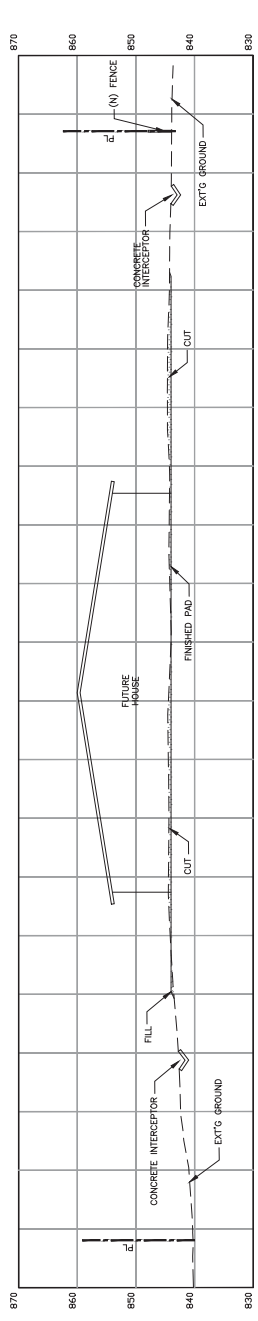


PREPARED BY: RAMCAM R.C.E. NO. 62001 DATE 11/10/18  
RAMCAM 670 E. PARKRIDGE AVE., SUITE 101  
 CORONA, CA 92779  
 (951) 734-6330  
 ALEX@RAMCORP.US

CITY OF RIVERSIDE  
 PLANNING DEPARTMENT  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

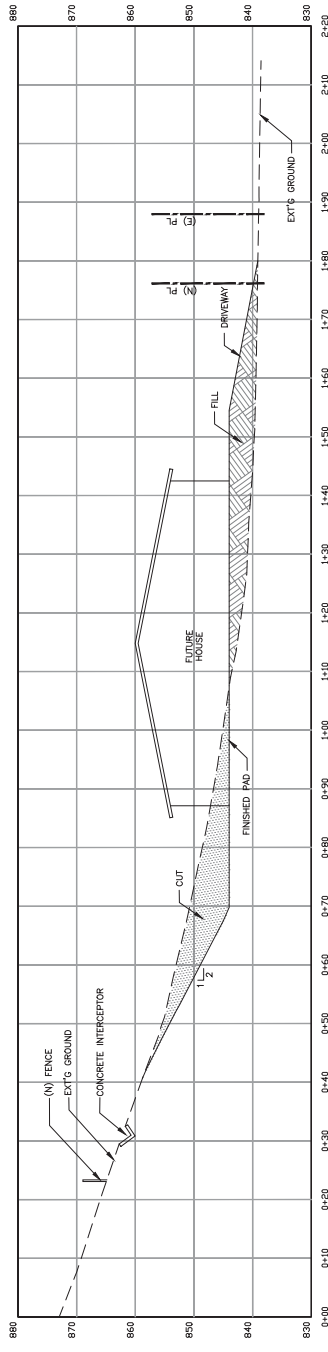
BENCHMARK:  
 CITY OF RIVERSIDE  
 BENCHMARK 5052  
 ELEVATION = 811.264 FEET  
 (NAD83 DATUM) 1999  
 FOUND Z.P. NO. TAG  
 11 AT C.L. COOK AVE B.C.  
 E.L.Y OF TOMLINSON

CITY OF RIVERSIDE  
**CROSS SECTIONS**  
 EDVSTONE STREET/COOK AVENUE/ROTON AVENUE  
 RIVERSIDE, CA 92503  
 V.D. SCALE: \_\_\_\_\_  
 SHEET NO. **C1.5**  
**10 of 12** H.T.S



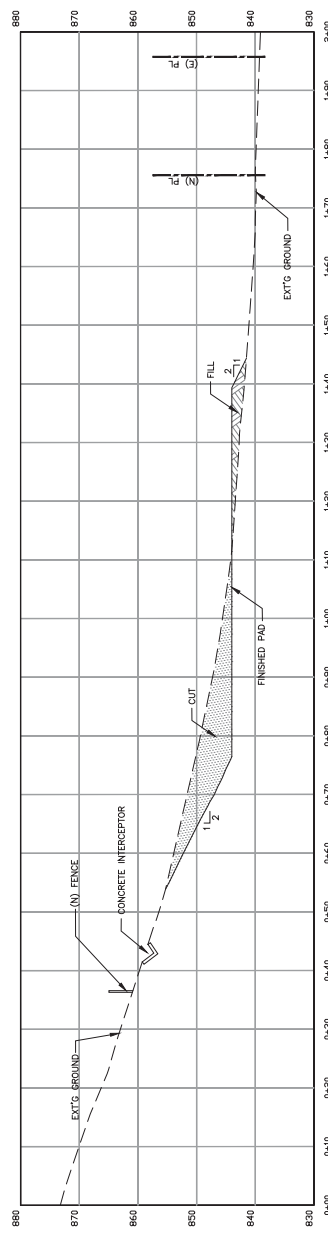
SECTION J-J

VERTICAL SCALE 1"=10'  
HORIZONTAL SCALE 1"=10'



SECTION K-K

VERTICAL SCALE 1"=10'  
HORIZONTAL SCALE 1"=10'



SECTION L-L

VERTICAL SCALE 1"=10'  
HORIZONTAL SCALE 1"=10'

LOT 4

DIAL  
 TWO WORKING  
 DAYS BEFORE  
 YOU DIG  
 TOLL FREE 1-800-257-2600  
 UNDERGROUND SERVICE ALERT

WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED A GUARANTEE OF ANY KIND. THE GRADING PERMIT HAS BEEN ISSUED BY THE COUNTY ENGINEER. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREIN IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OF THE PLANS. THE ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

NO.	BY	DATE	REVISION	APP.	DATE	COM.

SEAL-ENGINEER  
 RAMCAM ENGINEERING GROUP, INC.  
 670 E. PARKRIDGE AVE., SUITE 101  
 CORONA, CA 92709  
 (951) 734-6330  
 ALEX@RCORP.US

PREPARED BY: James J. D. R.C.E. NO. 60001 DATE 11/10/16  
 MAJ. JAB-GRABER

CITY OF RIVERSIDE  
 PLANNING DEPARTMENT  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

BENCHMARK:  
 CITY OF RIVERSIDE  
 BENCHMARK 5052  
 ELEVATION = 811.264 FEET  
 (NAD83 DATUM) 1999  
 FOUND 2 P. NO TAG  
 11/10/16  
 ILL AT C.L. COOK AVE S.C.  
 E.L.Y. OF TOMLINSON

CITY OF RIVERSIDE

**CROSS SECTIONS**

EDDYSTONE STREET/COOK AVENUE/RIVINGTON AVENUE  
RIVERSIDE, CA 92503

SHEET NO.  
**C1.6**  
 11 OF 12

V.D.  
 SCALE:









TAPE, DO NOT STAPLE

TAPE, DO NOT STAPLE

JOINT STAPLE



SAN DIEGO  
CA 920  
07 JAN '17  
PM 10 L



City of Riverside  
Planning Division  
Attn: Gaby Adame, Assistant Planner - P16-0615  
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 January 26, 2017.

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

COMMENTS: I LIVE DIRECTLY ACROSS FROM PROPOSED PROJECT. I AM TOTALY  
AGAINST THIS DEVELOPMENT. WE ARE IN A DROUGHT AND CONTINUE TO BUILD  
MORE AND MORE WITH LITTLE REGARD FOR RESOURCES. I BELIEVE A HIKING  
TRAILS, DOG PARK, BIKE PARK WOULD BE MORE BENEFICIAL THAN MORE  
HOUSES. CONSIDER MAKE THIS A CITY RECREATION AREA.

Contact Phone Number (Optional) TERRENCE KOSTER 951 997 3872

Contact Email (Optional): TAISHA5919@AOL.COM.

**SITE PHOTOS**  
**EXHIBIT 7**



Looking west from Bolton Avenue





Looking east from Eddystone Street



Adjacent residential area to the east of lot 3 and 4



Looking northeast from Cook Avenue





Looking southwest from Eddystone Street



City of Arts & Innovation

# COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

## Planning Division

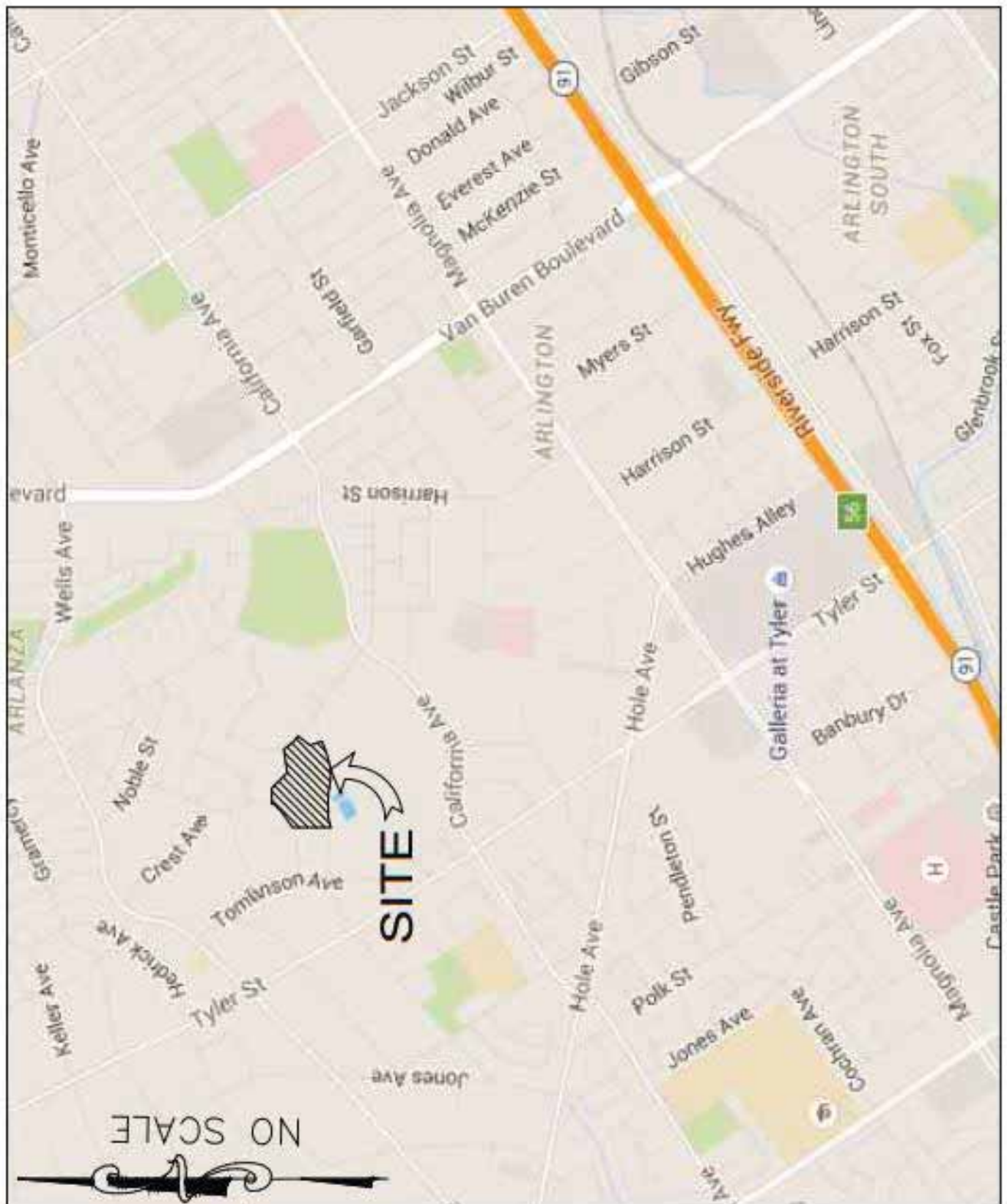
### Draft Mitigated Negative Declaration

WARD: 6

1. **Case Number:** P16-0314
2. **Project Title:** Tentative Parcel Map No. \_37013
3. **Hearing Date:** January 26, 2017
4. **Lead Agency:** City of Riverside  
Community & Economic Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522
5. **Contact Person:** Gaby Adame, Assistant Planner  
**Phone Number:** (951) 826-5933
6. **Project Location:** The Proposed Project is located in the City of Riverside (Figure 1). The project site is bordered by Cook Avenue on the south, Eddystone Street and single-family residences to the north, single-family residences to the west, and Bolton Avenue to the east (APN 147-310-036, Figure 2).
7. **Project Applicant/Project Sponsor's Name and Address:**  
  
Alex A. Irshaid  
670 E. Parkridge Avenue, #101  
Corona, CA 92879-1094
8. **General Plan Designation:** HR – Hillside Residential
9. **Zoning:** RC – Residential Conservation
10. **Description of Project:**

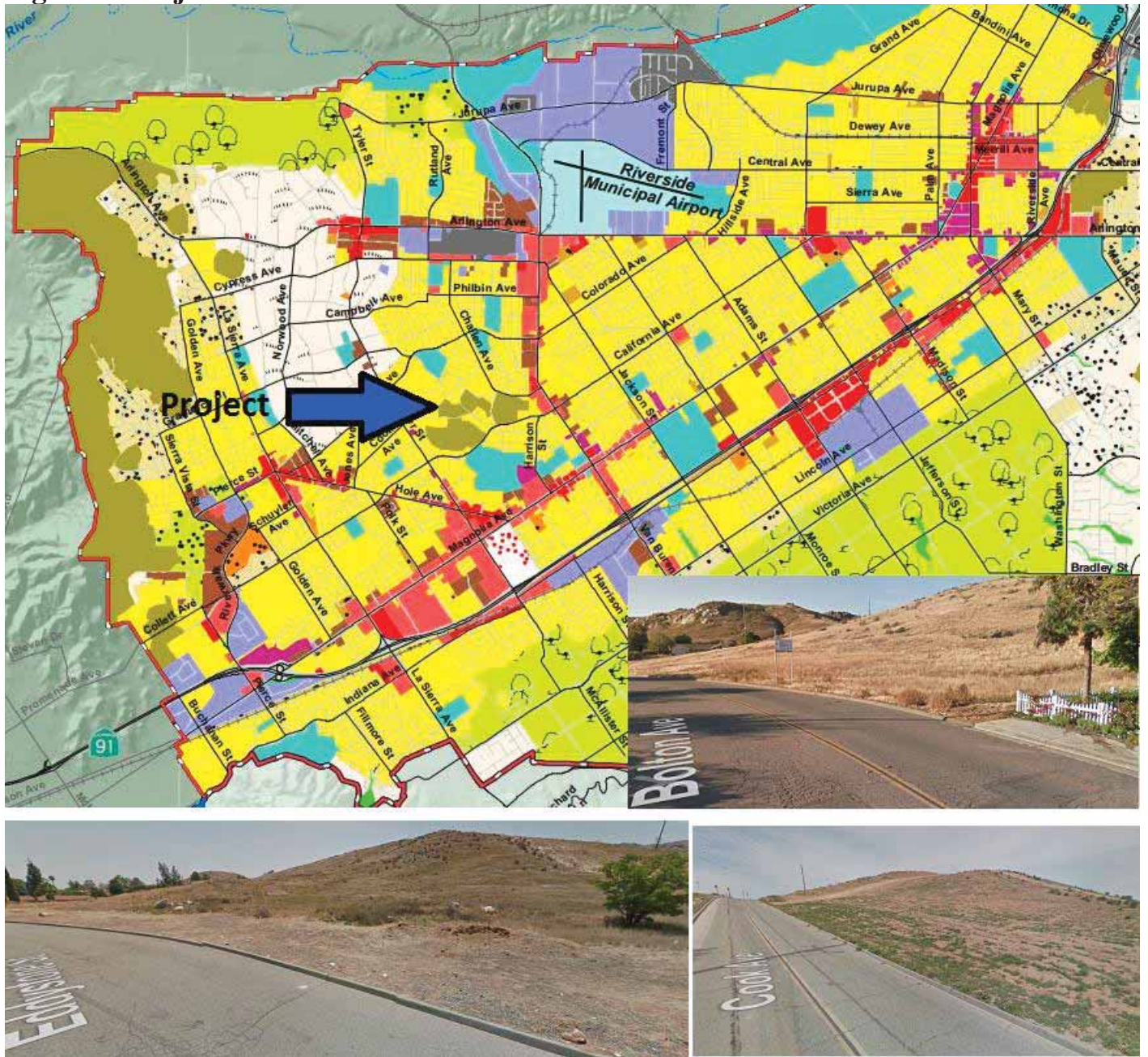
The Proposed Project is a tentative tract map that would subdivide a 12.5-acre parcel into five parcels for the future construction of single-family residences (Figure 3). The parcels would range from 2.25 to 2.29 acres. The Proposed Project would also establish an approximately 8.42-acre open space easement within the steeper portions of the project site. The open space easement would be accessible to the City of Riverside's Fire Department from Cook Avenue. The project site is located within the Residential Conservation (RC) zone in Ward 6.

Figure 1. Project Vicinity





**Figure 2. Project Location**





**Figure 3. Site Plan**



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

	Existing Land Use	General Plan Designation	Zoning Designation
<b>Project Site</b>	Vacant Land	HR – Hillside Residential	RC – Residential Conservation
<b>North</b>	Single Family Residential	MDR – Medium Density Residential	R-1-7000 – Single Family Residential
<b>East</b>	Single Family Residential	HR – Hillside Residential & MDR – Medium Density Residential	RC – Residential Conservation
<b>South</b>	Vacant Land	HR – Hillside Residential	RC – Residential Conservation & R-1-7000 – Single Family Residential
<b>West</b>	Single Family Residential	MDR – Medium Density Residential	R-1-7000 – Single Family Residential

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

- a. none

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

- a. General Plan 2025
- b. GP 2025 FPEIR
- c. Citywide Design Guidelines
- d. Biological Resources Assessment for the Cook Avenue Development Project in Corona, Riverside County, California (ECORP 2016a)
- e. Cultural Resources Investigation of the 12.5-Acre Cook Avenue Development Project in the City of Riverside, Riverside County, California (ECORP 2016b)
- f. Paleontological resources for the proposed Cook Avenue Development Project, Project # 2016-002, in the City of Riverside, Riverside County Area [Los Angeles County Natural History Museum (LACNHM) 2016]
- g. Air Quality and Greenhouse Gas Assessment for the Cook Avenue Development Project [Scientific Resources Associated (SRA) 2016]

**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
USACE -	United States Army Corps of Engineers
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:

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 & ECONOMIC 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
<b>1. AESTHETICS.</b> 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><b>1a. Response:</b> <i>(Source: General Plan 2025 Open Space and Conservation Element and Land Use and Urban Design Element)</i></p> <p>Scenic resources in the City include hillsides, ridgelines, and waterways. Long distance views of these scenic resources and other natural terrain can be found throughout the La Sierra/Norco Hills, Sycamore Canyon Wilderness Park, and Box Springs Park. The peaks of Box Springs Mountain, Mt. Rubidoux, Arlington Mountain, Alessandro Heights and the La Sierra/Norco Hills provide scenic view points of the City and the region. The Proposed Project would be located in the west side of the City on an approximately 12.34 acre parcel bounded by Cook Avenue to the south, Eddystone Street to the west, and Bolton Avenue to the east. The project site is not located within any of the previously listed scenic viewpoints. Therefore, it would not affect scenic vistas of these viewpoints. The Proposed Project would be located on a parcel with hillside terrain. The applicant is proposing to subdivide the project parcel into five parcels for the future construction of single family residences. The parcels would range from 2.25 to 2.29 acres. The Proposed Project would also establish an open space easement within the steeper portions of the project site. Building pads would be located along the flatter portions of the parcel. The Proposed Project would not adversely affect hillsides or ridgelines thereby complying with General Plan Objectives LU-3 and LU-4. Therefore, the Proposed Project would not have an adverse effect on a scenic vista. <b>Less than significant impacts.</b></p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>1b. Response:</b> <i>(Source: Caltrans 2016, 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, Riverside Municipal Code Title 19.100 Residential Zones)</i></p> <p>The Proposed Project is located on a site with hillside terrain and is zoned Residential Conservation (RC). The RC Zone was established to protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices. To comply with RC Zone requirements the Proposed Project would establish an open space easement within the steeper portions of the project site and building pads would be located along the flatter portions of the parcel. The project site contains rock outcroppings; however, they are located in an area that would remain undisturbed within the proposed open space easement. The project site is not located within a state scenic highway or within a City designated Scenic and Special Boulevards and Parkways. Furthermore, there are no trees or historic buildings that would be affected by the Proposed Project. <b>No impact.</b></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"/>
<p><b>1c. Response:</b> <i>(Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Riverside Municipal Code Title 17 Grading and Title 19.100 Residential Zones)</i></p> <p>The Proposed Project would subdivide one parcel of land into five parcels for the future development of single family residences. The Proposed Project would be located in the RC Zone, which was established to protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices. To comply with RC Zone requirements, the Proposed Project would establish an open space easement within the steeper portions of the project site and building pads would be located along the flatter portions along the perimeter of the parcel. This would maintain the existing topographic characteristics of the site that are more prominent, due to their higher elevation, from surrounding areas.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The Proposed Project's grading plan was designed by a California registered civil engineer and complies with Title 17 Grading of the City of Riverside Municipal Code and General Plan Policy LU-4.2. Title 17 sets forth rules and regulations to protect life, limb, property, the public welfare and the physical environment by controlling grading and earthwork construction. The required review of hillside/arroyo grading includes regulations to:</p> <p>A. Ensure that significant natural characteristics such as land form, vegetation, wildlife communities, scenic qualities, and open space can substantially be maintained; to preserve unique and significant geologic; biologic and hydrologic features of public value; to encourage alternative approaches to conventional hillside construction practices by achieving land use patterns and intensities that are consistent with the natural characteristics of hill areas such as slope, landform vegetation, and scenic quality.</p> <p><i>The Proposed Project would establish an open space easement in the steeper portions of the site maintaining the natural characteristics of the project site.</i></p> <p>B. Maintain the identity, image and environmental quality of the City; and to achieve land use densities that are in keeping with the General Plan.</p> <p><i>The Proposed Project is an allowed use under the project site's existing General Plan land use designation and zoning. The Proposed Project is an infill project within an urbanized area surrounded by similar existing development to the west, north, and east.</i></p> <p>C. Minimize the visual impact of grading.</p> <p><i>Building pads would be located in the perimeter of the project site where the terrain is flatter. An open space easement would be established in the steeper portions of the project site which are at a higher elevation and more visually prominent.</i></p> <p>D. Minimize grading which relates to the natural contour of the land, and which will round off, in a natural manner, sharp angles at the top and ends of cut and fill slopes, and which does not result in a staircase or padding affect.</p> <p><i>See comment above.</i></p> <p>E. Stabilize steep hillsides, retain moisture, prevent erosion, and enhance the natural scenic beauty and, where necessary, require additional landscaping to enhance the scenic and safety qualities of the hillsides. This could include the retention of trees or replacement of trees and other vegetation.</p> <p><i>Grading would not occur in the steeper portions of the project site. Drainage systems would be installed in areas that are graded to ensure proper stormwater drainage reducing the potential for erosion. The Proposed Project would establish an open space easement that would maintain the natural vegetation currently found on the site.</i></p> <p>F. Encourage a variety of building types and design, when appropriate, to materially reduce grading and disturbance of the natural character of the area.</p> <p><i>The Proposed Project would construct building pads for single-family residential uses which would be compatible with the surrounding single-family residential uses. No building designs are currently being assessed.</i></p> <p>G. Preserve and enhance existing community character, as defined by such factors as visual appearance, density, road widths and vegetation.</p> <p><i>See comment above.</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>H. Preserve prominent landforms within the community, including, but not limited to ridgelines, knolls, valleys, creeks, rock outcroppings or other unique topographic features or views.</p> <p><i>The Proposed Project would establish an open space easement in the steeper portions of the site maintaining the natural characteristics of the project site. The topography and rock outcrops present on the site would be protected by the open space easement.</i></p> <p>I. Preserve major hillsides views visible from points within the city so that they are not detrimentally altered by the intrusion of highly visible cut and/or fill slopes, building lines and/or road surfaces.</p> <p><i>The Proposed Project would establish an open space easement in the steeper portions of the site maintaining the natural topography of the project site.</i></p> <p>J. Scrutinize development in areas of exposure to high fire risk and develop reasonable mitigation measures to reduce such risk. (Ord. 6453 § 1, 1998)</p> <p><i>The project site is not located within a fire hazard area.</i></p> <p>The Proposed Project would be compatible with the surrounding area not degrade the existing visual character of the area. <b>Impacts would be less than significant.</b></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><b>1d. Response:</b> (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 Proposed Project would not result in a new source of substantial light or glare which would adversely affect day or nighttime views as the Proposed Project consists of a use compatible with surrounding areas. New light or glare sources that would be created from the Proposed Project would be typical of a single-family residential development and would be similar to existing light and glare sources from the surrounding residential development. The Proposed Project would be designed to comply with the City’s municipal code lighting standards (Chapter 19.556). The project site is not located within the Mount Palomar Lighting Area. Furthermore, the Proposed Project would not adversely affect hillsides or ridgelines thereby complying with General Plan Policies LU-3.1, LU-4.1, and LU-4.2. Hillsides or ridgeline would not be affected because the Proposed Project would establish an open space easement within the steeper portions of the project site that would remain undisturbed. Building pads would be constructed in the flatter portions of the project site along the perimeter of the parcel. As such, any future lighting associated with the single-family residential development would not be located in the steeper higher elevation areas of the project site. <b>Impacts would be less than significant.</b></p>				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. AGRICULTURE AND FOREST RESOURCES:</b>				
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:				
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"/>
<b>2a. Response: (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability)</b>  The Proposed 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, and is not adjacent to or in proximity to any land classified as, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, <b>no impact would occur.</b>				
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"/>
<b>2b. Response: (Source: General Plan 2025 FPERI – Figure 5.2-2 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19)</b>  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 adjacent to land zoned for agricultural use. <b>No impact would occur.</b>				
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2c. Response: (Source: GIS Map – Forest Data, and General Plan 2025 – Zoning Map of the City of Riverside)</b>  The subject site is zoned RC – Residential Conservation and does not contain forest land. Further, the City of Riverside has no forest land that can support 10 percent native tree cover nor does it have any timberland. Therefore, <b>no impact would occur.</b>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2d. Response:</b> (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 <b>no impact would occur.</b>				
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"/>
<b>2e. Response:</b> (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 site is located in an area identified as an urbanized area in the General Plan 2025. Furthermore, there are no farmlands or agricultural uses adjacent or near the project site. <b>No impact would occur.</b>				
<b>3. AIR QUALITY.</b>				
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"/>
<b>3a. Response:</b> (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2012 AQMP, CalEEMod, and Air Quality and Greenhouse Gas Assessment prepared by Scientific Resources Associated on February 29, 2016)  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 Air Quality Management Plan (AQMP) growth projections, because 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. The Proposed Project is consistent with the projections of employment and population forecasts identified by the SCAG that are consistent with the General Plan 2025 "Typical Growth Scenario." Because the Proposed Project is consistent with the General Plan 2025, it is also consistent with the AQMP. The Proposed Project would have a <b>less than significant impact</b> 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"/>
<b>3b. Response:</b> (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2012 AQMP, and Air Quality and Greenhouse Gas Assessment prepared by Scientific Resources Associated on February 29, 2016)  An Air Quality Modeling analysis was conducted for Proposed Project construction using CalEEMod, Version 2.2.2013 (SRA 2016). 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 (Table 1). In the long term, the Proposed Project is consistent with the General Plan 2025 and the AQMP and would not contribute substantially to existing or projected air quality emissions. Therefore, impacts would be <b>less than significant.</b>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact																																									
<p align="center"><b>Table 1. Construction Emissions from the Proposed Project</b></p> <table border="1"> <thead> <tr> <th align="center" colspan="7">CalEEMod MODEL RESULTS SHORT-TERM IMPACTS</th></tr> <tr> <th rowspan="2">Activity</th><th align="center" colspan="6">Daily Emissions (lbs/day)</th></tr> <tr> <th>ROG</th><th>NO<sub>x</sub></th><th>CO</th><th>SO<sub>2</sub></th><th>PM-10</th><th>PM-2.5</th></tr> </thead> <tbody> <tr> <td><b>SCAQMD Daily Thresholds Construction</b></td><td align="center">75</td><td align="center">100</td><td align="center">550</td><td align="center">150</td><td align="center">150</td><td align="center">55</td></tr> <tr> <td><b>Daily Project - Emissions Construction</b></td><td align="center"><b>4.93</b></td><td align="center"><b>38.32</b></td><td align="center"><b>29.59</b></td><td align="center"><b>0.05</b></td><td align="center"><b>4.06</b></td><td align="center"><b>2.69</b></td></tr> <tr> <td><b>Exceeds Y/N Threshold?</b></td><td align="center">N</td><td align="center">N</td><td align="center">N</td><td align="center">N</td><td align="center">N</td><td align="center">N</td></tr> </tbody> </table>					CalEEMod MODEL RESULTS SHORT-TERM IMPACTS							Activity	Daily Emissions (lbs/day)						ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5	<b>SCAQMD Daily Thresholds Construction</b>	75	100	550	150	150	55	<b>Daily Project - Emissions Construction</b>	<b>4.93</b>	<b>38.32</b>	<b>29.59</b>	<b>0.05</b>	<b>4.06</b>	<b>2.69</b>	<b>Exceeds Y/N Threshold?</b>	N	N	N	N	N	N
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<b>Exceeds Y/N Threshold?</b>	N	N	N	N	N	N																																							
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><b>3c. Response:</b> <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 2007 Model, and Air Quality and Greenhouse Gas Assessment prepared by Scientific Resources Associated on February 29, 2016)</i></p> <p>The Proposed Project is consistent with the General Plan 2025; therefore, cumulative impacts related to criteria pollutants as a result of the Proposed 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 <b>less than significant</b>.</p>																																													
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																									
<p><b>3d. Response:</b> <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, and Air Quality and Greenhouse Gas Assessment prepared by Scientific Resources Associated on February 29, 2016)</i></p> <p>Short-term impacts associated with construction of the Proposed Project would result in increased air emissions from grading, earthmoving, and construction activities. In accordance with General Plan 2025 FPEIR Mitigation Measure AIR 1, Proposed Project construction emissions were analyzed using the CalEEMod Model, which determined that project construction would not exceed SCAQMD thresholds for short-term construction impacts. Therefore, the Proposed Project would not expose sensitive receptors to substantial pollutant concentrations and a <b>less than significant impact</b> would occur.</p>																																													

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3e. Response:</b> (<i>Source: Air Quality and Greenhouse Gas Assessment prepared by Scientific Resources Associated on February 29, 2016</i>)</p> <p>The construction activities associated with the Proposed Project would generate airborne odors like diesel exhaust emissions, architectural coating applications, and on- and off-site improvement installations. However, 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. The Proposed Project would not cause objectionable odors affecting a substantial number of people and a <b>less than significant</b> would occur.</p>				
<p><b>4. BIOLOGICAL RESOURCES.</b></p> <p>Would the project:</p>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4a. Response:</b> (<i>Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area and Biological Assessment prepared by ECORP on January 2016</i>)</p> <p>A biological resources assessment of the project site was completed by ECORP Consulting, Inc. (ECORP 2016a). The assessment included a literature and database search and a biological reconnaissance survey. The literature and database search was conducted to identify previously documented special-status species in the region. The purpose of the survey was to determine the presence or absence of burrowing owl (<i>Athene cunicularia</i>), vernal pools, riparian habitats, and additional biological resources identified in the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP).</p> <p>The project site is located in an urbanized area surrounded by residential development to the west, north, and east. The project site is highly disturbed and contains mostly non-native herbaceous vegetation and sparse native shrubs. The project site is not located within a MSHCP criteria cell.</p> <p>The literature review indicated that 25 special-status wildlife species, nine special-status plant species, and two protected riparian habitat elements have been documented in the vicinity of the project area. However, none of the records occur on the project site. No potential vernal pools or riparian habitat was observed on the project site. No evidence of fairy shrimp was observed during the field survey (ECORP 2016a).</p> <p>While no special-status wildlife or plant species were observed during the field survey suitable burrowing owl habitat was found to exist on the project site. Nine potential burrowing owl burrows were observed on the project site. One of the burrows contained inconclusive sign (whitewash) on a rock adjacent to the burrow. Although burrowing owl does not currently utilize the site, habitat on the site is suitable for this species and could eventually become occupied prior to construction. If burrowing owls are present, construction of the Proposed Project could result in a take or indirect impact to this species. <b>With implementation of Mitigation Measure B-1 impacts would be less than significant.</b></p> <p>The survey also determined that suitable habitat for nesting birds exists in the project site and in surrounding areas. The project site is suitable for scrub, cavity, and ground nesting birds. Additional nesting habitat can also be found in native and</p>				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>non-native trees surrounding the perimeter of the project site. Nesting birds are protected under both the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (Sections 3503, 3503.5, 3513, and 3800) and cannot be subjected to take (as defined in California Fish and Game Code) during the bird breeding season, which typically runs from February 15 through August 31. If construction of the Proposed Project occurs during the bird breeding season, ground-disturbing construction activities could indirectly affect native and nongame birds and their nests through increased noise. <b>Impacts would be less than significant with the implementation of Mitigation Measure B-2.</b></p> <p><b><u>Mitigation Measures</u></b></p> <p><b>B-1:</b> Prior to the issuance of a grading permit, focused surveys for the burrowing owl shall be conducted in accordance with the Burrowing Owl Survey Instructions for the Western Riverside County MSHCP Area. The protocol surveys must be conducted by a qualified biologist four times during the breeding season (March 1 through August 31). Surveys must be conducted during appropriate weather conditions and must be completed between dawn and noon. A mandatory preconstruction survey for owls shall be conducted within 30 days prior to ground disturbance.</p> <p>If owls are observed during the preconstruction survey, additional mitigation measures shall be warranted. Mitigation measures for any owls present could include avoidance of the owl burrows during their nesting season as described in Mitigation Measure B-2 and/or passive relocation of burrowing owls. A specific mitigation methodology for the owl shall be determined in consultation between the City of Riverside and the Western Riverside County Regional Conservation Authority.</p> <p><b>B-2:</b> Due to the potential for nesting birds, including raptor species, and burrowing owl habitat on the Proposed Project site, pre-construction surveys shall be conducted. In order to avoid take of any species protected under the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Game Code Section 3513, a pre-construction nesting bird survey shall be conducted not more than 30 days prior to any grading, tree or brush clearing or trimming, grubbing or other project related ground disturbances that is to occur between February 1 through August 31.</p> <p>If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors or nesting burrowing owls) are found to be present, then avoidance or minimization measures shall be undertaken in consultation with the appropriate wildlife agency. Measures shall include establishment of an avoidance buffer until nesting has been completed. Width of the buffer will be determined by the project biologist. Typically, this is a minimum of 300 feet from the nest site in all directions (500 feet is typically recommended by CDFW for raptors), until the juveniles have fledged and there has been no evidence of a second attempt at nesting. The monitoring biologist will monitor the nest(s) during construction and document any findings.</p>				
b. Has a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4b. Response:</b> (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 Biological Assessment prepared by ECORP on January 2016)</p> <p>The project site is not located within any MSHCP Narrow Endemic Plant Species Survey Areas (NEPSSA). A general habitat assessment for any potential sensitive plant species was conducted during the field survey. The soils and habitats present at the project site were not suitable for sensitive plant species. No narrow endemic or sensitive plant species, vernal pools,</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>riparian habitat, or evidence of inundation was observed on the project site during the field survey conducted as part of the biological assessment (ECORP 2016a). <b>Therefore, the Proposed Project would have no impact on any riparian habitat or other sensitive natural community.</b></p>				
<p>c. Has 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4c. Response:</b> (Source: City of Riverside GIS/CADME USGS Quad Map Layer, and Biological Assessment prepared by ECORP on January 2016)</p> <p>The project site contains a large hill that slopes in all directions towards surrounding roads and residential development. The slopes of this hill contain an abundance of rills caused by erosion from stormwater runoff. However, the project site does not contain any discernible drainage courses, inundated areas, wetland vegetation, or hydric soils and thus does not include United States Army Corps of Engineers (USACE) jurisdictional drainages or wetlands. <b>Therefore, the Proposed Project would have no impact to federally protected wetlands.</b></p>				
<p>d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4d. Response:</b> (Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage and Biological Assessment prepared by ECORP on January 2016)</p> <p>The project site is located within an urban built-up area surrounded by existing development and would not result in a barrier to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. <b>Therefore, the Proposed Project would have no impact to wildlife movement.</b></p>				
<p>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4e. Response:</b> (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, and Biological Assessment prepared by ECORP on January 2016)</p> <p>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 Proposed 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.</p> <p>Any project within the City of Riverside’s boundaries that proposes planting a street tree within a City right-of-way must follow the Urban Forest Tree Policy Manual. 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. The Proposed Project would be implemented in compliance with the Urban Forest Tree Policy Manual. <b>No impact would occur.</b></p>				
<p>f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan,</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
or other approved local, regional, or state habitat conservation plan?				
<b>4f. Response:</b> (Source: MSHCP, Biological Assessment prepared by ECORP on January 2016) <p>The project site is located within the Western Riverside County MSHCP. The project site is not located within a Criteria Cell or a NEPSSA. The Proposed Project would result in an action covered within the MSHCP; it is an allowable use that has been contemplated within the MSHCP. The Proposed Project is consistent with the policies and procedures of the MSHCP, with the incorporation of Mitigation Measures B-1 through B-2. Mitigation Measures B-1 and B-2 address potential impacts to burrowing owl and nesting birds during project construction. <b>With mitigation impacts are considered less than significant.</b></p>				
<b>5. CULTURAL RESOURCES.</b> 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5a. Response:</b> (Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code, and Cultural Resources Investigation prepared by ECORP on January 2016) <p>The Proposed Project is not within a General Plan Historical District or Neighborhood Conservation Area, and would not conflict with the General Plan goals for these areas.</p> <p>A cultural resources assessment was conducted for the Proposed Project by ECORP Consulting, Inc. (ECORP 2016b). The assessment included a cultural resources records search at the Eastern Information Center (EIC) at the University of California Riverside, a search of the Sacred Lands File request from the Native American Heritage Commission (NAHC), and an intensive systematic pedestrian survey of the project site.</p> <p>As a result of the field survey, one historic-period isolated find (CK-001-I), and one historic period site (CK-002) were identified within the project site. The isolate consisted of a single historic glass bottle fragment and is not considered a Historical Resource under CEQA. CK-002 is a historic-age refuse deposit containing a sparse scatter of historic bottle glass fragments. An evaluation using California Register of Historical Resources (CRHR) eligibility criteria was carried out for CK-002. As a result of the CRHR evaluation, CK-002 is recommended as not eligible for the CRHR (ECORP 2016b). Ground disturbing activities associated with the construction of the Proposed Project may expose subsurface historic period artifacts or features within the project site related to CK-002. However, these materials, if present, would have little or no potential to yield significant data that would be important to the eligibility of this site. <b>Therefore, impacts from project implementation would be less than significant.</b></p>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5b. Response:</b> (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study and Cultural Resources Investigation prepared by ECORP on January 2016) <p>The prehistoric archaeological sensitivity of the project area is believed to be low. No archaeological resources have been previously recorded on the site and none were recorded during the field survey (ECORP 2016b). However, there remains the possibility that the Proposed Project may impact unknown buried archaeological resources as a result of ground disturbing construction activities. <b>With the implementation of Mitigation Measure CR-2 impacts to the significance of an archaeological resource would be less than significant.</b></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>CR-2: Archaeological Monitoring: 30-days prior to ground disturbing activities on the project site, the Applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <p>The Project Archaeologist, in consultation with the consulting sovereign tribal governments, the Applicant, and the City of Riverside, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:</p> <ul style="list-style-type: none"> <li>a. Project grading and development scheduling;</li> <li>b. The development of a rotating or simultaneous schedule in coordination with the Applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting sovereign tribal government during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists;</li> <li>c. The protocols and stipulations that the Applicant, City of Riverside, Tribes, and the Project Archaeologist will follow in the event of an inadvertent cultural resources discovery, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</li> </ul>				
<p>c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>5c. Response:</b> <i>(Source: General Plan 2025 Policy HP-1.3, LACNHM 2016 )</i></p> <p>A paleontological records search was completed by the Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County (LACNHM 2016). The LACNHM did not identify any vertebrate fossil localities within the project site or in nearby rocks similar to those that occur in the project area. The entire project site has bedrock composed of plutonic igneous rocks that would not contain fossil vertebrate remains. <b>Therefore, impacts to paleontological resources as a result of the Proposed Project would be less than significant.</b></p>				
<p>d. Disturb any human remains, including those interred outside of formal cemeteries?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>5d. Response:</b> <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Cultural Resources Investigation prepared by ECORP on January 2016)</i></p> <p>No formal cemeteries are located in or near the project area. Most Native American human remains are found in prehistoric archaeological sites. No prehistoric archaeological sites have been recorded within the project site (ECORP 2016b). Therefore, the Proposed Project has little potential to disturb human remains. <b>Impacts to unknown resources would be less than significant.</b></p>				



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
e. Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resources as defined in §21074?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**5e. Response: (Source: ECORP 2016b)**

The City consulted with Native American Tribes under Assembly Bill 52 (AB 52) to identify Traditional Cultural Resources (TCRs) that could be affected by the Proposed Project. A Notice of Project Application (AB 52) was sent by the City on August 8, 2016. The Soboba responded to the Notice on September 8, 2016 and requested a formal consultation with the City on the Proposed Project. Because AB 52 requires that consultation, if requested, be initiated within 30 days of the City's receipt of the request, the consultation was formally initiated at a meeting held at Riverside City Hall on September 20, 2016. Subsequent consultation was held by exchange of confidential emails and documentation. In accordance with Public Resources Code (PRC) Section 21074, the City requested information from Soboba on the presence of TCRs. Mr. Ontiveros of the Soboba stated that there are no known CRs within the project area. However, he stated that there is a potential for unknown buried TCRs in the project area.

If unknown buried CRs are present in the project area, ground disturbing activities associated with the construction of the Proposed Project could potentially impact these resources, which could result in a significant impact. With implementation of Mitigation Measures CR-1, CR-2, and CR-3 impacts would be less than significant.

**Mitigation Measure**

**CR-1:** Prior to the issuance of a grading permit, if there are any changes to the design of the Project, including its grading design, the City shall contact the consulting sovereign tribal government to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, Applicant, and consulting sovereign tribal government to discuss the proposed changes and to review any new impacts and/or potential avoidance/preservation of the cultural resources on the Project. The Applicant will make all attempts to avoid and/or preserve in place as many as possible of the cultural resources located on the project site if the site design and/or proposed grades should be revised in consultation with the City. In specific circumstances where existing and/or new resources are determined to be unavoidable and/or unable to be preserved in place, despite all feasible alternatives, the Applicant shall make every effort to relocate the resource to a nearby open space or designated location on the property that is not subject any future development, erosion, or flooding.

**CR-2:** Archaeological Monitoring: 30-days prior to ground disturbing activities on the project site, the Applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.

The Project Archaeologist, in consultation with the consulting sovereign tribal governments, the Applicant, and the City of Riverside, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:

- a. Project grading and development scheduling;
- b. The development of a rotating or simultaneous schedule in coordination with the Applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting sovereign tribal government during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists;
- c. The protocols and stipulations that the Applicant, City of Riverside, Tribes, and the Project Archaeologist will follow in the event of an inadvertent cultural resources discovery, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

**CR-3:** Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during ground disturbing activities for this Project the following procedures will be carried out for treatment and disposition of the discoveries:

- Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the Project Archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> <li>Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside with evidence of same: <ul style="list-style-type: none"> <li>Accommodate the process for onsite reburial of the discovered items with the consulting sovereign tribal governments. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;</li> <li>A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation; and</li> <li>At the completion of grading, excavation, and ground disturbing activities on the project site a Phase IV Monitoring Report shall be submitted to the City of Riverside documenting monitoring activities conducted by the Project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center and consulting sovereign tribal government.</li> </ul> </li> </ul>				
<b>6. GEOLOGY AND SOILS.</b> 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"/>
<b>6i. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones &amp; General Plan 2025 FPEIR Appendix E – Geotechnical Report)</b>  There are no Alquist-Priolo zones in the City of Riverside and there are no known faults within the project site. Therefore, <b>no impact</b> would occur from the rupture of a known earthquake fault.				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>6iii. Response: (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report)</b>  Just like most of southern California, in the event of an earthquake strong ground shaking is expected to occur on the project site. The Proposed Project would not expose people or structures to strong seismic ground shaking greater than what currently				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
exists. Design and construction would comply with current building codes and standards which would reduce the risk of loss, injury, or death resulting from strong ground-shaking. <b>Impacts would be less than significant.</b>				
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6iii. Response:</b> (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, Riverside Property Report for Parcel # 147310036)</p> <p>The project site is not subject to liquefaction. Compliance with the California Building Code regulations would ensure that impacts related to seismic-related ground failure, including liquefaction would have <b>no impact</b> directly, indirectly and cumulatively.</p>				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6iv. Response:</b> (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)</p> <p>The Proposed Project would subdivide a 12.34-acre parcel into five parcels for future construction of single family residences. The project site contains 15 to 30 percent slopes (see Figure 5.6-1 of the General Plan 2025 Program Final PEIR). Building pads within the five parcels would be constructed in the flatter portions of the project site while an open space easement would be established in the steeper portions (please see Figure 3 Grading Plan). The Proposed Project would also comply with the City’s Title 17 – Grading Code and the California Building Code regulations. Therefore, <b>landslide impacts would be less than significant.</b></p>				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6b. Response:</b> (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 SWPPP)</p> <p>Implementation of the Proposed Project would require ground-disturbing activities, such as grading, that could potentially result in soil erosion or loss of topsoil. The Proposed Project’s grading plan would be designed by a registered civil engineer to ensure that the proposed earthwork and storm water structures are designed to avoid soil erosion. Construction of the Proposed Project would be required to comply with the Construction General Permit, either through a waiver or through preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Best Management Practices (BMPs) included in the SWPPP would minimize soil erosion during construction. The Proposed Project would also be required to comply with the City’s Municipal Code Titles 17 (Grading) and 18 (Subdivisions), which includes erosion control standards and measures to minimize soil erosion. Therefore, <b>impacts would be less than significant.</b></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><b>6c. Response:</b> (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)</p> <p>The general topography of the project site ranges from 15 to 30 percent slopes. The Proposed Project’s engineering and construction would be in compliance with the California Building Code and the City’s Municipal Code Titles 17 (Grading) such that lateral spreading, subsidence, liquefaction or collapse would not be a concern. <b>Impacts would be less than significant.</b></p>				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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><b>6d. Response:</b> (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 soils are soils with a significant amount of clay particles that have the ability to give up water (shrink) or take on water (swell). Fine-grained soils, such as silts and clays, may contain variable amounts of expansive clay minerals. When these soils swell, the change in volume exerts significant pressures on loads that are placed on them. This shrink/swell movement can adversely affect building foundations, often causing them to crack or shift, with resulting damage to the buildings they support.</p> <p>Soils within the project site include Arlington fine sandy loam (AoC, 2 to 8 percent slopes), Vista coarse sandy loam (VsF2, 15 to 35 percent slopes), Cienebra sandy loam (ChF2, 15 to 50 percent slopes), and Vista coarse sandy loam (VsD2, 8 to 15 percent slopes). Arlington soil types have a low to moderate shrink-swell potential and Vista and Cienebra soil types have a low shrink-swell potential (General Plan 2025 FPEIR Table 5.6-B Soil Types). <b>Compliance with applicable provisions of the City's Subdivision Code Title 18 and the California Building Code would reduce impacts to a less than significant level.</b></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><b>6e. Response:</b></p> <p>The Proposed Project would be served by sewer infrastructure. Therefore, <b>no impact would occur.</b></p>				
<p><b>7. GREENHOUSE GAS EMISSIONS.</b></p> <p>Would the project:</p>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>7a. Response:</b> <i>(Source: General Plan 2025 FPEIR Pages 5.3-1- 5.3-34 and Air Quality and Greenhouse Gas Assessment prepared by Scientific Resources Associated on February 29, 2016)</i></p> <p>The impact of buildout of the City's General Plan 2025 related to Greenhouses Gases (GHGs) was analyzed in the General Plan 2025 Final PEIR on pages 5.3-1 – pages 5.3-54, and was addressed in the Statement of Overriding Considerations for the General Plan. Pursuant to Public Resources Code Section 21083.3, this impact need not be analyzed further, because (1) the Proposed Project would result in an impact that was previously analyzed in the Final PEIR, which was certified by the City; (2) the Proposed Project would not result in any GHG impacts that were not addressed in the Final PEIR; (3) no substantial new information shows that impacts of the Proposed Project would be more significant than described in the Final PEIR; and (4) the Proposed Project is consistent with the General Plan 2025. <b>No impact would occur.</b></p>				
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"/>
<p><b>7b. Response:</b> <i>(Source: Air Quality and Greenhouse Gas Assessment prepared by Scientific Resources Associated on February 29, 2016)</i></p> <p>The SCAQMD supports State, Federal and international policies to reduce levels of ozone depleting gases through its Global Warming Policy and rules, and the Proposed Project would comply with the SCAQMD's interim GHG threshold. The Proposed Project would comply with the City's General Plan policies and State Building Code provisions designed to reduce GHG emissions. In addition, the Propose Project would comply with all SCAQMD applicable rules and regulations during construction of the operational phase and will not interfere with the State's goals of reducing GHG emission 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. Therefore, the Proposed Project would have a <b>less than significant</b> impact on GHG emissions.</p>				
<p><b>8. HAZARDS &amp; HAZARDOUS MATERIALS.</b> Would the project:</p>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>8a. Response:</b> <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></p> <p>Some hazardous materials, such as diesel fuel, would be used at the site during construction. The transport of hazardous materials by truck is regulated by federal safety standards under the jurisdiction of the U.S. Department of Transportation. Any spills related to the regular use of construction materials would be contained through best management practices as to not create a significant hazard to the public or the environment. The Proposed Project would create a use consistent with surrounding residential development; therefore, operational impacts would similar to the existing conditions of the project area. <b>Impacts would be less than significant.</b></p>				
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>8b. Response:</b> <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></p> <p>During construction some hazardous materials, such as diesel fuel, would be used. A Storm Water Pollution Prevention Plan (SWPPP), listing Best Management Practices (BMPs) to prevent construction pollutants and products from violating any</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>water quality standard or waste discharge requirements would be prepared for the Proposed Project. The release of any spills would be prevented through the implementation of BMPs. The Proposed Project would create a use consistent with surrounding residential development; therefore, operational impacts would similar to the existing conditions of the project area. As such, <b>the Proposed Project would have a less than significant impact.</b></p>				
<p>c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8c. Response:</b> <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>Single-family residential uses do not typically emit hazardous emissions or handle hazardous materials or waste. The closest school to the project site is La Granada Elementary School, located approximately one mile northwest of the project site. <b>Due to the distance and the nature of the Proposed Project, no impact would occur.</b></p>				
<p>d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8d. Response:</b> <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, DTSC 2016a – Cortese List and 2016b – EnviroStor, SWRCB 2016 – GeoTracker)</i></p> <p>A search of the Department of Toxic Substances Control’s (DTSC) Hazardous Waste and Substances Site List (Cortese List) and EnviroStor online database and the State Water Resources Control Board (SWRCB) GeoTracker online database was conducted for the Proposed Project area (DTSC 2016a and 2016b; SWRCB 2016). The searches revealed no known hazardous materials sites in the vicinity of the project site. <b>No impact would occur.</b></p>				
<p>e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8e. Response:</b> <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, GP 2025 FPEIR Figure 5.7-2 – Airport Safety and Compatibility Zones)</i></p> <p>The project site is located approximately two miles southwest of Riverside Municipal Airport. The project site is not located within a safety zone as depicted in Figure 5.7-2 Airport Safety and Compatibility Zones of the General Plan 2025 Program FPEIR. <b>No impact would occur.</b></p>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8f. Response:</b> <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP)</i></p> <p>The project site is not located within proximity of a private airstrip. The Proposed Project would not expose people residing or working in the City to excessive noise levels related to a private airstrip. <b>No impact would occur.</b></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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><b>8g. Response:</b> <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 City of Riverside has developed an extensive Emergency Operations Plan, created by the Emergency Management Office. The City’s Fire Department promotes a high level of multijurisdictional cooperation and communication for emergency planning and response management through activation of the Standardized Emergency Management System (SEMS). The General Plan also provides policies to identify methods of implementing the emergency plan.</p> <p>Construction of the Proposed Project would require construction to occur within adjacent streets, for roadway improvements and infrastructure connections, and result in temporary construction truck traffic. During work in existing streets, the Proposed construction will be of short duration so as not to intervene with any Emergency Response or Evacuation Plan.. Impact to emergency access would be <b>less than significant</b>.</p> <p>The Proposed Project would subdivide a parcel into five parcels for the future construction of single family residences which is a compatible use with the surrounding development. Furthermore, the Proposed Project would establish an open space easement within the steeper portions of the project site. The open space easement would be accessible to the City’s Fire Department from Cook Avenue. Therefore, operation of the Proposed Project is not expected to interfere with adopted emergency response plans.</p>				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8h. Response:</b> (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside’s EOP, 2002, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM’s Strategic Plan)</p> <p>The project site is located in an urbanized area where no wildlands exist. Furthermore, the project site is not located within a fire hazard area as depicted in Figure PS-7 of the General Plan. <b>No impact would occur.</b></p>				
<b>9. HYDROLOGY AND WATER QUALITY.</b> 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><b>9a. Response:</b> (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water)</p> <p>The Proposed Project is located within the Santa Ana River Watershed (see GP 2025 FPEIR Figure 5.8-1). During construction of the Proposed Project water quality impacts could occur without proper controls. Soils loosened during grading, spills of fluids or fuels from vehicles and equipment or miscellaneous construction materials and debris, if mobilized and transported offsite in overland flow, could degrade water quality. Because the area of ground disturbance affected by construction of the Proposed Project would exceed one acre, the Proposed Project would be subject to the requirements of the statewide National Pollutant Discharge Elimination System (NPDES) stormwater permit for construction activity (Order 98-08 DWQ). A Water Quality Management Plan (WQMP) would be prepared for the Proposed Project to comply with the requirements of the local NPDES Stormwater Program. The proponent of the Proposed Project would implement a SWPPP listing BMPs to prevent construction pollutants and products from violating any water quality standards or waste discharge requirements. <b>Impacts would be less than significant.</b></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 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><b>9b. Response:</b> <i>(Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, GP 2025 FPEIR Section 5.8 Hydrology and Water Quality)</i></p> <p>The project site measures approximately 12.34 acres and is currently undeveloped and contains pervious surfaces, which allow groundwater recharge during storm events. The Proposed Project would subdivide the project site into five parcels for the future development of single family residences and establish an open space easement within the steeper portions of the project site. The Proposed Project would result in an increase of impervious surfaces due to single-family residence development; however, the majority of the project site would be maintained as undeveloped open space easement (please see Figure 3 – Conceptual Grading Plan). As such, impacts to groundwater recharge would be <b>less than significant</b>.</p> <p>Potable drinking water would be supplied to the Proposed Project by the City of Riverside Public Utilities (RPU). Approximately 97 percent of the water supplied by RPU is supplied from Bunker Hill, Riverside North and South, and the Gage Exchange groundwater basins. The Bunker Hill basin is adjudicated, and its safe-yield and export rights from the basin are well defined. While not adjudicated, the Colton, Riverside North, and Riverside South basins are subject to management under a 1969 judgment. None of these basins are over drafted, nor are they projected to become so. The Proposed Project would be consistent with General Plan growth projections; therefore, operational use of groundwater is expected to be <b>less than significant</b>.</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"/>
<p><b>9c. Response:</b> <i>(Source: Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan)</i></p> <p>The Proposed Project would require grading of the project site which would affect the drainage patterns of the site. However, the site's drainage plan would be designed by a registered civil engineer to safely retain, detain, and/or convey stormwater runoff. Drainage patterns would remain similar to existing conditions. No streams or rivers would be altered. The proponent of the Proposed Project would implement a SWPPP listing BMPs to prevent violating any water quality standards from runoff during grading. <b>A less than significant impact would occur.</b></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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9d. Response:</b> <i>(Source: Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan)</i></p> <p>The Proposed Project would require grading of the project site which would affect the drainage patterns of the site. However, drainage patterns would remain similar to existing conditions. The project site's drainage plan would be designed by a registered civil engineer to safely retain, detain, and/or convey stormwater runoff preventing flooding on- or off-site. <b>Impacts would be less than significant.</b></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9e. Response:</b> <i>(Source: Preliminary Grading Plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan)</i></p> <p>The Proposed Project would result in the increase of impervious surfaces in the project area. This increase would change the amount of runoff and the rate at which it flows off the project sites. Drainage plans for the five parcels have been designed by a registered civil engineer to safely retain, detain, and/or convey stormwater runoff. Furthermore, a Water Quality Management Plan (WQMP) has been prepared for the Proposed Project to minimize water quality impacts. <b>Impacts would be less than significant.</b></p>				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9f. Response:</b> <i>(Source: Project Specific – Stormwater Pollution Prevention Plan, and Water Quality Management Plan)</i></p> <p>A WQMP has been prepared for the Proposed Project to comply with the requirements of the local NPDES Stormwater Program. The proponent of the Proposed Project would implement a SWPPP listing BMPs to prevent construction pollutants and products from violating any water quality standards. <b>A less than significant impact would occur.</b></p>				
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"/>
<p><b>9g. Response:</b> <i>(Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Map Number 06065C0715G)</i></p> <p>A review of National Flood Insurance Rate Map (Map Number 06065C0715G Effective Date August 28, 2008) and Figure 5.8-2 – Flood Hazard Areas of the General Plan Program FPEIR, show that the project site is not located within or near a 100-year flood hazard area. <b>As such, no impact would occur.</b></p>				
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"/>
<p><b>9h. Response:</b> <i>(Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Map Number 06065C0715G)</i></p> <p>A review of National Flood Insurance Rate Map (Map Number 06065C0715G Effective Date August 28, 2008) and Figure 5.8-2 – Flood Hazard Areas of the General Plan Program FPEIR, show that the project site is not located within or near a 100-year flood hazard area. <b>As such, no impact would occur.</b></p>				
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"/>
<p><b>9i. Response:</b> <i>(Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Map Number 06065C0715G)</i></p> <p>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 (Map Number 06065C0715G Effective Date August 28, 2008) or subject to dam inundation as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas. Therefore, the Proposed Project would not place structures within a flood hazard or dam inundation area. <b>No impact would occur.</b></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>9j. Response:</b> (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality, Figure 5.6-1 – Areas Underlain by Steep Slope)</p> <p>A seiche is a to-and-fro vibration of a waterbody that is similar to the slopping of water in a basin. Once initiated, oscillation within the waterbody can continue independently. Seiches are often triggered by earthquakes. The most likely area that could be subject to seiche in the City of Riverside is Lake Mathews and Lake Evans in Fairmont Park. The project site is not located in the vicinity of these two lakes; therefore, <b>no impact would occur.</b></p> <p>Tsunamis are tidal waves that occur in coastal areas. The City of Riverside is not located in a coastal area; therefore, <b>no impact would occur.</b></p> <p>The Proposed Project would subdivide a 12.5 acre parcel into five parcels for the future construction of single family residences. The project site contains 15 to 30 percent slopes (see Figure 5.6-1 of the General Plan 2025 Program Final PEIR). Building pads within the five parcels would be constructed in the flatter portions of the project site while an approximately 7.00 acre open space easement would be established in the steeper portions of the project site (please see Figure 3 Grading Plan). The proponent of the Proposed Project would also implement a SWPPP listing BMPs that would reduce the possibility of mudflows being generated from ground disturbances. Therefore, <b>no impact would occur.</b></p>				
<b>10. LAND USE AND PLANNING:</b>				
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>10a.Response:</b> (Source: General Plan 2025 Land Use and Urban Design Element, Project site plan)</p> <p>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. <b>No impact would occur.</b></p>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>10b. Response:</b> (Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)</p> <p>The Proposed Project would result in the development of single family residences on the project site, which would be consistent with the General Plan land use (Hillside Residential) and zoning (Residential Conservation) designations of the project site. <b>No impact would occur.</b></p>				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>10c. Response:</b> (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 an infill project within an urbanized area. The project site is surrounded by existing development to the west, north, and east. The Proposed Project would be located within the boundaries of the MSHCP and would comply with the plan's requirements. <b>No impact would occur.</b></p>				
<b>11. MINERAL RESOURCES.</b> Would the project:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>11a. Response:</b> (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>According to the City's General Plan Open Space and Conservation Element, no significant mineral deposits are known to exist within the project site. <b>No impact would occur.</b></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><b>11b. Response:</b> (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>There are no specific areas with the City which have locally important mineral resource recovery sites. <b>No impact would occur.</b></p>				
<b>12. NOISE.</b> Would the project result in:				
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><b>12a. Response:</b> (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-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, Title 7 – Noise Code)</p> <p>The Proposed Project is a residential project located in an area already developed with residential land uses. The project site is not located within the vicinity of commercial and industrial areas; therefore, the Proposed Project does not require an acoustical analysis.</p> <p>Noise generated by the construction of the Proposed Project would be temporary and no permanent noise sources would be created. Noise generated from construction activities is allowed from 7:00 A.M. to 7:00 P.M. on weekdays and 8:00 A.M. to 5:00 P.M. on Saturdays, with no construction activities allowed on Sunday or Federal holidays, as specified in the City's</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Municipal Code Section 7.35.010 (B)(5). Construction of the Proposed Project would occur within permitted hours. Therefore, <b>construction noise impacts would be less than significant.</b></p> <p>The Proposed Project would result in the development of five single family residences in an area that is already developed with residential land uses. Operational noise impacts would be similar to the existing environment. Therefore, impacts would be <b>less than significant.</b></p>				
<p>b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12b. Response:</b> (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, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment)</p> <p>The construction of the Proposed Project would introduce temporary groundborne vibrations and noise levels in the project vicinity. Potential construction impacts would diminish over time and end at the completion of construction activities. Impacts from construction activities would be <b>less than significant.</b></p> <p>The Proposed Project would result in the development of five single-family residences in an area already developed with residential land uses; therefore, operational impacts would be similar to the existing environment. <b>Impacts would be less than significant.</b></p>				
<p>c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12c. Response:</b> (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)</p> <p>Due to the temporary nature of construction no permanent increases in ambient noise levels in the project vicinity are expected. Therefore, construction impacts would be <b>less than significant.</b></p> <p>The Proposed Project would result in the development of five single-family residences in an area already developed with residential land uses; therefore, operational impacts would be similar to the existing environment. Operational impacts would be <b>less than significant.</b></p>				
<p>d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12d. Response:</b> (Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels)</p> <p>The primary source of temporary or periodic noise associated with the Proposed Project is from construction activity. Construction noise typically involves the loudest common urban noise events associated with grading, construction, large diesel engines, truck deliveries and hauling. Both the General Plan 2025 and Municipal Code Title 7 (Noise Code) limit construction activities to specific times and days of the week and during those specified times, construction activity is subject to the noise standards provided in the Title 7. Considering the short-term nature of construction and the provisions of the Noise Code, the temporary and periodic increase in noise levels due to the construction which may result from the Proposed Project are considered <b>less than significant.</b></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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><b>12e. Response:</b> (Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours)</p> <p>The project site is located approximately two miles southwest of the Riverside Municipal Airport. The project site is not located within the noise contours of the Riverside Municipal Airport, as shown on Figure N-8 of the Noise Element of the General Plan 2025. Therefore, impacts to people residing or working in the project area would be <b>less than significant</b>.</p>				
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"/>
<p><b>12f. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas)</p> <p>There are no private airstrips in the City of Riverside. <b>No impact would occur.</b></p>				
<p><b>13. POPULATION AND HOUSING.</b></p> <p>Would the project:</p>				
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"/>
<p><b>13a. Response:</b> (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)</p> <p>The Proposed Project would result in the development of five single-family homes, which will directly induce population growth. However, the Proposed Project is consistent with the RC – Residential Conservation land use designation established under 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, the Proposed Project would not result in new impacts beyond those previously evaluated in the GP 2025 FPEIR. <b>Impacts would be less than significant.</b></p>				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>13b. Response:</b> (Source: CADME Land Use 2003 Layer)</p> <p>The Proposed Project would subdivide a parcel into five parcels for the future development of five single-family homes. No existing housing would be removed; therefore, <b>no impact</b> would occur.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13c. Response:</b> <i>(Source: CADME Land Use 2003 Layer)</i>  The Proposed Project would not displace any people, necessitating the construction of replacement housing elsewhere because the project site has no existing housing or residents that would be removed or affected by the Proposed Project. <b>No impact would occur.</b>				
<b>14. PUBLIC SERVICES.</b>				
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"/>
<b>14a. Response:</b> <i>(Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)</i>  The Proposed Project would subdivide one parcel into five parcels for the future development of five single-family homes. The Proposed Project would also establish an approximately 7.00 acre open space easement within the steeper portions of the project site that would be accessible to the City's Fire Department from Cook Avenue. The Proposed Project is consistent with the General Plan 2025 typical growth scenario and population growth. The Proposed Project would be required to comply with provisions of Chapter 16.52.010 of the City's Municipal Code. The purpose of this chapter is to provide for the payment of development fees to be utilized for the purchase of land for and the construction of fire stations and the acquisition of equipment and furnishings to equip fire stations (Ord. 5948 § 1, 1991). Therefore, <b>no impact</b> on fire protection would occur.				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14b. Response:</b> <i>(Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)</i>  Adequate police facilities and services are provided by the City of Riverside Police Department to serve the Proposed Project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there would be <b>no impact</b> on the demand for additional police facilities of services.				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>14c. Response:</b> <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 Proposed Project would subdivide one parcel into five parcels for the future development of five single-family homes. The Proposed Project would result in population growth; however, the growth anticipated from five additional residences in the City would not be substantial. It is expected that existing school facilities provided by the Riverside Unified School District would serve the Proposed Project. <b>Impacts would be less than significant.</b>				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>14d. Response:</b> (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative)</p> <p>The Proposed Project would subdivide one parcel into five parcels for the future development of five single-family homes. The Proposed Project would result in population growth; however, the growth anticipated from five additional residences in the City would not be substantial. It is expected that existing park facilities would adequately serve the Proposed 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 would be a <b>less than significant impact</b> on the demand of park facilities.</p>				
f. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14e. Response:</b> (Source: General Plan 2025 Figure LU-8 – Community Facilities, FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers, Table 5.13-H – Riverside Public Library Service Standards)</p> <p>Adequate public facilities and services, including libraries and community centers, are provided to serve the Proposed Project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park and Recreation and Community Services and Library practices, there would be <b>no impacts</b> on the demand for additional public facilities or services.</p>				
<b>15. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>15a. Response:</b> (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</p> <p>The Proposed Project is consistent with the adopted General Plan 2025 and would pay applicable Park Development Impact Fees to the City of Riverside Parks, Recreation and Community Services Department. Therefore, the Proposed Project would have a <b>less than significant impact</b>.</p>				
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>15b. Response:</b></p> <p>The Proposed Project would subdivide one parcel into five parcels for the future development of five single-family homes. No new recreational facilities would be included or would be required. <b>No impact would occur.</b></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. TRANSPORTATION/TRAFFIC.</b> Would the project result in:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16a. Response:</b> <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>The Proposed Project would subdivide one parcel into five parcels for the future development of five single-family homes. The project site is located in a built-up area surrounded by residential development to the west, north, and east. Due to the intensity of use and project location, it is anticipated that implementation of the Proposed Project would result in no substantial increase in traffic. Furthermore, the Proposed Project would be consistent with the General Plan 2025 typical growth scenario. Therefore, no conflicts with applicable transportation plans, ordinances, or policies are expected. <b>No impact would occur.</b></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16b. Response:</b> (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>The project site does not include or is located along a state highway or principal arterial within Riverside County’s Congestion Management Program (CMP). The Proposed Project is consistent with the Transportation Demand Management/Air Quality components of the Program. <b>No impact would occur.</b></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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16c. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, GP 2025 FPEIR Figure 5.7-2 – Airport Safety and Compatibility Zones)</p> <p>The project site is located approximately two miles southwest of Riverside Municipal Airport. The project site is not located within a safety zone as depicted in Figure 5.7-2 Airport Safety and Compatibility Zones of the General Plan 2025 Program FPEIR. The Proposed Project would not change air traffic patterns, increase air traffic levels or change the location of air traffic patterns. <b>No impact would occur.</b></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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16d. Response:</b> (Source: Project Site Plans)</p> <p>The Proposed Project would subdivide one parcel into five parcels for the future development of five single-family homes. The project site is located in a built-up area surrounded by residential development to the west, north, and east. Site improvements would comply with all development standards. <b>No impact would occur.</b></p>				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16e. Response:</b> (Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code)</p> <p>The Proposed Project has been designed to comply with Title 18, Section 18.210.030 and the City’s Fire Code Section 503 (California Fire Code 2007). <b>No impact would occur.</b></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><b>16f. Response:</b> (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 Proposed Project, as designed, does not create conflicts with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). <b>No impact would occur.</b></p>				
<b>17. UTILITIES AND SYSTEM SERVICES.</b> 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><b>17a. Response:</b> (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>The Proposed Project would disturb more than one acre; therefore, it would be subject to the requirements of the statewide NPDES stormwater permit for construction activity (Order 98-08 DWQ). The NPDES stormwater permit would require the preparation and implementation of a WQMP. Compliance with the NPDES program would ensure that the Proposed Project would not exceed applicable wastewater treatment requirements of the RWQCB. <b>Impacts would be less than significant.</b></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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>17b. Response:</b> (Source: General Plan 2025 Table PF-1 – RPU PROJECTED DOMESTIC WATER Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)</p> <p>The Proposed Project would result in the development of five single-family homes, which would require connections to the City’s water and wastewater systems. However, it is not anticipated that five new connections for single-family homes would require the construction or expansion of water or wastewater treatment facilities. The Proposed Project is consistent with the Typical Growth Scenario of the General Plan 2025 where future water and wastewater generation was determined to be adequate (see Tables 5.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I, 5.16-J and 5.16-K of the General Plan 2025 Final PEIR). Therefore, <b>impacts would be less than significant.</b></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><b>17c. Response:</b> (Source: FPEIR Figure 5.16-2 - Drainage Facilities)</p> <p>The Proposed Project would result in the development of five single-family homes. The proponent of the Proposed Project would pay drainage fees in compliance with the City’s Subdivision Code (Title 18, Section 18.240.020). Fees that are collected are transferred into a drainage facilities fund that is maintained by Riverside County Flood Control and Water Conservation District. Section 18.240.020 also complies with the California Government Code (section 66483), which</p>				



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>provides for the payment of fees for construction of drainage facilities. Fees are required to be paid as part of the conditions of approval/waiver for filing of a final map or parcel map.</p> <p>General Plan 2025 Policies PF 4.1 and PF 4.3 require the City to continue to routinely monitor its storm drain system and to fund and improve those systems as identified in the City's Capital Improvement plan. Implementation of these policies would ensure that the City is adequately served by drainage systems. The General Plan 2025 also includes policies and programs that would minimize the environmental effects of the development of such facilities. Therefore, the Proposed Project would have <b>less than significant impacts</b>.</p>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>17d. Response:</b> (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, RPU Master Plan)</p> <p>The Proposed Project would be consistent with the General Plan 2025 Typical Growth Scenario. The General Plan 2025 Final PEIR determined that future water supplies would be adequate for Typical Growth Scenario (see Tables t.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I and 5.16-J of the General Plan 2025 Final PEIR). Therefore, the Proposed Project would have a <b>less than significant impact</b> on water supplies.</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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>17e. Response:</b> (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, and Wastewater Integrated Master Plan and Certified EIR)</p> <p>The Proposed Project would be consistent with the General Plan 2025 Typical Growth Scenario. The General Plan 2025 Final PEIR determined that future wastewater treatment capacity would be adequate for Typical Growth Scenario (see Table 5.16-K of the General Plan 2025 Final PEIR). Therefore, the Proposed Project would have a <b>less than significant impact</b> on wastewater treatment capacity.</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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>17f. Response:</b> (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)</p> <p>The Proposed Project is consistent with the General Plan 2025 Typical Build-out Project level. The General Plan 2025 Final PEIR determined that future landfill capacity would be adequate for Typical Build-out Project level (see Tables 5.16-A and 5.16-M of the General Plan 2025 Final PEIR). Therefore, the Proposed Project would have a <b>less than significant impact</b> on landfill capacity.</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"/>
<p><b>17g. Response:</b> (Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)</p> <p>The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50 percent of all solid waste generated by January 1, 2000. The City is currently achieving a 60 percent diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50 percent</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>of non-hazardous construction and demolition debris for all projects and 100 percent 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, <b>no impacts would occur.</b></p>				
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
<p>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?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>18a. Response:</b> <i>(Source: General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 – MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, and Biological Assessment prepared by ECORP on January 2016, 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, and Cultural Resources Investigation prepared by ECORP on January 2016)</i></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 the implementation of Mitigation Measures B-1 and B-2. 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 be less than significant with the implementation of Mitigation Measures CR-1 and CR-2.</p>				
<p>b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>18b. Response:</b> <i>(Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program)</i></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 with mitigation measures described in this initial study.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>18c. Response:</b> <i>(Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program)</i></p> <p>Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology &amp; 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 Proposed Project would 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 would be less than significant with mitigation measures described in this Initial Study.</p>				

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[ECORP] ECORP Consulting, Inc.

- 2016a Biological Resources Assessment for the Cook Avenue Development Project in Corona, Riverside County, California. February.
- 2016b Cultural Resources Investigation of the 12.5-Acre Cook Avenue Development Project in the City of Riverside, Riverside County, California. January.

[LACNHM] Los Angeles County Natural History Museum

- 2016 Paleontological resources for the proposed Cook Avenue Development Project, Project # 2016-002, in the City of Riverside, Riverside County Area. January 20.

[SRA] Scientific Resources Associated

- 2016 Air Quality and Greenhouse Gas Assessment for the Cook Avenue Development Project. February 29.

[SWRCB] California State Water Resources Control Board

- 2016 GeoTracker. Available at <http://geotracker.waterboards.ca.gov/>. Accessed on January 12, 2016.

**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 <sup>1</sup>	Monitoring/Reporting Method
<b>Biological Resources</b>	<p><b>B-1:</b> Prior to the issuance of a grading permit, focused surveys for the burrowing owl shall be conducted in accordance with the Burrowing Owl Survey Instructions for the Western Riverside County MSHCP Area. The protocol surveys must be conducted by a qualified biologist four times during the breeding season (March 1 through August 31). Surveys must be conducted during appropriate weather conditions and must be completed between dawn and noon. A mandatory preconstruction survey for owls shall be conducted within 30 days prior to ground disturbance.</p> <p>If owls are observed during the preconstruction survey, additional mitigation measures shall be warranted. Mitigation measures for any owls present could include avoidance of the owl burrows during their nesting season as described in Mitigation Measure B-2 and/or passive relocation of burrowing owls. A specific mitigation methodology for the owl shall be determined in consultation between the City of Riverside and the Western Riverside County Regional Conservation Authority.</p>	Prior to the issuance of a grading permit.	Planning Division	Compliance with Project Conditions of Approval
<b>Biological Resources</b>	<p><b>B-2:</b> Due to the potential for nesting birds, including raptor species, and burrowing owl habitat on the Proposed Project site, pre-construction surveys shall be conducted. In order to avoid take of any species protected under the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Game Code Section 3513, a pre-construction nesting bird survey shall be conducted not more than 30 days prior to any grading, tree or brush clearing or trimming, grubbing or other project related ground disturbances that is to occur between February 1 through August 31.</p>	No more than 30 days prior to ground disturbance activities that is to occur between February 1 through August 31.	Planning Division	Compliance with Project Conditions of Approval.

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

Exhibit 8 - Mitigated Negative Declaration

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	<p>If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors or nesting burrowing owls) are found to be present, then avoidance or minimization measures shall be undertaken in consultation with the appropriate wildlife agency. Measures shall include establishment of an avoidance buffer until nesting has been completed. Width of the buffer will be determined by the project biologist. Typically this is a minimum of 300 feet from the nest site in all directions (500 feet is typically recommended by CDFW for raptors), until the juveniles have fledged and there has been no evidence of a second attempt at nesting. The monitoring biologist will monitor the nest(s) during construction and document any findings.</p>			
<b>Cultural Resources</b>	<p><b>CR-1:</b> Prior to the issuance of a grading permit, if there are any changes to the design of the Project, including its grading design, the City shall contact the consulting sovereign tribal government to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, Applicant, and consulting sovereign tribal government to discuss the proposed changes and to review any new impacts and/or potential avoidance/preservation of the cultural resources on the Project. The Applicant will make all attempts to avoid and/or preserve in place as many as possible of the cultural resources located on the project site if the site design and/or proposed grades should be revised in consultation with the City. In specific circumstances where existing and/or new resources are determined to be unavoidable and/or unable to be preserved in place, despite all feasible alternatives, the Applicant shall make every effort to relocate the resource to a nearby open space or designated location on the property that is not subject any future development, erosion, or flooding.</p>	<p>Prior to the issuance of a grading permit.</p>	<p>Planning Division</p>	<p>Compliance with Project Conditions of Approval.</p>

# Exhibit 8 - Mitigated Negative Declaration

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
<b>Cultural Resources</b>	<p><b>CR-2:</b> Archaeological Monitoring: 30-days prior to ground disturbing activities on the project site, the Applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <p>The Project Archaeologist, in consultation with the consulting sovereign tribal governments, the Applicant, and the City of Riverside, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:</p> <ol style="list-style-type: none"> <li>Project grading and development scheduling;</li> <li>The development of a rotating or simultaneous schedule in coordination with the Applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting sovereign tribal government during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists;</li> <li>The protocols and stipulations that the Applicant, City of Riverside, Tribes, and the Project Archaeologist will follow in the event of an inadvertent cultural resources discovery, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</li> </ol>	30-days prior to ground disturbing activities.	Planning Division	Compliance with Project Conditions of Approval.
<b>Cultural Resources</b>	<p><b>CR-3:</b> Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during ground disturbing activities for this Project the following procedures will be carried out for treatment and disposition of the discoveries:</p>	When Native American cultural resources are discovered.	Planning Division	Compliance with Project Conditions of Approval.

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	<ul style="list-style-type: none"> <li>• Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the Project Archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and</li> <li>• Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside with evidence of same: <ul style="list-style-type: none"> <li>a. Accommodate the process for onsite reburial of the discovered items with the consulting sovereign tribal governments. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging and basic recordation have been completed;</li> <li>b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation; and</li> </ul> </li> </ul>			



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Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
	<p>c. At the completion of grading, excavation, and ground disturbing activities on the project site a Phase IV Monitoring Report shall be submitted to the City of Riverside documenting monitoring activities conducted by the Project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center and consulting sovereign tribal government.</p>			