

TENTATIVE TRACT MAP NO. 37392
FORMALLY TENTATIVE TRACT MAP NO. 32042

REVISIONS:			TENTATIVE TRACT 32042
DATE	NO.	DESCRIPTION:	SCALE: AS NOTED

APPLICANT, OWNER & DEVELOPER

MARIWAN S. & ELIZABETH AL ABBASI
764 W. RAMONA EXPRESSWAY, SUITE C
PERRIS, CA 92571
(951) 788-8092

ENGINEER

GABEL COOK & ASSOCIATES, INC.
7177 BROCKTON AVE., SUITE 339
RIVERSIDE, CA 92506
(951) 788-8092

ASSESSOR'S PARCEL NUMBER:

243-210-037 & 041

LEGAL DESCRIPTION:

A PORTION OF THE W 1/2 OF THE SW 1/4
OF SECTION 12, T. 3 S., R. 5 W., S.B.M.

ACREAGE:

PROJECT SIZE: 16.79 ACRES GROSS
PROPOSED STREET R/W: 0.79 ACRES
NUMBER OF LOTS: 8 RESIDENTIAL
RESIDENTIAL LOT SIZE: MINIMUM 1.01 ACRES NET
LOT DENSITY: MAXIMUM 3.78 ACRES NET
0.50 UNITS/ACRE

ZONING AND LAND USE:

EXISTING LAND USE: VACANT
PROPOSED LAND USE: RESIDENTIAL
EXISTING ZONING: R-C
PROPOSED ZONING: R-C

UTILITIES:

ELECTRIC: CITY OF RIVERSIDE
GAS: SOUTHERN CALIFORNIA GAS CO.
WATER: CITY OF RIVERSIDE
SEWER: CITY OF RIVERSIDE
TELEPHONE: AT&T

SCHOOL DISTRICT:

RIVERSIDE UNIFIED SCHOOL DISTRICT

ENGINEER & REPRESENTATIVE:

GABEL COOK & ASSOCIATES, INC.
7177 BROCKTON AVE., SUITE 339
RIVERSIDE, CALIFORNIA 92506
(951) 788-8092

NOTES:

DRAINAGE: DEVELOPMENT OF SITE WILL PERPETUATE EXISTING
DRAINAGE PATTERNS.

GRADING: GRADING WILL SUBSTANTIALLY CONFORM TO THAT
SHOWN ON THE PROJECT CONCEPTUAL GRADING PLAN

CONTIGUOUS: APN 243-400-007 IS OWNED AS CONTIGUOUS OWNERSHIP.

OWNERSHIP: PREPARED: NOVEMBER 2017

FLOOD ZONE: FLOOD INSURANCE MAP NUMBER 06065C0740G, AUGUST 28,
2008, ZONE X, AREA DETERMINED TO BE OUTSIDE 0.2%
ANNUAL CHANCE FLOODPLAIN.

TOPO SOURCE: TOPOGRAPHY IS BASED UPON AERIAL FLIGHT
FLOWS 15 JULY 2003.

IMPROVEMENT PLANS:

STREET IMPROVEMENT PLANS FOR THIS TRACT WERE APPROVED BY CITY OF
RIVERSIDE ON APRIL 12, 2005 AS R3830.

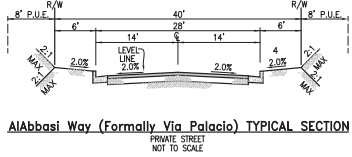
SEWER IMPROVEMENT PLANS FOR THIS TRACT WERE APPROVED BY CITY OF
RIVERSIDE ON APRIL 4, 2005 AS S1874.

WATER IMPROVEMENT PLANS FOR THIS TRACT WERE APPROVED BY CITY OF
RIVERSIDE ON APRIL 4, 2005 AS GS-704240.

LOT NO.	LOT SIZE	WHOLE LOT SLOPE ANAL.	GRADED PORTION SLOPE ANAL.	PAD SIZE
1	3.61 AC	15.43%	11.08%	21,925 SF
2	1.01 AC	11.78%	11.89%	20,850 SF
3	1.19 AC	14.76%	15.34%	21,000 SF
4	2.04 AC	19.85%	13.59%	20,600 SF
5	3.79 AC	20.06%	13.58%	18,650 SF
6	1.43 AC	14.92%	13.71%	20,780 SF
7	1.39 AC	17.66%	15.30%	21,000 SF
8	1.54 AC	16.10%	16.43%	20,050 SF

LINE TABLE	
BEARING	LENGTH
N64°25'14"E	27.42'
N84°41'25"E	30.17'
N63°49'14"E	19.72'
N87°46'41"W	31.10'
N80°04'56"W	31.78'
N66°42'30"E	54.73'
N39°39'18"E	29.13'
N65°14'42"E	46.15'
N30°38'52"E	44.33'
N14°45'24"E	30.25'
N21°51'55"E	24.71'
N58°24'58"E	31.97'
N12°15'58"E	21.10'
N59°04'42"E	70.42'
N70°05'57"E	38.67'
N79°43'07"E	32.70'
N41°42'57"E	51.80'
N17°03'09"E	35.67'
N54°04'17"E	48.39'
N23°38'39"E	58.47'
N69°11'42"W	31.04'
N79°24'53"E	47.05'
N34°14'25"E	43.84'
N62°16'43"E	17.01'
N41°21'57"E	94.82'
N68°26'25"E	31.87'
N24°45'00"E	30.18'
N78°21'17"E	43.93'
N31°14'59"E	40.39'
N57°27'13"E	203.87'
N33°48'12"E	73.76'
N07°26'56"E	15.79'
N58°08'31"E	51.25'
N48°13'01"E	132.39'
N30°50'27"E	42.15'
N73°38'16"E	21.77'

CURVE TABLE				
○	DELTA	R	L	T
1	10°48'18"	600.00'	113.15'	56.74'
2	34°04'36"	200.00'	118.95'	61.29'
3	1°38'21"	73.00'	2.09'	1.04'



GABEL, COOK & ASSOCIATES, INC.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
7177 Brockton, Ave. Ste 339, Riverside, CA 92506
Telephone (951) 788-8092 Facsimile (951) 788-5184

IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 37392
BEING A DIVISION OF A PORTION OF THE
W 1/2 OF THE SW 1/4 OF SECTION 12, T. 3 S.,
R. 5 W., S.B.M.

SHEET
1
OF
1
SHEET

SCALE: AS-NOTED

DATE: NOVEMBER 2017

FOR: MARIWAN & ELIZABETH AL ABBASI

WO 2165

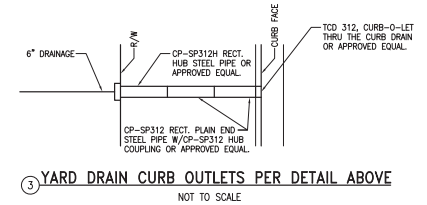
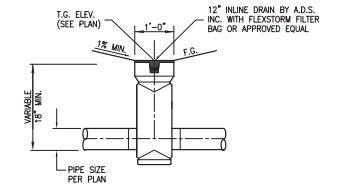
CONSTRUCTION NOTES

- ① CONSTRUCT 6" DRAINLINE, MIN. SLOPE 0.50% AND MAINTAIN MIN. COVER OF 18".
- ② CONSTRUCT AREA DRAIN INLET PER DETAIL ON SHEET 2.
- ③ CONSTRUCT YARD DRAIN THRU THE CURB OUTLET (BY CURB-O-LET OR APPROVED EQUAL) PER DETAIL ON SHEET 2.
- ④ CONSTRUCT 5' x 5' x 2.5' 1/4 TON RIP-RAP
- ⑤ CONSTRUCT 2'x2' STD. GRATE CATCH BASIN WITH 12" DRAIN BASIN AND WITH 4" N-12 OUTLET DRAIN, ALL BY A.D.S. INC.
- ⑥ CONSTRUCT CATCH BASIN, W=14', PER CITY STD. 405 WITH 18" RCP OUTLET (V=6.0') AND 4" N-12 OUTLET DRAIN, BY A.D.S. INC., (V=7.0').
- ⑦ CONSTRUCT INFILTRATION TRENCH, 13' W x 8.0' D x 60' L.
- ⑧ CONSTRUCT INFILTRATION TRENCH, 16' W x 8.0' D x 50' L.
- ⑨ CONSTRUCT 3' x 3' JUNCTION BOX.
- ⑩ CONSTRUCT INFILTRATION TRENCH, 13' W x 8.0' D x 40' L.
- ⑪ CONSTRUCT 4" DRAINLINE, MIN. SLOPE 0.50% AND MAINTAIN MIN. COVER OF 18".

NOTE

1. SEE SHEET 3 FOR CROSS SECTION

LINE TABLE		
LINE	BEARING	LENGTH
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19	N54°04'17"E	48.39'
20	N25°58'39"E	58.47'
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SCALE: 1"=40'

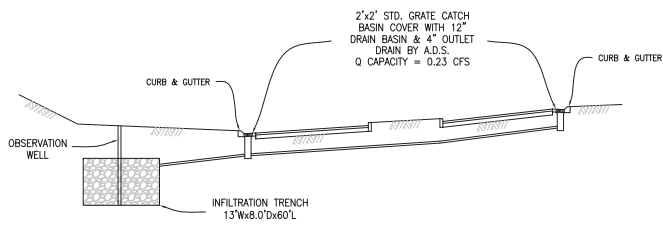
DATE: APRIL 2018

FOR: MARWAN & ELIZABETH ALABASSI

IN THE CITY OF RIVERSIDE, COUNTY OF
 RIVERSIDE, STATE OF CALIFORNIA
TRACT 37392
CONCEPTUAL GRADING PLAN

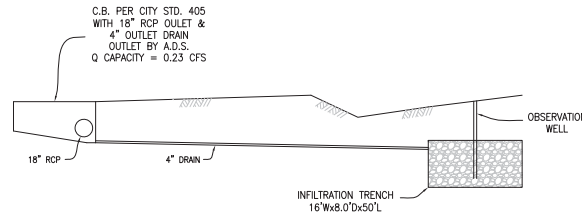
SHEET
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 OF
 3
 SHEET

WO: 2165



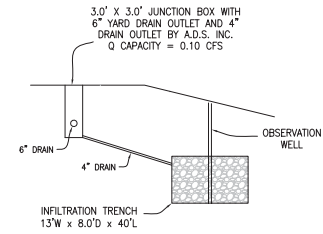
SECTION A-A

1"=10' HORIZ. SCALE
1"=10' VERT. SCALE



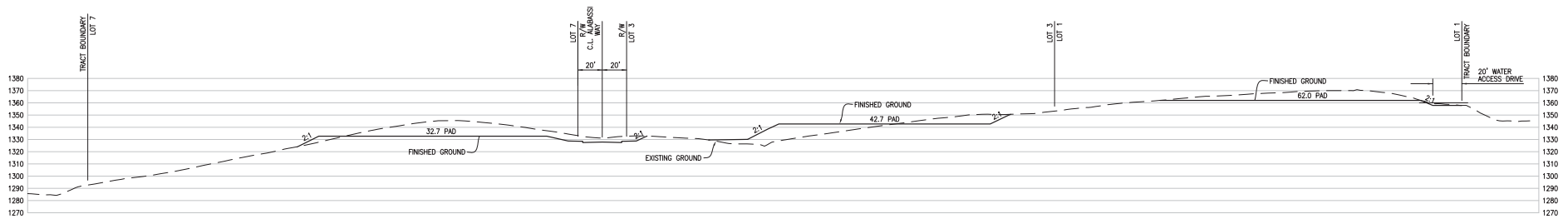
SECTION B-B

1"=10' HORIZ. SCALE
1"=10' VERT. SCALE



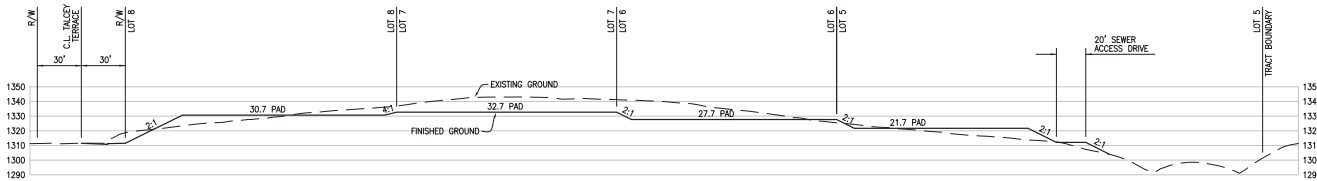
SECTION C-C

1"=10' HORIZ. SCALE
1"=10' VERT. SCALE



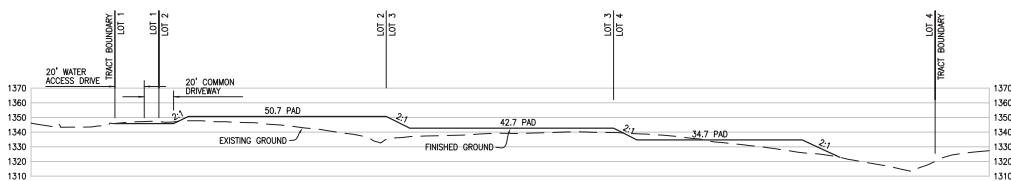
SECTION D-D

HORIZ. SCALE 1"=40'
VERT. SCALE 1"=40'



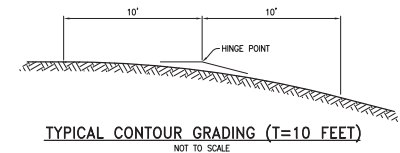
SECTION E-E

HORIZ. SCALE 1"=40'
VERT. SCALE 1"=40'



SECTION F-F

HORIZ. SCALE 1"=40'
VERT. SCALE 1"=40'



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CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNERS
7177 Brockton, Ave. Ste 339, Riverside, CA 92506
Telephone (951) 788-8092 Facsimile (951) 788-5184

SCALE: AS SHOWN

DATE: APRIL 2018

FOR: MARWAN & ELIZABETH ALABASSI

SHEET
3
OF
3
SHEET

WO: 2165

IN THE CITY OF RIVERSIDE, COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA
TRACT 37392
CONCEPTUAL GRADING PLAN

















ATTACHED SHEETS
VARIANCES REQUESTED:

TRACT 37392 - MARWAN & ELIZABETH ALABBASI

- A. To allow Lots 7 & 8 to vary from the two-acre minimum lot size requirement when the average natural ground slope is in excess of 15%.
- B. To allow Lot 1 to be configured as a corridor access lot.
- C. To allow Lot 2 to provide less than 130 feet of lot frontage at the front setback line.

FINDINGS:

1. The strict application of the provisions of the Zoning Regulations would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code.
 - a. Variance A: Due to the shape of the parcel, restricted access to public right-of-way, and proximity to an arroyo, the strict application of the Code would cause the applicant to redesign the project as a conventional subdivision. Such a conventional redesign would lack sensitivity to the constraints, goals, and objectives of the RC zone, but would yield the same number of lots. The project as proposed provides a more creative approach to land development and is a more efficient use of the land by clustering the residential lots, thereby preserving larger areas of undisturbed open space while eliminating encroachment into the arroyo. Strictly applying the Code standards could lead to redesign of the map with the same lot yield, resulting in an unnecessary hardship but with no appreciable benefit or acknowledgment of site constraints, including a lack of sensitivity to the open space corridor and encroachment into the arroyo. A conventional subdivision on this property would encourage encroachment into wash areas on the property, greater alteration of natural drainage patterns and the disconnection of tributaries.
 - b. Variances B & C: Lot 1 is portion of APN 243-210-041 with limited access to Talcey Terrace and restricted access to Overlook Parkway. Lot 1 was configured as a corridor access lot on the previously approved Tentative Tract Map No, 32042. Because of the irregular shape of this lot, restricted access to Overlook Parkway, limited access to Talcey Terrace, a hardship is created for Lot 1 while attempting to maintain the intent of the Code. Additionally, because corridor access hardship, Lot 1 still needs to meet the ordinance for driveway grades, the frontage of Lot 2 must be reduced below 130 feet. A redesign to meet the requirements of the Code for both Lots 1 and 2 would result in less open space and encroachment into the arroyo that is avoided in the current design.
2. There are exceptional circumstances or conditions applicable to this property or to the intended use or development of this property which do not apply generally to other property in same zone or neighborhood.
 - a. Variance A: Lots 7 and 8 are restricted in depth due to the physical location of the end of Talcey Terrace. The existing knuckle cannot be extended any further east due to the existing residence. As such, the southerly projection of roadway into the project area restricts the depth of the lot. Strict application of the Code would result in increased width of the lots and would result in less clustering of the lots in order to preserve open space and avoid encroachment into the arroyo.
 - b. Variance B: Lot 1 has sufficient width along Overlook Parkway. However, the City has restricted access to Overlook Parkway, and as such, the lot must take access from Talcey Terrace. Because

Talcey Terrace cannot be extended further east to eliminate the corridor access, a variance allows for the intent of the Code to be maintained. Allowing the corridor access also preserves the clustering of lots and minimizes impacts to the open space and encroachment into the arroyo.

- c. Variance C: The one lot requiring a front width variance has been designed in an effort to cluster lots within the site which limits impacts to the natural topography. The proposed building pads are more sensitive to the natural topography. The proposed building pads are more sensitive to the natural landform than a traditional RC subdivision. It should be noted that the pad for Lot 2 is approximately 140 feet from the front lot line. The required minimum lot width is exceeded at this location. In addition, Lots 1 and 2 share a driveway which also limits impacts to the natural topography. Siting Lots 1 and 2 as planned will provide building pad areas in compliance with the requirements of the Hillside and Arroyo Grading Ordinance.
- 3. The granting of this request will not prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.
 - a. Variance A-C: Approval of this subdivision, as opposed to a conventional subdivision with more uniform lot sizes, will improve the public welfare by avoiding impacts to the natural drainage courses and other natural features of the site, thereby conforming development more closely to natural topographical features and promoting the preservation of the open space and arroyo. Furthermore, except as described in these findings, each of the proposed lots otherwise meets or exceeds the lot area standards of the RC Zone. It is anticipated that no adverse impacts to the surrounding development, both planned and existing undisturbed areas will occur as a result of approval of this variance request.
 - b. Variance B: Lot 1 provides the required area and a sufficient building envelope to allow development without deviations from the Grading Ordinance and allows for Lots 2-4 to be oriented in such a manner that the building envelopes meet the Code, preserves open space and avoids encroachment into the arroyo.
 - c. Variance C: By reducing the frontage Lot 2, the minimum driveway grade for Lot 1 can meet the requirement of the Code while meeting the requirements of the Grading Ordinance. A redesign of the project to meet the required frontage for Lot 2 would result in Lots 3 and 4 reducing the preserved open space and possibly encroaching into the arroyo.
- 4. The granting of this request will not be contrary to the objectives of the General Plan.
 - a. Variance A-C: Approval of this subdivision, as opposed to a conventional subdivision with more uniform lot sizes, is consistent with the objectives of the General Plan by conforming to the intent of the land use (Objectives LU-3 through LU-5) and open space (Objectives OS-1 and OS-2) objectives of the General Plan. This is achieved by creating clustered lots that meet the requirements for Code while preserving the natural topography, open space, and the arroyo. Furthermore, the overall density of the project is consistent with the General Plan.

ALABBASI COMPOUND

INITIAL STUDY

Prepared for:

Marwan Alabbasi
764 West Ramona Expressway
Perris, CA 92571

City of Riverside Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Prepared by:



May 2018

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- Appendix A – CalEEMod Output Files
- Appendix B – Combined Biological Resources Report
- Appendix C - Phase I Cultural Resources Assessment
- Appendix D – Water Quality Management Plan
- Appendix E – Mitigation Monitoring and Reporting Program

INITIAL STUDY

1. Project title:

Alabbasi Compound (Tentative Map No. 37392) – Planning Cases P17-0929 (Tentative Tract Map), P17-0930 (Variance), P17-0931 (Variance) and P17-0932 (Variance and Subdivision Code Modification)

2. Lead agency name and address:

City of Riverside
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

3. Contact person and phone number:

Matthew Taylor, Associate Planner
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
951-826-5371

4. Project location:

The proposed project is located on a 16.79-gross acre site generally at the east end of Talcey Terrace, east of Golden Star Avenue in the City of Riverside (portions of Assessor's Parcel Nos. 243-210-037 and 041). The site generally slopes to the south and undeveloped. The project location is shown in Figure 1 – Vicinity Map and Project Site.

5. Project sponsor's name and address:

Marwan Alabbasi
764 West Ramona Expressway
Perris, CA 92571

6. General Plan designation:

HR - Hillside Residential

7. Zoning:

RC - Residential Conservation Zone



Figure 1—Vicinity Map

P17-0929-0932, Exhibit 9 - Initial Study/MND

8. Description of project:

The proposed project is a Tentative Tract Map that would subdivide 16.79-gross acre site into 8 single-family residential lots in the Alessandro Heights area of the City of Riverside, in the RC - Residential Conservation Zone. Lots would range from 1.01 to 3.79 acres in size and be located on either side of the primary access street, Alabbasi Way, a 40-foot-wide private cul-de-sac extending southerly from the existing terminus of Talcey Terrace. The subject property is characterized by rolling, hilly terrain and includes tributaries to the Prenda Arroyo. Utility easements run along the northern and western site boundaries.

Grading is proposed to accommodate the street system and residential pads generally ranging between 18,650 and 21,925 square feet in size, involving manufactured slopes up to approximately 25 feet in vertical height, though with most at or below 20 feet in height. The site was the subject of TM 32042 approved by the City of Riverside in 2004 for the same project and scope as proposed herein. The graded lots would be sold to individual buyers for development of individual single-family residences subject to Design Review approval and issuance of building permits by the City of Riverside.

The proposed project would require approval of Tentative Tract 37392 in addition to variance applications to allow deviation from the existing zoning provisions for the RC zoning district. Specifically, a variance is required to allow Lots 7 & 8 to vary from the two-acre minimum lot size requirement when the average natural ground slope is in excess of 15%. An additional variance is required to allow Lot 1 to be configured as a corridor access lot. Finally, a third variance and modification to the development standards of Title 18 (Subdivisions) of the Riverside Municipal Code would allow Lot 2 to provide less than 130 feet of lot frontage at the front setback line.

Grading and construction of the infrastructure would begin in late 2018 and be completed within approximately 12 months. It is unknown when construction of the residences would occur; however, for the purpose of this analysis, it is assumed all residences would be constructed by mid-2020. The proposed site plan is shown on Figure 2.

9. Surrounding Land Uses and Setting

The vacant site is characterized by diverse topography, ranging from gently rolling to steep and rocky. All adjacent properties are zoned RC-Residential Conservation and developed with existing single-family residences.

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GAS: SOUTHERN CALIFORNIA GAS CO.
WATER: CITY OF RIVERSIDE
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SCHOOL DISTRICTS:

RIVERSIDE UNIFIED SCHOOL DISTRICT

ENGINEER & REPRESENTATIVE:

GABEL, COOK & BECKLUND, INC.
CIVIL ENGINEERS
125 W. LA CAJON DR., SUITE A
RIVERSIDE, CALIFORNIA 92501
(951) 788-8092

NOTES:

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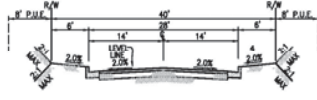
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CONTIGUOUS: APN 243-400-007 IS OWNED AS CONTIGUOUS OWNERSHIP.

PREPARED: AUGUST 2017

FLOOD ZONE: FLOOD INSURANCE MAP NUMBER 06085C0740G, AUGUST 28, 2006, ZONE X, AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

TOPO SOURCE: TOPOGRAPHY IS BASED UPON AERIAL FLIGHT DATED 15 JULY 2003.



STREET "B" TYPICAL SECTION
PRIVATE STREET
NOT TO SCALE

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SHEET
1
OF
1
SHEET

SCALE: AS-NOTED DATE: AUGUST 2017 FOR: MARWAN & ELIZABETH AL. ABBASI WO 2165

LOT	AREA	AREA	AREA	AREA	AREA
NO.	AC.	AC.	AC.	AC.	AC.
1	3.81	17.28	17.28	21.925	21.925
2	1.19	14.78	14.78	21.925	21.925
3	1.19	14.78	14.78	21.925	21.925
4	2.04	13.88	13.88	21.925	21.925
5	1.78	14.04	14.04	21.925	21.925
6	1.43	14.04	14.04	21.925	21.925
7	1.78	14.04	14.04	21.925	21.925
8	1.54	14.04	14.04	21.925	21.925

LINE	BEARING	LENGTH
1	N64°20'14"E	22.42
2	N84°41'20"E	30.17
3	N67°49'14"E	19.72
4	N87°48'41"W	31.10
5	N80°04'58"W	31.78
6	N88°42'30"E	24.71
7	N39°30'18"E	29.13
8	N82°14'42"E	48.15
9	S30°38'52"E	44.33
10	N14°45'24"E	30.20
11	N21°31'55"E	24.71
12	N88°24'58"E	31.87
13	N12°15'58"E	21.10
14	N59°04'42"E	70.42
15	N70°00'37"E	28.87
16	N79°33'07"E	32.70
17	N41°42'37"E	51.80
18	N17°03'09"E	35.87
19	N45°04'17"E	48.38
20	N28°58'39"E	58.47
21	N89°21'42"W	31.04
22	N78°24'53"E	47.65
23	N34°14'23"E	43.84
24	N82°18'43"E	17.01
25	N41°21'37"E	84.82
26	N88°28'23"E	31.87
27	N24°35'00"E	30.18
28	N78°12'17"E	43.83
29	N31°14'59"E	40.38
30	N57°27'13"E	203.87
31	N32°48'12"E	73.78
32	N67°28'04"E	15.79
33	N58°08'31"E	51.29
34	N48°13'01"E	132.59
35	N30°07'27"E	62.15
36	N72°36'31"E	21.77

CURVE	DATA	R	L	T
1	DELTA	800.00	113.15	56.74
2	DELTA	20.00	118.92	91.29
3	DELTA	75.00	2.08	1.04



VICINITY MAP
NOT TO SCALE



15.00 (15.00) (15.00) (15.00) (15.00) (15.00)
DATE: 11/19/2017
DRAWN: JMM
CHECKED: JMM
DATE: 11/19/2017

Figure 2—Proposed Project

10. Public agencies whose approval is required:

- City of Riverside – Tentative Tract Map approval
- City of Riverside - Variances and Subdivision Code Modification
 - A. Allow Lots 7 & 8 to vary from the two-acre minimum lot size requirement when the average natural ground slope is in excess of 15%.
 - B. Allow Lot 1 to be configured as a corridor access lot.
 - C. Allow Lot 2 to provide less than 130 feet of lot frontage at the front setback line, and modify the Subdivision Code requirement that new lots be a minimum of 60 feet in width.
- California Department of Fish and Wildlife - Streambed Alteration Agreement

11. Other documents incorporated by reference

- a. City of Riverside General Plan 2025
- b. GP 2025 Final Program Environmental Impact Report (FPEIR)
- c. Appendix A - CalEEMod Output Files
- d. Appendix B – Combined Biological Technical Report for Tract 37392 Residential Development Project
- e. Appendix C – Phase I Cultural Resource Inventory
- f. Appendix D - Project Specific Water Quality Management Plan

12. Acronyms

AICUZ -	Air Installation Compatible Use Zone Study
AQMP -	Air Quality Management Plan
AUSD -	Alvord Unified School District
CDG -	Citywide Design Guidelines
CEQA -	California Environmental Quality Act
CMP -	Congestion Management Plan
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
GP 2025 -	General Plan 2025
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
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
RPW -	Riverside Public Works
RTP -	Regional Transportation Plan
RUSD -	Riverside Unified School District
SCAG -	Southern California Association of Governments
SCAQMD -	South Coast Air Quality Management District
SKR-HCP -	Stephens' Kangaroo Rat - Habitat Conservation Plan
SWPPP -	Storm Water Pollution Prevention Plan
USGS -	United States Geologic Survey
WMWD -	Western Municipal Water District
WQMP -	Water Quality Management Plan

ENVIRONMENTAL FACTORS AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" 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 Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

DETERMINATION:

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find 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.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find 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.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potential 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

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. <u>AESTHETICS</u> – 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"/>
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"/>
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"/>
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"/>

a) The City of Riverside General Plan 2025 (GP 2025, 2007 provides planning and policy guidance for development within the City. No specific visual features are noted in the General Plan that pertain to the general project area. Objective OS-2 addresses the minimization of development within hillside areas and importance of mitigating significant and adverse consequences of urbanization. The following policies apply to the preservation of scenic resources within the hillside areas in the City of Riverside:

OS-2.2: Limit the extent and intensity of uses and development in areas of unstable terrain, steep terrain, scenic vistas, arroyos and other critical environmental areas;

Policy OS-2.3: Control the grading of land, pursuant to the City's Grading Code, to minimize the potential for erosion, landsliding and other forms of land failure, as well as to limit the potential negative aesthetic impact of excessive modification of natural landforms.

Policy OS-2.4: Recognize the value of ridgelines, hillsides and arroyos as significant natural and visual resources and strengthen their role as features which define the character of the City and its individual neighborhoods.

Implementation of the project would occur on an undeveloped site. The site is surrounded by single-family residences of large lots. The property immediately to the south of the site has already been graded for a residential subdivision. Overlook Parkway is a four-lane parkway with a center median located to the north of the site. Portions of the site are visible from Overlook Parkway; however, existing landscaping and a masonry wall within the Overlook Parkway right-of-way obscure views from the right-of-way into most of the site. Views into the site are of undeveloped bare ground with ruderal vegetation. Portions of the site have been graded. Views within the area are not designated scenic nor does the site contain any unique visual features.

Per Chapter 19.100.010 (B) of the Riverside Municipal Code, the RC zoning designation and related development regulations are intended 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. The proposed project consists of developing the 16.79 acre site with 8 lots for the future construction of single family residences. Per Table 19.100.040 A, buildings in the RC zone are limited to one story and cannot exceed 20 feet in height and are subject to further development standards in Chapter 19.100.050. These standards address lot size, slope calculation, grading requirements and design review procedures (Chapter 19.710 of the Riverside Municipal Code).

The project would be designed consistent with City of Riverside Municipal Code requirements referenced above to ensure the proposed grading, lot layout and building design are visually consistent with the surrounding area. Implementation of these requirements would also address the intent of General Plan policies referenced above. Thus, while views of the site would change, no designated scenic views or resources would be affected. Thus, impacts to scenic vistas would be **less than significant**.

b) There are three designated state scenic highways in Riverside County as defined by the California Department of Transportation. The nearest state-designated scenic highway to the study area is the segment of State Route 74 (SR-74) that extends from the western boundary of the San Bernardino National Forest (60 miles southeast of the site) to Highway 111 in the City of Palm Desert. As noted, the site is undeveloped. The site contains a tributary to the Prenda Arroyo, located near the southern site boundary, which may be considered a visually prominent feature; however, the project design avoids this feature. There are no trees or historic structures on the site. **No impact** to these resources would occur as a result of project implementation.

c) Implementation of the project would occur on an undeveloped site. Views within the area are not designated scenic nor does the site contain any unique visual features. As referenced, the site is located adjacent to single-family residential areas and vacant land. Overlook Parkway borders the site to the east. As referenced, views into the site would change; however, development would occur consistent with City of Riverside Design Guidelines for projects

within the RC zone. Compliance with these design guidelines would reduce potential impacts to **less than significant**.

d) The project would add new residential buildings and street lighting which would be visible from adjacent streets and vehicles operating on the streets. Temporary outdoor lighting may be visible during operation of construction equipment; however, construction is expected to occur primarily during daylight hours. All outdoor street lighting would be designed to City of Riverside standards contained in Chapter 19.556 of the Municipal Code regarding outdoor lighting requirements. Impacts related to light and glare would be **less than significant**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. <u>AGRICULTURE AND FOREST RESOURCES</u> -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, 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) 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"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by 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"/>
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"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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II. AGRICULTURE AND FOREST

RESOURCES -- Would the project:

agricultural use?

a) The project site is zoned RC which is intended to support residential uses while maintaining aesthetic benefits of lands located within this zoning designation. The project site is vacant and designated Farmland of Local Importance in Figure OS-2 (Agricultural Suitability) of the General Plan 2025. While it is recognized that the project would impact farmland of local importance, No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs on the project site; and thus, these resources would not be affected by project implementation. **No impact** would occur under this threshold.

b) The project site is not enrolled in a Williamson Act contract. The proposed project would not conflict with any zoning designations designed to promote agriculture. **No impact** would occur under this threshold.

c-e) Neither the site nor surrounding areas are used for timber production or commercial agriculture. The project would not conflict with any zoning designations designed to preserve timber or agricultural resources. **No impact** would occur under this threshold.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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III. AIR QUALITY -- Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. <u>AIR QUALITY</u> -- Would the project:				
federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is located within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). A significant adverse air quality impact may occur when a project individually or cumulatively interferes with progress toward the attainment of the ozone standard by generating emissions that equal or exceed the established long term quantitative thresholds for pollutants, or exceed a state or federal ambient air quality standard for any criteria pollutant. Table 1 shows the significance thresholds that have been recommended by the SCAQMD for projects within the South Coast Air Basin.

A significant adverse air quality impact may occur when a project individually or cumulatively interferes with progress toward the attainment of the ozone standard by generating emissions that equal or exceed the established long term quantitative thresholds for pollutants, or exceed a state or federal ambient air quality standard for any criteria pollutant. Table 1 shows the significance thresholds that have been recommended by the SCAQMD.

Localized Significance Thresholds. In addition to the thresholds described above, the SCAQMD has developed Localized Significance Thresholds (LSTs). LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size and distance to the sensitive receptor. However, LSTs only apply to emissions within a fixed stationary location, including idling emissions during both project construction and operation. LSTs have been developed for NO_x, CO, PM₁₀ and PM_{2.5}. LSTs are not applicable to mobile sources such as cars on a roadway (Final Localized Significance Threshold Methodology, SCAQMD, June 2003). As such, LSTs for operational emissions do not apply to the proposed development as the majority of emissions would be generated by cars on roadways.

Table 1
SCAQMD Air Quality Significance Thresholds

Mass Daily Thresholds		
Pollutant	Construction	Operation
Nitrogen Oxides (NO _x)	100 lbs/day	55 lbs/day
Reactive Organic Gases (ROG)	75 lbs/day	55 lbs/day
Particulate Matter 10 (PM ₁₀)	150 lbs/day	150 lbs/day
Particulate Matter 2.5 (PM _{2.5})	55 lbs/day	55 lbs/day
SO _x	No standard	150 lbs/day
CO	550 lbs/day	550 lbs/day

^a Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, unless otherwise stated.

^b Ambient air quality threshold based on SCAQMD Rule 403.

*lbs/day = pounds
per day*

LSTs have been developed for emissions within areas up to five acres in size, with air pollutant modeling recommended for activity within larger areas.

Regional construction emissions associated with implementing the proposed project were calculated using the California Emissions Estimator Model (CalEEMod) version 2016.3.1 (2016) software. Construction emission modeling for site preparation, grading, building construction, paving, and architectural coating application is based on the overall scope of the proposed development and construction phasing. Construction is expected to begin mid-2018 and be completed by late 2019. In addition to SCAQMD Rule 403 requirements for fugitive dust control, emissions modeling also accounts for the use of low-VOC paint (50 g/L for non-flat coatings) as required by SCAQMD Rule 1113. Operation of the project would generate vehicle trips which would be the primary source of emissions post-construction. All CalEEMod output files are provided in Appendix A.

a) A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding forecasts used in the development of the AQMP. The 2016 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local city General Plans and the Southern California Association of Government's (SCAG) Regional Transportation Plan (April 2016) socioeconomic forecast projections of regional population, housing and employment growth.

The proposed project involves the construction of eight single-family residences on a 16.79-acre site. The project would provide new housing which is expected to accommodate people already living in the Riverside area. While the project would create housing, it would not increase housing demand to the extent that new housing would be needed for a workforce. The

proposed site is zoned RC and the lot yield is consistent with the zoning designation and density approved in TM 32042 in 2004. The proposed project would be consistent with current planning documents; thus, it would be consistent with the AQMP. **No impact** would occur under this threshold.

b-c) Project construction would generate temporary air pollutant emissions. Both construction emissions and vehicle emissions associated with operation of the facility are quantified herein.

Construction Emissions

Construction vehicles and equipment operating on the graded site as well as grading/site preparation activities have the potential to generate fugitive dust (PM₁₀ and PM_{2.5}) through the exposure of soil to wind erosion and dust entrainment. Project related construction activities would also emit ozone precursors (oxides of nitrogen (NO_x), reactive organic gases (ROG)) as well as carbon monoxide (CO). The majority of construction-related emissions would result from site preparation and the use of heavy duty construction equipment. However, emissions would also be associated with constructing the residences and paving surface streets.

The project would be required to comply with SCAQMD Rule 403, which identifies measures to reduce fugitive dust and is required to be implemented at all construction sites located within the South Coast Air Basin. Rule 403 (2) was included in CalEEMod for site preparation and grading phases of construction. Specifically, modeling assumed the site would be watered three times daily.

1. **Minimization of Disturbance.** Construction contractors should minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
2. **Soil Treatment.** Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least three times daily, preferably in the late morning and after work is done for the day.
3. **Soil Stabilization.** Construction contractors should monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days.
4. **No Grading During High Winds.** Construction contractors should stop all

clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).

5. **Street Sweeping.** Construction contractors should sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.

Construction emission modeling for site preparation, grading, building construction, paving, and architectural coating application is based on the overall scope of the proposed development and construction phasing which is expected to begin mid-2018 and extend through late 2019. As discussed in Section V, Biological Resources, grading on 2.54 acres of the site would be avoided to minimize impacts to biological resources. It was assumed for modeling purpose that the entire 16.79-acre development area would be disturbed during construction. Thus, the emissions data provide a conservative estimate of daily emissions. Further, it was assumed that no more than five acres would be disturbed daily. For dust control, it was assumed the maximum area would be watered three times daily. In addition to SCAQMD Rule 403 requirements referenced above, emissions modeling also accounts for the use of low-VOC paint (50 g/L for nonflat coatings) as required by SCAQMD Rule 1113. Table 2 summarizes the estimated maximum mitigated daily emissions of pollutants occurring during 2018 and 2019.

Table 2
Estimated Maximum Mitigated Daily Construction Emissions

Construction Phase	Maximum Emissions (lbs/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2018 Maximum lbs/day	5.2	59.5	36.0	0.06	9.8	6.2
2019 Maximum lbs/day	7.7	54.5	34.2	0.06	5.0	3.5
SCAQMD Regional Thresholds	75	100	550	150	150	55
Threshold Exceeded 2018	No	No	No	No	No	No
Threshold Exceeded 2019	No	No	No	No	No	No

As shown in Table 2, construction of the proposed project would not exceed the SCAQMD regional thresholds during either 2018 or 2019. No mitigation in addition to compliance with SCAQMD Rule 403 and Rule 1113 would be required to reduce construction emissions to less than significant.

Localized Significance Thresholds. The SCAQMD has published a “Fact Sheet for Applying CalEEMod to Localized Significance Thresholds” (South Coast Air Quality Management

District, 2011). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. Construction-related emissions reported by CalEEMod are compared to the localized significance threshold lookup tables.

LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size and distance to the sensitive receptor. However, LSTs only apply to emissions within a fixed stationary location, including idling emissions during both project construction and operation. LSTs have been developed for NO_x, CO, PM₁₀ and PM_{2.5}. LSTs are not applicable to mobile sources such as cars on a roadway (Final Localized Significance Threshold Methodology, SCAQMD, June 2003). As such, LSTs for operational emissions do not apply to the proposed development as the majority of emissions would be generated by vehicles operating on roadways.

LSTs have been developed for emissions within areas up to five acres in size, with air pollutant modeling recommended for activity within larger areas. The SCAQMD provides lookup tables for project sites that measure one, two, or five acres. As referenced, 5 of the 16.79 acres would be disturbed daily during construction; however, the associated look up table values for two acres were used to provide a conservative evaluation of potential impacts. The project site is located in Source Receptor Area 23 (SRA-23, Metropolitan Riverside County). LSTs for construction related emissions in the SRA 23 at varying distances between the source and receiving property are shown in Table 3.

Table 3
SCAQMD LSTs for Construction

Pollutant	Allowable emissions as a function of receptor distance in meters from a two-acre site (lbs/day)				
	25	50	100	200	500
Gradual conversion of NO _x to NO ₂	170	200	264	379	684
CO	883	1,262	2,232	5,136	18,974
PM ₁₀	7	20	38	75	186
PM _{2.5}	2	5	10	18	45

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

As referenced, the nearest sensitive receptors to the project site are approximately 75 to 100 feet (60 meters) north across Talcey Terrace. Thus, the 50-meter values shown in Table 3 are used to determine project consistency with the LSTs. As discussed, LSTs apply only to on-site activities and do not include off-site vehicle trips and associated emissions. As shown in Table 4, the LST values would not be exceeded at the nearest receiver located north of the site. No mitigation is required.

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

On-Site Construction Emissions	NO _x	CO	PM ₁₀	PM _{2.5}
- Site Preparation	0.06	0.8	0.2	0.05
- Grading	0.06	0.8	0.2	0.06
- Building Construction (2019)	0.12	0.15	0.04	0.01
- Paving	0.05	0.6	0.1	0.04
- Architectural Coating	0.01	0.04	0.1	0.1
Local Significance Threshold – 50 meters (on-site only)³	170	883	7	2
Threshold Exceeded	No	No	No	No

Notes: All calculations were made using CalEEMod 2016.3.1. See Appendix A. Grading, Paving, Building Construction, and Architectural Coating totals include worker trips, construction vehicle emissions and fugitive dust.

Site Preparation and Grading phases incorporate anticipated emissions reductions required by SCAQMD Rule 403 to reduce fugitive dust. Architectural coating phase assumes low VOC paint would be used per SCAQMD Rule 1113.

³LSTs are for a 2-acre disturbance area in SRA-23 within 50 meters of sensitive property boundary.

Compliance with SCAQMD regulations as referenced above would not require additional mitigation measures. Construction impacts would not cause an adverse air quality impact per thresholds (b) and (d) referenced above.

Operation Emissions

Table 5 summarizes emissions associated with operation of the proposed project. Operational emissions include emissions from electricity consumption (energy sources), vehicle trips (mobile sources), and area sources including landscape equipment and architectural coating emissions as the structures are repainted over the life of the project. The majority of operational emissions are associated with vehicle trips to and from the project site. Trip volumes were based on trip generation factors for storage facilities incorporated into CalEEMod. As shown in Table 5, the net change in emissions would not exceed the SCAQMD thresholds.

Table 5
Estimated Operational Emissions

	Estimated Emissions (lbs/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
<i>Proposed Project</i>						
Area	0.5	0.1	0.6	0.01	0.01	0.01

Energy	0.1	0.07	0.03	0.01	0.01	0.01
Mobile	0.1	1.2	2.2	0.01	0.6	0.7
Maximum lbs/day	0.5	1.2	2.2	0.01	0.6	0.7
SCAQMD Thresholds	55	55	550	150	150	55
Threshold Exceeded?	No	Yes	No	No	No	No

See Appendix A for CalEEMod version. 2016.3.1 computer model output for operational emissions. Summer emissions shown.

Note – totals may vary slightly due to rounding.

Therefore, the project's regional air quality impacts (including impacts related to criteria pollutants, sensitive receptors and violations of air quality standards) would be **less than significant**.

d) The nearest sensitive receptor to the project site are the residences located north of the site on the north side of Talcey Terrace. As shown above, neither the total construction or operation emissions would exceed the SCAQMD thresholds. In addition to quantifying emissions, SCAQMD recommends performing a local CO hotspot analysis if an intersection meets one of the following criteria: 1) the intersection is at Level of Service (LOS) D or worse and where the project increases the volume to capacity ratio by 2 percent, or 2) the project decreases LOS at an intersection to D or worse. A CO hotspot is a localized concentration of CO that is above the state or national 1-hour or 8-hour CO ambient air standards. Localized CO "hotspots" can occur at intersections with heavy peak hour traffic. Specifically, hotspots can be created at intersections where traffic levels are sufficiently high such that the local CO concentration exceeds the federal AAQS of 35.0 parts per million (ppm) or the state AAQS of 20.0 ppm. As discussed in Section XVI, *Transportation/Traffic*, the proposed project would not generate enough vehicle trips to warrant preparation of a traffic impact study; thus, it is assumed the project would not adversely affect the LOS at neighboring intersections. The project would not contribute to traffic conditions that would create a CO hotspot adverse health risks. Therefore, impacts would be **less than significant**.

e) The proposed project would generate odors from construction (i.e., diesel exhaust, asphalt). Construction odors would be temporary. Construction emissions would not exceed SCAQMD impact thresholds; thus, short-term odors are not expected to be significant. During operation, the facility would not generate odors. Odors impacts would be **less than significant**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. <u>BIOLOGICAL RESOURCES</u> --				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES --

Would the project:

resources, such as a tree preservation policy or ordinance?

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

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The material presented herein is based on the *Biological Technical Report for Tract 37392 Residential Development Project*, prepared by Glenn Lukos Associates, February 2018. The report is provided herein as Appendix B.

- a) This section identifies and evaluates impacts to biological resources associated with the proposed project in the context of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and State and Federal regulations such as the Endangered Species Act (ESA), Clean Water Act (CWA), and the California Fish and Game Code.

Vegetation Communities

As referenced, the entire project site is comprised of approximately 16.79 acres. Of the total, approximately 2.94 acres is vegetated with disturbed Riversidean sage scrub primarily consisting of areas adjacent to on-site drainage features; approximately 0.05 acre located within the two main drainages on site is vegetated with mule fat scrub; approximately 7.21 acres is vegetated with non-native grassland and approximately 6.58 acres is developed disturbed land.

The proposed project would result in a permanent removal of 0.90 acre of disturbed Riversidean sage scrub vegetation. This would not be a significant impact under CEQA because of the very low quantity of this vegetation community being removed is not expected to support a biologically important population of native species. Similarly, the removal of 6.42 acres of disturbed/ruderal vegetation would not be significant because this land cover type generally holds very low biological value. However, the removal of disturbed Riversidean sage scrub by the proposed project would be fully mitigated through compliance with the biological requirements of the MSHCP.

The proposed permanent removal of 6.90 acres of non-native grassland may potentially be a significant impact under CEQA prior to mitigation, as this habitat type provides live-in and foraging resources for native species. However, the removal of non-native grassland by the proposed Project would be fully mitigated through compliance with the biological requirements of the MSHCP.

Approximately 2.57 acres, consisting of the area nearest to the southeastern boundary of the Project will be avoided and placed under conservation under a deed restriction, conservation easement, or similar protective mechanism. This area includes 0.05 acre of mule fat scrub, 2.04 acres of disturbed Riversidean sage scrub, 0.31 acre of non-native grassland, and 0.17 acre of disturbed/developed areas.

Special Status Plants

No special-status plant species have been detected at the project area to date. Seven CNPS Rank species have a reasonable potential to occur within the project area, ranging from very low to low. These are Plummer's mariposa-lily, Payson's jewelflower, Parry's spineflower, Robinson's pepper-grass, Brand's phacelia, white rabbit-tobacco, and chaparral ragwort.

Potential impacts to Plummer's mariposa lily, Payson's jewelflower, Parry's spineflower, and Brand's phacelia are not considered significant under CEQA as only 0.90 acre of disturbed Riversidean sage scrub with a very low to low potential to support these species would be impacted. Populations of these species, if present, are not expected to represent a number potentially significant under CEQA within the area being impacted. These species are covered under the MSHCP and no compensatory or avoidance action would be required because the project area is not located within a Narrow Endemic Plant Species Survey Area.

Potential Project impacts to Robinson's pepper-grass, white rabbit-tobacco, and chaparral ragwort are not significant under CEQA, as only 0.90 acre of disturbed Riversidean sage scrub with a very low to low potential to support these would be impacted; therefore, populations of these species, if present, are not expected to represent a number potentially significant under CEQA within this small area being impacted. No compensatory or avoidance action would be required for these species under CEQA.

Stephen's Kangaroo Rat

Approximately 7.88 acres of habitat consisting of disturbed Riversidean sage scrub and nonnative grassland with a low potential to support Stephens' kangaroo rat would be permanently impacted by the proposed Project. If unmitigated, impacts to Stephens' kangaroo rat, if present, could be potentially significant under CEQA; however, take would be authorized and these impacts would be mitigated through payment of the SKR fee as required under the Habitat 51 Conservation Plan for the Stephens' Kangaroo Rat in Western Riverside County, California.

Coastal California Gnatcatcher

Approximately 0.90 acres of disturbed Riversidean sage scrub habitat with a very low potential to support coastal California gnatcatcher would be permanently impacted by the proposed Project. If unmitigated, impacts to coastal California gnatcatcher, if present, could be potentially significant under CEQA; however, take would be authorized and these impacts would be mitigated through payment of the MSHCP development fee, as this species is considered adequately conserved by the Plan.

Burrowing Owl

No burrowing owls were detected within or adjacent to the project site during general biological surveys or incidentally during the jurisdictional delineation field work performed to date or during focused burrowing owl surveys. While there is a “very low” potential for burrowing owls to be detected, the site is within the MSHCP Burrowing Owl Survey Area and focused surveys were performed in March/April 2018 during the burrowing owl breeding season (March 1 through August 31). No burrowing owls were detected during the focused survey period. However, burrowing owls could nest on the site between the survey period and project construction; thus, construction related impacts could be potentially significant without mitigation. Mitigation Measure BIO-1 would reduce potential burrowing owl impacts to less than significant. If burrowing owls are not detected during the pre-construction survey, the project would not impact burrowing owls.

Mitigation Measure BIO-1: A qualified biologist will conduct a pre-construction presence/absence survey for burrowing owls within 30 days prior to site disturbance. If burrowing owls are detected onsite and may be affected by the project, avoidance measures shall be developed in compliance with the MSHCP and subject to the approval of the Western Riverside Regional Conservation Authority and wildlife agencies.

Other Special Status Animals

The project area has a “very low” to “moderate” potential to provide breeding or live-in habitat for several non-listed special-status animals including the following: reptiles - California glossy snake, coastal whiptail, San Diego banded gecko, Northern red-diamond rattlesnake, and coast horned lizard; birds - burrowing owl, and coastal California gnatcatcher; and mammals - northwestern San Diego pocket mouse, Stephens’ kangaroo rat, and southern grasshopper mouse.

Further, the project area contains foraging habitat for the state-listed threatened Swainson’s hawk, as well as non-listed special-status species. Non-listed special-status animals that are not expected to reside or breed within the project area but could forage in the area include birds - white-tailed kite, loggerhead shrike, and yellow warbler; and mammals - pallid bat, western mastiff bat, western yellow bat, San Diego desert woodrat, and American badger.

With the exception of the burrowing owl, for those species covered under the MSHCP, no additional survey, compensatory, or avoidance action would be required, as the project site is not located within a Small Mammal, Amphibian, or Criteria Area Species Survey Area.

Potential impacts to these species by development of the project would be mitigated through payment of MSHCP fees and SKR fees described above and implementation of Mitigation Measure BIO-1. This includes state or federally listed species such as the Stephens' kangaroo rat, which is covered by the SKR HCP and coastal California gnatcatcher which is considered adequately conserved by the MSHCP.

Potential impacts to special-status animals not covered by the MSHCP include reptiles: California glossy snake; and mammals: southern grasshopper mouse. Although the project could potentially impact these species, the number of individuals affected is not expected to be significant based on the level of existing on-site disturbance and the fact that the area surrounding the site is relatively fragmented.

The project will remove habitat with the potential to support foraging by the state listed threatened Swainson's hawk, as well as non-listed, special-status species not covered by the MSHCP. Special-status animals not covered by the MSHCP that are not expected to reside or breed within the project area, but could forage on the site include mammals: pallid bat, western mastiff bat, western yellow bat, and American badger. Due to the disturbed and relatively fragmented nature of the project area, the removal of foraging habitat resulting from the project will not be significant.

Critical Habitat

The proposed project will not impact lands designated as critical habitat by the US Fish and Wildlife Service.

Raptor Use

The project area lacks mature trees and tall shrubs commonly used for raptor nesting; however, the site does provide foraging and breeding habitat for raptor species, including special-status raptors. Raptors detected over the course of the field studies performed for the project were red-tailed hawk, American kestrel, and turkey vulture (*Cathartes aura*). Great horned owl (*Bubo virginianus*) and barn owl (*Tyto alba*) may also be present in the project area. Many of the raptors that would be expected to forage and nest within western Riverside County are fully covered under the MSHCP. Some common raptor species (e.g., American kestrel and Red-tailed Hawk) are not covered by the MSHCP but are expected to be conserved with implementation of the Plan as their habitat is similar to those required by the raptors covered under the Plan. Payment of MSHCP fees as described above would address potential raptor impacts.

Nesting Birds

The project has the potential to impact active bird nests if vegetation is removed during the nesting season (February 1 to August 31). Impacts to nesting birds are prohibited by the Migratory Bird Treaty Act and California Fish and Game Code. Mitigation Measure BIO-2 would reduce potential nesting bird impacts to less than significant.

Mitigation Measure BIO-2: As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as February 1 through

September 15. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests based on his/her judgement, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

With the payment of MSHCP fees and implementation of Mitigation Measures BIO-1 and BIO-2, impacts to species covered under the MSHCP would be **less than significant**.

b and c) A jurisdictional delineation was performed for the project site (see Appendix C of Appendix B). A total of four drainages occur on the property. Potential US Army Corps of Engineers (Corps) and Regional Water Quality Control Board (RWQCB) jurisdiction on the site totals approximately 0.09 acre, none of which consists of jurisdictional wetlands. CDFW jurisdiction at the site totals approximately 0.22 acre, of which approximately 0.05 acre consists of vegetated riparian habitat and 0.17 acre consists of non-riparian streambed. A total of 1,875 linear feet of streambed is present.

The proposed project would avoid all potentially jurisdictional waters under CWA Sections 401 or 404, or Fish and Game Code Section 1602. Therefore, the proposed project would not require permits/authorizations under CWA Sections 401 and 404 or Fish and Game Code Section 1602, and no mitigation would be necessary. With avoidance, **no impact** to wetland and riparian resources would occur as a result of the proposed project.

d) The project site does not contain migratory wildlife corridors. It is surrounded on three sides by residential development and is not included in the MSHCP Cores or Linkages. In addition, the project site and surrounding area do not represent a significant or biologically important wildlife nursery site, as it is largely separated from surrounding wildland areas by development and is subject to on-going human disturbance. The proposed project would not interfere or impact the movement of native resident or migratory fish or wildlife species, affect established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. **No impact** to wildlife movement corridors would occur with project implementation.

e-f) No native or ornamental trees occur on-site. No impacts associated with tree removal and/or related policies would occur as a result of the proposed project. The project site is located within the Riverside and Norco Area Plan of the MSHCP, but is not located within the MSHCP Criteria Area. The project site is not located within the MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) or the Criteria Area Plant Species Survey Area (CAPSSA). Avoidance of Narrow Endemic Plant Species is not required, and the project would be consistent with the biological requirements of the MSHCP regarding Narrow Endemic Plant Species.

The project area is located within the MSHCP Burrowing Owl Survey Area, but is not located within the MSHCP Mammal or Amphibian Survey Areas, or Core and Linkage areas. As referenced herein, Burrowing Owl surveys were performed as required per the survey protocol.

The proposed project is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process.

The proposed Project will not impact Riparian/Riverine areas, vernal pools, or associated species outlined in MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools); therefore, a DBESP would not be required for the proposed Project.

The MSHCP Urban/Wildland Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. As the MSHCP Conservation Area is assembled, development is expected to occur adjacent to the Conservation Area. Future development in proximity to the MSHCP Conservation Area may result in edge effects with the potential to adversely affect biological resources within the Conservation Area. As the Project area is not located adjacent to an MSHCP Conservation Area, implementation of MSHCP Urban/Wildland Interface Guideline is not required. **No impact** would occur under these thresholds.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. <u>CULTURAL RESOURCES</u> --				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following information is based in part on the results of a *Phase I Cultural Resources Inventory of Tract 37392, APN 243-210-037 & 041*, prepared by AMEC Foster Wheeler (October 2017). The sections of the report that are not confidential are included herein as Appendix C.

To identify and evaluate potential impacts to cultural and/or historic resources associated with the proposed project, AMEC Foster Wheeler conducted a historical/archaeological resources records search, pursued historical background research, contacted Native American representatives, carried out an intensive-level field survey of the entire project area and performed limited subsurface testing. During the field survey, two previously recorded (Site 33-003483) prehistoric granite outcrop milling features (milling slicks) were located. Limited subsurface testing was performed around the perimeter of this resource to determine whether additional resources are present. No items of historic or archaeological value were found.

In summary, the Phase I study did not encounter any historical resources, as defined by CEQA, or any historic properties, as defined by the National Historic Preservation Act (NHPA), within the project site. Shovel testing did not identify any resources of historic or archaeological significance associated with Site 33-003483. Thus, the milling features are temporally ambiguous and appear to lack potential for relaying additional data important to the prehistory of the region. Site 33-003483 is older than 50 years, but is not associated with a significant historic event or broad patterns in history, is not associated with persons of historical significance, does not have distinctive characteristics, and isn't likely to yield important historic information. Therefore, the resource is not eligible for the CRHR or the NRHP and does not qualify as a

“historical resource” under CEQA or an “historic property” under NHPA. Furthermore, 33-003483 does not qualify as a “cultural resources,” as defined by City of Riverside Municipal Code Title 20.50.10. However, Native American Tribes consulted during the review process for the proposed project have expressed concern regarding potential impact to this feature and have requested it be relocated on-site prior to grading. The applicant has agreed to relocate this feature to a portion of the open space easement to be recorded for the site. This is addressed in Mitigation Measure CUL-2 below. Impacts to cultural or historic resources would be **less than significant**.

b) On September 11, 2017, AMEC Foster Wheeler submitted a sacred lands file request to the Native American Heritage Commission (NAHC) to determine whether their files indicate the presence of cultural sites within or immediately adjacent to the Project Area. On September 14, 2017, the NAHC responded that the sacred lands record search did not identify any resources within or immediately adjacent to the subject Project Area. The NAHC provided a list of forty-five tribal representatives to further contact regarding the project and the presence of Native American resources within and surrounding the Project Area. With this information, Amec Foster Wheeler sent consultation letters on September 14, 2017, to the forty-five NAHC-recommended tribal representatives to ascertain whether they had specific information regarding resources in or near the Project Area. Follow-up phone calls to each representative were made on October 5, 2017.

Of those Tribal representatives contacted, 15 responded. Of the 15, the Pechanga Band asked that the Tribe be invited to participate in the field surveys, that they be notified and consulted by the lead agency (and provided project/cultural resource documents) and that a qualified archaeologist and a monitor from the Tribe be present during construction activities. The Pechanga Band was invited to attend the field survey and subsurface testing phase of the Phase I project, and sent a cultural resource specialist to assist in the October 6, 2017, subsurface testing. Of the remaining 14 Tribes, the responses varied from no interest in the project based on location to requests for information if resources were discovered during the Phase I study process or during construction.

While the likelihood is remote, previously undiscovered resources may be unearthed during construction. The City of Riverside has incorporated the following mitigation measures to address unanticipated discoveries during construction and the removal and relocation of Site 33-003483. These measures are also applicable to Section XVII, Tribal Cultural Resources. With implementation of mitigation measures CUL-1 through CUL-3, impacts to these resources would be **less than significant**.

Mitigation Measure CUL-1 Changes to Project: Prior to Grading Permit issuance, if there are any changes to Project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City and interested tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the Project site. The City and the

Applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the Project site if the site design and/or proposed grades should be revised.

Mitigation Measure CUL-2: Archaeological Monitoring: At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the Project Applicant shall retain a Secretary of the Interior's Standards-qualified Project Archaeologist to manage the monitoring of all ground-disturbing activities in an effort to identify any unknown archaeological resources.

1. The Project Archaeologist, in consultation with consulting tribe(s), the Developer and the City, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:
 - a. Project grading and development scheduling;
 - b. The development of a rotating or simultaneous schedule in coordination with the Developer and the Project Archaeologist for designated Native American Tribal Monitors from the Consulting Tribe(s) 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. Plan for the controlled grading within 50 feet of the boundaries of identified resources. Grading within 50-feet of these sites shall be conducted using controlled grading techniques. Large indiscriminate grading equipment shall not be used, and the controlled grading technique shall be reviewed by the Project Archaeologist, in consultation with the Consulting Tribe(s), the Developer, and the City. The Project Archaeologist and Native American Tribal Monitors shall ensure that the grading efforts in these areas are conducted in a manner that allows for the identification of subsurface cultural resources. Any resources observed shall be addressed in accordance with **MM-CUL-3** below;
 - d. The determination by the Project Archaeologist, Project Biologist, Developer, City and Consulting Tribe(s) as to the scope, methods and suitable relocation site(s) for CA-RIV-33-003483. This Removal and Relocation Plan shall be reviewed and approved by City Staff prior to commencement of work. Relocation shall be mutually agreed upon

and completed to the satisfaction of all parties prior to commencement of mass grading. The relocated features will be placed in an area that will be preserved in perpetuity, so that no future disturbances will occur; and

- e. The protocols and stipulations that the Developer, City, Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Mitigation Measure CUL-3: Treatment and Disposition of Cultural Resources:

In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project, the following procedures will be carried out for treatment and disposition of the discoveries:

1. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the Project Archaeologist. The removal of any artifacts from the Project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and
2. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community & Economic Development Department with evidence of same:
 - a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging and basic recordation have been completed;
 - b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation:

- c. If more than one Native American tribe or band is involved with the Project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center by default; and
- d. At the completion of grading, excavation and ground disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center and interested tribes.

c) The City of Riverside GP 2025 does not indicate the City contains known paleontological resources nor was resource sensitivity noted in the *Phase I Cultural Resources Inventory of Tract 37392, APN 243-210-037 & 041*, prepared for the proposed project. Construction of new development projects is not anticipated to adversely affect known unique paleontological resources or unique geologic features. Given the construction history and depth of previous disturbance in proximity to the site, the potential for locating undiscovered paleontological or geological resources is remote. No mitigation or monitoring was recommended in the *Phase I Cultural Resources Inventory of Tract 37392, APN 243-210-037 & 041*. **No impact** would occur to these resources.

d) The potential for encountering human remains at the project site is low. No known burial sites have been identified on the site or in the vicinity. In the event that human remains (or remains that may be human) are discovered at the Project site during grading or earthmoving, the construction contractors, Project Archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Riverside Community & Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b) unless more current State law requirements are in effect at the time of the discovery. Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Applicant shall comply with the state

relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The County Coroner will notify the Native American Heritage Commission in accordance with California Public Resources Code 5097.98.

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the Project proponent and the MLD. In the event that the Project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)). With implementation of the above-referenced methods as a standard condition of approval, impacts related to encountering human remains during construction would be reduced to **less than significant**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. <u>GEOLOGY AND SOILS</u> –				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is 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"/>
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a (i-ii) The City of Riverside is surrounded by three major earthquake faults: San Andreas, San Jacinto and Elsinore faults. At its closest point, the San Andreas fault is 11 miles from downtown Riverside, running through the San Bernardino mountains. The fault has the capability of producing up to an 8.3 magnitude earthquake. The San Jacinto fault extends more than 125 miles, from northwest of El Centro to northwest of San Bernardino. This fault "passes through" the intersection of Interstate Highways 10 and 215, Loma Linda, the Box Springs Mountains across Highway 60 to the northern end of the San Jacinto Valley. This fault has the capability of producing up to a 7.0 magnitude earthquake. At its closest point, this fault is seven miles from downtown Riverside. The Elsinore fault is located southwest of Lake Matthews, running through Corona and south into Lake Elsinore. It is connected to the Whittier fault near Santa Ana River in the Corona/Riverside area. This fault has the capability of producing up to a 6.0 magnitude earthquake. At its closest point, this fault is 13 miles from downtown Riverside.

The project site is not located within the boundaries of an Earthquake Fault Zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act of 1972 or a Riverside County Fault Hazard Zone for surface fault rupture hazards. No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site. There are no known active or potentially active faults traversing the area and the risk of ground rupture resulting from fault displacement beneath the site is low (Pacific Soils Engineering, Inc. 2004).

During the life of the proposed improvements, the property will likely experience moderate to occasionally high ground shaking from known faults, as well as background shaking from other seismically active areas of the Southern California region. However, site preparation and construction of building foundations consistent with the geotechnical report and current California Building Code (CBC) requirements would address seismic concerns and related structural impacts associated with ground shaking. Impacts would be **less than significant**.

a (iii) Liquefaction typically occurs within the upper 50 feet of the surface, when saturated, loose, fine- to medium-grained soils (sand and silt) are present. Earthquake shaking suddenly increases pressure in the water that fills the pores between soil grains, causing the soil to lose strength and behave as a liquid. When liquefaction occurs, the strength of the soil decreases, reducing the ability of the underlying soil to support foundations for buildings and other structures. The type of geologic process that created a soil deposit has a strong influence on its liquefaction susceptibility. Saturated soils that have been created by sedimentation in rivers and lakes can be very susceptible to liquefaction. No groundwater was detected on the site during a 2004 geotechnical investigation and site is underlain by granitic bedrock. Thus, the potential for encountering groundwater and related impacts associated with liquefaction at the subject site is considered low (Pacific Soils Engineering, Inc. 2004). Impacts would be **less than significant**.

a (iv) The project site gently slopes to the south as do parcels surrounding the site. During grading, engineered cut and fill slopes up to a maximum of 25 feet in height would be constructed. The slopes are expected to be no steeper than 2:1 and stabilized to avoid any impacts related to landslides. Impacts related to landslides would be **less than significant**.

b) As noted, the site gently slopes to the south. The site is greater than one acre in size and individual improvements would disturb more than one acre; thus, the project would be subject to State Water Resources Control Board General Construction Permit during construction to minimize soil erosion. For additional information, see Section IX, *Hydrology and Water Quality*. With implementation of Best Management Practices (BMPs) specified in the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, soil erosion hazard impacts would be **less than significant**.

c, d) Land subsidence is defined as the sinking or settling of land to a lower level. Causes can include: (1) earth movements; (2) lowering of ground water level; (3) removal of underlying supporting materials by mining or solution of solids, either artificially or from natural causes; (4) compaction caused by wetting (hydro-compaction); (5) oxidation of organic matter in soils; or (6) added load on the land surface. The soils on-site are comprised of alluvium overlaying bedrock. With the implementation of site preparation recommendations in the soils report, no land subsidence is expected to occur (Pacific Soils Engineering, Inc. 2004). Therefore, impacts would be **less than significant**.

e) The proposed project would connect to an existing sewer line located along Overlook Parkway. No septic systems would be installed. **No impact** would occur under this threshold.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. <u>GREENHOUSE GAS EMISSIONS</u>				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Gases that trap heat in the atmosphere are often referred to as greenhouse gases (GHGs), analogous to the way in which a greenhouse retains heat. Common GHG include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O_x), fluorinated gases, and ozone. GHGs are emitted by both natural processes and human activities. Of these gases, CO₂ and CH₄ are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas CH₄ results from off-gassing associated with agricultural practices and landfills. Man-made GHGs, many of which have greater heat-absorption potential than CO₂, include fluorinated gases, such as hydrofluorocarbons (HFCs), perfluorocarbons (PFC), and sulfur hexafluoride (SF₆). The accumulation of GHGs in the atmosphere regulates the earth's temperature. Without the natural heat trapping effect of GHGs, Earth's surface would be about 34° C cooler. However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations (Cal EPA, 2006).

Pursuant to the requirements of SB 97, the *CEQA Guidelines* were amended to include feasible mitigation of GHG emissions and analysis of the effects of GHG emissions. The adopted *CEQA Guidelines* provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

The majority of individual projects do not generate sufficient GHG emissions to create a project-specific impact through a direct influence on climate change; therefore, the issue of climate change typically involves an analysis of whether a project's contribution towards an impact is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an

individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15355).

Potential GHG impacts are evaluated per the SCAQMD's recommended/preferred option threshold for all land use types of 3,000 metric tons CO₂E per year. GHG emissions associated with the project's construction period were estimated using the CalEEMod emissions modeling software version 2016.3.1. CalEEMod input parameters and output files are shown in Appendix A.

a) Construction activities would generate greenhouse gas (GHG) emissions associated with equipment operation. Site preparation and grading typically generate the greatest emission quantities because the use of heavy equipment is greatest during this phase of construction. Emissions associated with the construction period were estimated based on the projected maximum amount of equipment that would be used onsite at one time. Air districts such as the SCAQMD have recommended amortizing construction-related emissions over a 30-year period to calculate annual emissions. Construction of the project would generate approximately 232 metric tons of GHG emissions during construction. Amortized over 30 years, the project would generate 8 metric tons per year, as shown in Table 6 below.

Table 6 also shows the new construction, operational, and mobile GHG emissions (including 6 metric tons of transportation related NO_x emissions) associated with the proposed project. Long-term operational emissions relate to energy use, solid waste, water use, and transportation. Each source is shown below. Cumulatively, the estimated emissions would not exceed the 3,000 MT CO₂E annual emission threshold; thus, no mitigation measures would be required to avoid a significant impact under the CEQA. GHG emissions would be **less than significant**.

Table 6
Combined Annual Greenhouse Gas Emissions

Emission Source	Annual Emissions (CO ₂ E)
Construction	8 metric tons
Operational	
Energy	40 metric tons
Solid Waste	2 metric tons
Water	3 metric tons
Mobile	137 metric tons
Total	190 metric tons

See Appendix A for CalEEMod software program output

b) The proposed project would entail construction and operation of eight single-family residences. As discussed, the project would not exceed the thresholds of significance established for the evaluation of individual projects for GHG emissions. With respect to

consistency with plans or policies related to GHG emissions, the City of Riverside adopted the *Riverside Restorative Growthprint* (RRG) in January 2016, which is the combined *Economic Prosperity Action Plan and Climate Action Plan* (CAP). The plans comprising the RRG work in together to encourage entrepreneurship and smart growth while advancing the City of Riverside's GHG emission reduction goals. Consistent with the principles outlined in the RRG and Measure SR-2 in the CAP, new buildings would be constructed consistent with Title 24 standards and other applicable building code regulations to ensure energy efficiency such as installing low flow plumbing fixtures and implementing a recycling program to improve energy efficiency and reduce related GHG emissions associated with long-term operation of the project. Other CAP measures include the requirement that construction/demolition waste be recycled (Measure SR-13) to reduce the volume of material entering landfills. With implementation of applicable CAP measures summarized herein, the project will not impede or delay local or statewide initiatives to reduce GHG emissions. Impacts would be **less than significant**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. <u>HAZARDS AND HAZARDOUS MATERIALS</u> - Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
physically interfere with an adopted emergency response plan or emergency evacuation plan?				
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c) The proposed project would be an eight-lot single-family residential development. Aside from the typical materials (i.e., cleansers, automobile fluids, etc.) used and/or stored in small quantities, no hazardous materials would be used, stored or transported to/from the site.

The nearest school to the project site is Washington Elementary School which is located at 2760 Jane Street in Riverside approximately 1.5 miles northwest of the site. Hawarden Hills Academy is located approximately the same distance from the site as 6696 Via Vista Drive. The schools are located more than ¼ mile from the site and as referenced, no hazardous materials would be used or stored on the site. A **less than significant** impact would occur under these thresholds.

d) No uses or activities that could have caused or contributed to a release of hazardous chemicals or materials on the property occur or have occurred on the site. Based on a review of available databases listing known hazard sites (i.e, Geotracker, Envirostar accessed September 26, 2017); there is no evidence of hazardous environmental conditions on the project site. **No impact** would occur under this threshold.

e, f) Riverside Municipal Airport is located 4.3 miles northwest of the site and is the closest airport. The project site is not located within the Riverside Airport Influence Area, within 2 miles of a public use airport or in proximity to a private airstrip. The project is approximately 5.5 miles northwest of the March Air Reserve Base. Per the *March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan* (adopted November 2014), the project site is located with Compatibility Zone D. Zone D is referred to as a flight corridor buffer and has no restrictions on residential development. **No impact** would occur.

g) The proposed project would not obstruct access to the project vicinity through road closures or other project actions that could impact evacuation routes or otherwise impair evacuation

during emergencies. The project site located at the eastern terminus of Talcey Terrace. Access to areas surrounding the site via Talcey Terrace, Overlook Parkway to the north and Washington Street to the west would be maintained. **No impact** would occur.

h) The project site is located in a developed single-family residential area. The project site is not located in a Fire Hazard Severity Zone as designated in maps prepared by the California Department of Forestry and Fire Protection (Riverside County, 2009). **No impact** would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. <u>HYDROLOGY AND WATER QUALITY</u> – 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"/>
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"/>
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"/>
d) Substantially alter the existing drainage pattern of the site or area, including 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"/>
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"/>
f) Otherwise substantially degrade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. <u>HYDROLOGY AND WATER QUALITY</u> – Would the project:				
water quality?				
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"/>
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"/>
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"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, c-f) As referenced, Tentative Tract Map 37392 proposes to subdivide 16.79 vacant acres into 8 single family residential lots. No off-site surface storm water runoff currently enters the project site. The project proposes to develop graded pads on the 8 proposed lots. These graded lots will then be sold to individual buyers. The buyers will then develop their residential and landscape plans, which will then be submitted to the City of Riverside for permit issuances. The Water Quality Management Plan requires that each of these individual lot owners be responsible for meeting the City's Water Quality Management Plan requirements for the construction of their proposed homes, landscaping and hardscaping that lie within the "pad portions" of their individual lots.

The WQMP incorporates "Prototype" Best Management Practices (BMPs) for the "pad portions" of each lot assuming areas of impervious vs pervious surfaces. Because soil infiltration testing has not been completed, the "Prototype" BMP is a Bioretention Basin. As the individual lots within the project are developed with single-family residences over time, individual owners will have the option to design and implement lot-specific structural BMPs as an amendment to the approved WQMP document, or to accept and construct the prototype BMP established by the WQMP (Gable Cook & Associates, Inc. October 2017) (Appendix D).

The WQMP also addresses the surface drainage runoff that is generated over the “street fronting” portion of each lot as well as driveways. These flows will be captured using catch basin inlets with storm drain pipes connecting to infiltration trenches. The infiltration trenches will be sized to contain the capture flow rates and volumes generated by the design storm rainfall event and/or the flow rates and volumes necessary to meet the requirements of the hydromodification design criteria, which ever are greater. Storm volumes will then infiltrate into the existing soils within a 72-hour time period. Any runoff that exceeds the infiltrations trench capacity will bypass the infiltration trenches and flow to Talcey Terrace or the existing drainage course along the project’s southerly boundary. Further, native and drought tolerant trees and large shrubs will be planted on individual lots to retain water from storm events.

While the project would modify on-site drainage, it would not alter the course of an existing stream or river that would result in on- or off-site erosion or siltation. Construction of the stormwater treatment system would retain the design capture volume for the project. This would avoid flooding on- or off-site. The project would not substantially degrade water quality or otherwise violate discharge standards. With the implementation of on-site BMPs to capture flows from individual lots and infiltration tranches to capture impervious surface runoff from driveways and street surfaces, impacts related to stormwater would be reduced to **less than significant**.

b) The project site is located in the City of Riverside Public Utilities (RPU) service area. The RPU water supply consists primarily of groundwater from the Bunker Hill Basin, Riverside North and Riverside South. Additional sources of water available to RPU include groundwater from the Rialto-Colton Basin, recycled water from the City of Riverside Regional Water Quality Control Plant and imported water from the Western Municipal Water District through a connection at the Metropolitan Water District (MWD) Henry J. Mills Treatment Plant. Per the 2010 Urban Water Master Plan, RPU is planning to augment water supplies through conjunctive use projects and increased using of reclaimed water.

RPU’s potable distribution system consists of approximately 940 miles of pipeline ranging from 2 to 72 inches in diameter. The RPU has sixteen reservoirs with a storage volume of approximately 108 million gallons. Water demand projections as calculated by CalEEMod 2016.3.1 (see Appendix A) is 0.73 million gallons annually or 2,000 gallons per day. The proposed project would be required to comply with federal, State and local plans, policies and regulations and Executive Order B-29-15, which requires reduction of potable water use during construction and implementation of Best Management Practices for new development concerning water conservation, both for potable and non-potable uses. Chapter B.3 of the RRG-CAP contains measures that can be implemented to reduce water consumption and related energy costs associated with water reclamation and transport. The project site is not within a groundwater recharge area. Project impacts on groundwater supply would be **less than significant**.

g, h) The project site is not located within a 100-year mapped flood zone (FEMA Flood

Insurance Rate Map No. 06065C0740G, August 2008). The project would redirect on-site drainage patterns; however, it would not impede or redirect flood flows. As referenced, all drainage would be managed to ensure pre-construction flows off-site are maintained. The project would not expose people or structures to flood hazard from severe storm events. **No impact** would occur under this threshold

i) The reservoirs nearest the project site are Lake Mathews which is located approximately 8 miles southwest and Lake Perris which is located approximately 10 miles to the southeast. The project site is not within the inundation zone for either reservoir per Figure 4.11.2 in the County of Riverside Environmental Impact Report No. 521 Public Review Draft (February 2015). Thus, project implementation would not expose people or structures to flood hazard from a dam failure. **No impact** would occur under this threshold.

j) Seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The project is located well inland from the Pacific Ocean and is not subject to tsunami hazard. As referenced, the project site is not within the inundation zone of the nearest reservoirs; and thus, is not expected to be affected by a seiche if a seismic event were to occur. The project generally slopes to the southwest but does not contain steep slopes that could become unstable during grading or other ground disturbing activities. As referenced, grading would be required to construct manufactured slopes up to approximately 25 feet in vertical height, though with most at or below 20 feet in height. The manufactured slopes would be a maximum of 2:1 and would be stabilized as required by the grading plan prepared for the proposed project. The site is not expected to be subject to a mudflow hazard. **No impact** would occur under this threshold.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
X. <u>LAND USE AND PLANNING</u> --				
Would the proposal:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
c) Conflict with an applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) The proposed project would allow for the future construction of 8 new single-family residences on a 16.79-acre vacant site. The project is consistent with the RC zoning designation and with the Hillside Residential General Plan designation. A previous iteration of this project was approved by the City Planning Commission on February 26, 2004 and ratified by the City Council on March 16, 2004 under Tentative Tract Map No. 32042 (P03-1530). The site is located in an existing residential area with development to the north and west. Graded residential pads are located to the south/southeast. The proposed project would utilize the existing road network and not result in the construction of improvements that would physically divide an existing community or otherwise impact circulation on public roads surrounding the site. **No impact** would occur.

b) The proposed project site is located in the Alessandro Heights neighborhood and designated Hillside Residential in the current General Plan 2025. As defined in the Land Use Element of the General Plan, *"the Alessandro Heights neighborhood is known for its three major arroyos (Alessandro, Prenda and Woodcrest), hilly terrain and other natural features. To preserve the area's natural beauty, only very-low-density residential uses have been permitted; the majority of land in the area has been designated as Estate Residential and Hillside Residential"*.

Specifically, Objective LU-33 and Policy LU-33.2 pertain to development within the Alessandro Heights neighborhood and provide guidance for future development to ensure the natural features within this area are protected to the extent feasible.

- Objective LU-33: Protect and preserve the natural features of Alessandro Heights while continuing to provide opportunities for residential development compatible with the natural environmental features of the area.
- Policy LU-33.2: Maintain the low-density, large-lot character of the neighborhood through appropriate zoning.

The density proposed by the project would be consistent with the RC zoning designation and support both Objective LU-33 and Policy LU-33.2 as defined above. As designed, the project would yield an average lot size of 1.99 acres, where the RC zoning designation requires a minimum average lot size of 2 acres; thus, a condition of approval will be recommended requiring the proposed private cul-de-sac dimensions be reduced to the minimum standard width in order to increase the overall average lot acreage to more than 2 acres.

The applicant has requested approval of three variances and a Subdivision Code modification for the proposed project. A variance is a deviation from development standards provided in the Zoning Code (Title 19), whereas a modification is a deviation from the standards provided in the Subdivision Code (Title 18). In this case, Chapter 19.100 provides the development standards for projects proposed within the RC zoning district. Chapter 19.720 of the City of Riverside Zoning Code defines the findings of fact that must be made as part of the process for reviewing and granting a variance request. Chapter 18.210 provides the minimum improvement standards for the subdivision of property citywide. Chapter 18.230 defines the findings of fact that must be made in order to approve a modification. The proposed variances and modification are defined below followed by the findings of fact required and justification for granting the variances proposed:

- A. Allow Lots 7 & 8 to vary from the two-acre minimum lot size requirement when the average natural ground slope is in excess of 15% (Chapter 19.100.50 (A)(3)(b));
- B. Allow Lot 1 to be configured as a corridor access lot (Chapter 18.210.080 (E); and
- C. Allow Lot 2 to provide less than 130 feet of lot frontage at the front setback line Chapter 19.100.50 (A)(3)(b) .

As proposed and conditioned, the project would meet the intent of the City of Riverside General Plan and development standards that would facilitate compliance with the Municipal Code. The proposed project would be compliant with goals, objectives and policies contained in the General Plan that pertain to the proposed use on the subject property.

Riverside Municipal Airport is located 4.3 miles northwest of the site and is the closest airport. The project site is not located within the Riverside Airport Influence Area, within 2 miles of a public use airport or in proximity to a private airstrip. The project is approximately 5.5 miles northwest of the March Air Reserve Base. Per the *March Air Reserve Base/Inland Port Airport*

Land Use Compatibility Plan (adopted November 2014), the project site is located within Compatibility Zone D. Zone D is referred to as a flight corridor buffer and has no restrictions on residential development. The project received ALUC approval in 2004 when initially proposed and approved again at the (insert month/day) hearing.

With approval of the project as conditioned, including the requested variances and modification under the procedure established in the Zoning and Subdivision Codes, **no impact** would occur under this threshold.

c) The City of Riverside is a signatory to the Western Riverside MSHCP (September 2007) as referenced above. With the implementation of Mitigation Measures BIO-1 and BIO-2, impacts would be **less than significant** under this threshold.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XI. <u>MINERAL RESOURCES</u> --				
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"/>
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"/>

a, b) Per the City of Riverside General Plan Update, quarrying operations have not been active for decades and most extraction sites are now beyond the urban periphery. The area between Market Street and Mission Boulevard between the Santa Ana River and Lake Evans is a state-classified mineral resource zone (MRZ-2). As shown in the Riverside County Integrated Plan, areas in the Sphere of Influence and areas located generally within the eastern half of the City are designated MRZ-3; indicating that the area contains known or inferred mineral occurrences of undetermined mineral resource significance. Areas within the City contain deposits of feldspar, silica, limestone and other rock products. The project is not located within or in proximity to a MRZ. The proposed project would not require excavation of mineral resources nor would construction result in the loss of availability of any known regional or local mineral resources. Therefore, **no impact** to mineral resources would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. <u>NOISE</u> – 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"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Noise levels (or volume) are generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound power levels consistent with the human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Sound pressure level is measured on a logarithmic scale with the 0 dB level based on the lowest

detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dB, and a sound that is 10 dB less than the ambient sound level has no effect on ambient noise. Because of the nature of the human ear, a sound must be about 10 dB greater than the reference sound to be judged as twice as loud. In general, a 3 dB change in community noise levels is noticeable, while 1-2 dB changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while those along arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations.

In addition to the instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (L_{eq}). The L_{eq} is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically, L_{eq} is summed over a one-hour period.

The time period in which noise occurs is also important since noise that occurs at night tends to be more disturbing than that which occurs during the daytime. Two commonly used noise metrics – the Day-Night average level (L_{dn}) and the Community Noise Equivalent Level (CNEL) recognize this fact by weighting hourly L_{eq} over a 24-hour period. The L_{dn} is a 24-hour average noise level that adds 10 dB to actual nighttime (10:00 PM to 7:00 AM) noise levels to account for the greater sensitivity to noise during that time period. The CNEL is identical to the L_{dn} , except it also adds a 5 dB penalty for noise occurring during the evening (7:00 PM to 10:00 PM).

Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called ground borne noise. Ground borne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors. Ground-borne vibration related to human annoyance is generally related to velocity levels expressed in vibration decibels (VdB). However, construction-related groundborne vibration in relation to its potential for building damage can also be measured in inches per second (in/sec) peak particle velocity (PPV) (Federal Transit Administration, May 2006). Based on the FTA's *Transit Noise and Vibration Impact Assessment* and the California Department of Transportation's 1992 *Transportation-Related Earthborne Vibration, Technical Advisory*, vibration levels decrease by 6 VdB with every doubling of distance.

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Residences, hospitals, schools, guest lodging, libraries, and parks are most sensitive to noise intrusion; and therefore, have more stringent noise exposure standards than commercial or industrial uses that are not subject to impacts such as sleep disturbance. Sensitive land uses generally should not be subjected to noise levels that would be considered intrusive in character. Therefore, the location, hours of operation, type of use, and extent of development warrant close analysis in an effort to ensure that noise sensitive receptors are not

substantially affected by noise.

Noise Standards

Federal Noise Policies. There are no federal noise requirements or regulations that apply directly to the City of Riverside. However, there are federal regulations that influence the audible landscape, especially for projects where federal funding is involved. For example, the FHWA requires abatement of highway traffic noise for highway projects through rules in the Code of Federal Regulations (23 CFR Part 772), the Federal Transit Administration (FTA), and Federal Railroad Administration (FRA). Each agency recommends thorough noise and vibration assessments through comprehensive guidelines for any highway, mass transit, or high-speed railroad projects that would pass by residential areas.

Federal Vibration Policies. The Federal Transit Administration (FTA) has published guidelines for assessing the impacts of groundborne vibration associated with construction activities, which have been applied by other jurisdictions to other types of projects. The FTA measure of the threshold of architectural damage for non-engineered timber and mason buildings (e.g., residential units) is 0.2 in/sec PPV. The threshold of perception of vibration is 0.01 in/sec PPV (Federal Transit Administration, Office of Planning and the Environment, 2006).

State Noise Policies. Title 24, Section 3501 et. seq. of the California Code of Regulations codifies California Noise Insulation Standards. This code section uses the Community Noise Equivalency Level (CNEL) as its primary noise evaluation measurement. The CNEL measurement assesses noise variation during different times of the day for the purposes of averaging noise over a 24-hour period. Essentially, CNEL takes average sound levels at an observation point and adds a weighted penalty to those sounds that occur during the evening (+5 dBA) and nighttime hours (+10 dBA). An interior noise level of 45 dBA CNEL is often considered the desirable noise exposure level for single-family residential units. An exterior noise level of 65 dBA is generally considered an acceptable level for residential and other noise-sensitive land uses.

State Vibration Policies. There are no state standards for traffic-related vibrations. California Department of Transportation's (Caltrans) position is that highway traffic and construction vibrations generally pose no threat to buildings and structures. For continuous (or steady-state) vibrations; however, Caltrans considers the architectural damage risk level to be somewhere between 0.2 and 2.0 inches/second (California Department of Transportation, 2013).

City of Riverside Noise Ordinance. Chapter 7.35 of the Riverside Municipal Code prohibits the operation of any tools or equipment used in construction, drilling, repair, alteration, grading or demolition work between the hours of 7:00 p.m. and 7:00 a.m. on week days and between 5:00 p.m. and 8:00 a.m. on Saturdays or at any time on Sunday or federal holidays. Construction that occurs weekdays between 7:00 a.m. and 7:00 p.m. and between 8:00 a.m. and 5:00 p.m. on Saturday's is exempt from regulation.

Per Chapter 7.25, Table 7.25.010A, of the Riverside Municipal Code, the maximum allowable exterior noise level at residences is 55 dBA from 7 a.m. to 10 p.m., and 45 dBA from 10 p.m. to 7 a.m.

a) **Construction Noise.** Temporary, construction-related noise would occur during construction of the proposed project. The noise levels associated with the operation of common construction equipment are shown in Table 7. The noise levels are provided for reference purposes; not all equipment shown would be used for the proposed project. Noise levels are expected to occur within the ranges shown.

Table 7
Typical Construction Equipment Noise Levels

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50 feet)	Maximum Sound Levels for Analysis (dBA at 50 feet)
Pile Driver 12,000 to 18,000 ft-lb/blow	81-96	93
Rock Drills	83-99	96
Jack Hammers	75-85	82
Pneumatic Tools	78-88	85
Pumps	74-84	80
Scrapers	83-91	87
Haul Trucks	83-94	88
Cranes	79-86	82
Portable Generators	71-87	80
Rollers	75-82	80
Dozers	77-90	85
Tractors	77-82	80
Front-End Loaders	77-90	86
Hydraulic Backhoe	81-90	86
Hydraulic Excavators	81-90	86
Graders	79-89	86

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50 feet)	Maximum Sound Levels for Analysis (dBA at 50 feet)
Air Compressors	76–89	86
Trucks	81–87	86
Trencher	73-80	80

Source: Bolt, Beranek & Newman, Noise Control for Buildings and Manufacturing Plants, 1987.

dBA = A-weighted decibels, ft-lb/blow = foot-pounds per blow

Construction of the proposed improvements may utilize dozers, tractors, loaders, trucks and a variety of other types of equipment as individual phases of the construction process progress. No blasting, pile-driving or deep excavation is anticipated for the project. Noise levels associated with the equipment commonly used will range from 80 to 88 dBA at 50 feet from the source. A doubling of sound energy yields an increase of three decibels, so multiple pieces of equipment operating together may cause relatively small but noticeable increases in noise levels above that associated with one piece of equipment. Assuming two pieces of construction equipment, each producing a noise level of 88 dBA, are operating at one time on the site, the worst-case combined noise level during the site preparation phase of construction is an estimated 91 dBA at a distance of 50 feet from the active construction area.

The nearest sensitive property are single family residences that range from 50 to 100 feet north of the property line. Construction noise may be audible at the nearest residences neighboring the site. While noise levels are likely to exceed 55 dBA during periods when construction equipment is operating close to the northern property line. As referenced, Chapter 7.25 of the Riverside Municipal Code allows construction activities between the hours of 7:00 a.m. and 7:00 p.m. weekdays and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. Construction occurring consistent with these provisions is exempt from regulation. While not anticipated, if blasting is required during excavation, a blasting permit would be obtained from the City of Riverside per Section 17.28 (F) of the RMC to determine appropriate methods for conducting this activity. Thus, noise impacts during construction of each phase would be **less than significant**.

Operational Noise. Operation of the proposed project would generate noise associated with vehicle traffic. To gather data on the general noise environment at the project site, one weekday morning 15-minute noise measurement was taken on October 10, 2017. The monitoring location is located near the project entrance at the east end of Talcey Terrace. The measurement was taken using an ANSI Type II integrating sound level meter. The predominant noise source was traffic on Overlook Parkway. The temperature during monitoring was 80 degrees Fahrenheit with no perceptible wind. The Leq during monitoring was 38.4 dBA.

Exterior. Traffic is the primary noise source that would be generated by the proposed project. Thus, whether a traffic-related noise impact would occur is based on whether project traffic, when added to the existing traffic, would cause the Leq to noticeably increase (+3 dBA) or exceed the 55-dBA exterior standard referenced in the Riverside Municipal Code. For a noticeable increase to occur, the sound energy (i.e., traffic volumes or speeds) would need to double. Existing noise levels are under the day- and nighttime requirement (55 and 45 dBA, respectively) for residential areas as defined in the municipal code. At 8 units, the project would not increase traffic on Overlook Parkway, Golden Star Avenue or Talcey Terrace enough to have a perceptible impact on sound levels at receivers nearest the site. Because the project would not noticeably increase noise levels off-site over ambient conditions, a **less than significant** impact would occur under this threshold.

b) Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas noise is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise; e.g., the rattling of windows from truck pass-by events. This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, groundborne vibration generated by manmade activities attenuates rapidly as vibration rapidly diminishes in amplitude with distance from the source. In the U.S., the ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB).

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. If a roadway is smooth, the groundborne vibration from traffic is barely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

Construction activity on the project site would be temporary and any vibration would likely not persist for long periods. Assuming vibration levels would be similar to those associated with a large bulldozer, typical groundborne vibration levels would be 87 VdB at 25 feet, 81 VdB at 50 feet, and 75 VdB at 100 feet, based on the Federal Transit Administration's (FTA's) *Transit Noise and Vibration Impact Assessment* (May 2006) as shown in Table 7.

Construction activities that typically generate substantial groundborne vibration include deep excavation and pile driving. Based on the proposed scope of improvements, this type of construction activity is not expected. General construction associated with the project would be confined to the project site and consist of grading and excavation for building footings. It would be temporary in duration. The closest single-family residence to the site is located approximately 200 feet to the north of the property line. Based on the information presented in Table 8, vibration levels would not be perceptible at the nearest receiver during construction assuming a bulldozer is the heaviest piece of equipment used during grading or site clearing.

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

Table 8
Typical Vibration Source Levels for Construction Equipment

Equipment	Approximate VdB				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	87	81	79	77	75
Loaded Trucks	86	80	78	76	74
Jackhammer	79	73	71	69	67
Small Bulldozer	58	52	50	48	46

Source: Federal Railroad Administration, 1998

Given the distance between the construction area and the residences, would not exceed the groundborne velocity threshold level of 72 VdB for residences and/or buildings where people sleep as discussed above. Maximum vibration levels could be 81 VdB at 50 feet from the source.

As referenced, Chapter 7.25 of the Riverside Municipal Code allows construction activities between the hours of 7:00 a.m. and 7:00 p.m. weekdays and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. Construction occurring consistent with these provisions is exempt from regulation. Construction occurring consistent with these provisions is exempt from regulation. Thus, vibration occurring during construction of each phase would be **less than significant**.

c) The existing noise environment at the project site consists primarily of traffic on Overlook Parkway. Post construction, the project would contribute similar noise sources to the existing ambient environment. As referenced above, the proposed project would negligibly increase traffic within the surrounding road network with the greatest concentration on Talcey Terrace at the project site. As discussed, the project would not generate enough traffic to noticeably increase sound levels at residences nearest the site. The addition of project traffic would have no perceptible effect on noise levels as described above. Impacts would be **less than significant**.

d) As referenced, construction noise may be audible at the neighboring residences. As referenced, Chapter 7.25 of the Riverside Municipal Code allows construction activities between the hours of 7:00 a.m. and 7:00 p.m. weekdays and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. Construction occurring consistent with these provisions is exempt from

regulation. Thus, noise impacts during construction of each phase would be **less than significant**.

e-f) As referenced, Riverside Municipal Airport is located 4.3 miles northwest of the site and is the closest airport. The project site is not located within the Riverside Airport Influence Area, within 2 miles of a public use airport in proximity to a private airstrip. The project is approximately 5.5 miles northwest of the March Air Reserve Base. Per the *March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan* (adopted November 2014), the project site is located with Compatibility Zone D. Zone D is referred to as a flight corridor buffer and has no restrictions on residential development. While some overflights may occur and be audible, the proposed project would experience noise levels any greater than what occurs in neighboring residential areas. **No impact** would occur under this threshold.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. POPULATION AND HOUSING –				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>

a) The proposed project consists of 8 single-family residences and provide housing for approximately 23 residents. The proposed project would not require the removal of housing to accommodate improvements. The project would house new residents at densities consistent with the applicable Zoning and General Plan Land Use Designations. Typical densities envisioned in the General Plan are depicted in Tables LU-3 and LU-5. Within areas designated Hillside Residential, maximum density is 0.63 units per acre. The project would not induce population growth directly as a result of new development or indirectly through the extension of utility infrastructure to a currently unserved area. All improvements would occur on the project site and adjacent street. **No impact** related to population growth would result from project implementation.

b, c) The project site is vacant. Project implementation would not result in the removal of existing housing or the displacement of residents that would require the construction of replacement housing elsewhere. **No impact** would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a (i-v) The City of Riverside Fire Department provides fire and emergency medical services to the City of Riverside. Fire Station 10 is the nearest station to the project site. It is located at 2590 Jefferson Street approximately 2 miles west of the site. Like any development project, the project may increase demand for fire service; however, the project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the General Plan 2025 FPEIR. Further, the project would be designed and constructed consistent with applicable codes and standards for access and fire suppression infrastructure. The project would not require the construction of a new fire station to maintain service ratios.

Law enforcement services are provided by the City of Riverside Police Department. The Police Department Field Operations Division is headquartered at the Lincoln Station which is located at 8181 Lincoln Avenue. The Field Operations Division is the largest division of the Police Department and provides first response to all emergencies, performs preliminary investigations, and provides basic patrol services to the City of Riverside. The Field Operations Division has approximately 130 sworn officers, 24 Sergeants, 6 Lieutenant Watch Commanders, 1 Executive Lieutenant, 1 Traffic Lieutenant and a civilian support staff. Officers are assigned to one of four Neighborhood Policing Centers (NPC) within the City of Riverside.

The project could potentially increase demand for law enforcement services by increasing activity in the area. However, the project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the GP 2025 FPEIR. The

project would not require the construction of new or expanded Police Department facilities.

The nearest school operated by the Riverside Unified School District is Washington Elementary School located at 2760 Jane Street, Riverside, CA approximately 1.5 miles northwest of the site. Gage Middle School is located at 6400 Lincoln Avenue, Riverside, CA approximately 2 miles northwest of the site. The project would house approximately 23 new residents but it is not anticipated to affect demand for school services or require the construction of new schools. The payment of impact fees will offset any school impact related to increased enrollment associated with the project.

The Riverside Library System Casa Blanca Branch provides library services to city residents. The library is located at 2985 Madison Street in the City off Riverside. The project would add approximately 23 new residents; however, this increase is not expected to affect demand for library services. No new or expanded library services would be required.

Washington Park is the nearest park to the project site. It is located at 2769 Mary Street in Riverside, approximately 1.5 miles northwest of the project site. Further, the Golden Star Park Site, which is planned for the future construction of a 19-acre public park, is located at 1739 Bradley Street, approximately 1.5 miles southwest of the project site. The project would increase the population (23 residents) of Riverside which may affect demand for park facilities. The project would not remove park or recreational facilities that would require replacement elsewhere. With the payment of impact fees for each unit, the project would cover any fair share costs for the provision of park resources necessary to meet City demand.

The project would not require the provision of new or physically altered governmental facilities to maintain acceptable levels of service. As noted, an increase in demand for fire, police or other services may occur. This would be **less than significant**. **No impact** would occur to school or recreation services.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

a-b) The project would be an 8-lot single-family residential development. The project would contribute to an increase in the City of Riverside population which may affect demand for recreational resources. As referenced in Section XIV (Public Services), the project would be required to pay an impact fee per unit to cover improvements to recreational resources. The project does not include recreational facilities or the expansion of existing facilities that may adversely affect the environment. With the payment of impact fees, a **less than significant** impact would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVI. <u>TRANSPORTATION / TRAFFIC</u> --				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing a measure 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVI. TRANSPORTATION / TRAFFIC --

Would the project:

otherwise substantially decrease the performance or safety of such facilities?

a-b) As discussed in the City of Riverside *Traffic Impact Analysis Preparation Guide* (Exhibit A) (January 2016), single-family residential projects with 10 units or less are generally exempt from the preparation of a traffic impact study. Thus, no further traffic analysis is required for the proposed project. The project would not generate enough traffic to adversely impact the Level of Service (LOS) at the intersections serving the site (i.e., Talcey Terrace/Brandon Court and Gold Star Avenue). While the project would generate traffic, it would not adversely affect applicable congestion management programs, transit, pedestrian or bicycle facilities. Impacts to traffic operations and circulation would be **less than significant**.

c) Riverside Municipal Airport is located 4.3 miles northwest of the site and is the closest airport. There are no private airstrips in proximity to the site. The proposed project would not change air traffic patterns, increase the number of flights, impose any additional safety risks for airport operations, or necessitate a change in location for the airfield. The project is approximately 5.5 miles northwest of the March Air Reserve Base. Per the *March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan* (adopted November 2014), the project site is located with Compatibility Zone D. Zone D is referred to as a flight corridor buffer and has no restrictions on residential development. **No impact** would occur.

d) Road improvements would be limited to the construction of one point of ingress/egress on the project site. The site would be accessed from Talcey Terrace. All construction would occur consistent with city standards. Project design would not increase hazards. **No impact** would occur.

e) The proposed project would not alter emergency access routes. The site is accessed via Talcey Terrace. The proposed private street extending southerly from the terminus of Talcey Terrace would provide access for residents, visitors and emergency service vehicles. No project activity would impair emergency access to the area. **No impact** would occur.

f) The project would be consistent with the current General Plan designation for the project site. No inconsistencies with General Plan Circulation Element policies would occur. **No impact** would occur under this threshold.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. TRIBAL CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resource Code section 21074 as either a site, feature, place cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historic Places, or in a local register of historical resources as defined in Public Resource Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) As required under AB 52, the City of Riverside sent consultation notices to Native American tribal representatives regarding the proposed project. Tribal consultation also occurred				

during preparation of the *Phase I Cultural Resources Inventory of Tract 37392, APN 243-210-037 & 041*, as referenced in Section V of this Initial Study. With implementation of Mitigation Measures CUL-1 through CUL-3, potentially significant impacts to Tribal Cultural Resources would be reduced to **less than significant**.

- b) The *Phase I Cultural Resources Inventory of Tract 37392, APN 243-210-037 & 041*, did not identify the presence of significant resources on-site pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. However, as addressed in Section V, *Cultural and Historic Resources*, Native American Tribes consulted during the review process for the proposed project have expressed concern regarding potential impact to site 33-003483 and have requested it be relocated on-site prior to grading. The applicant has agreed to relocate this feature to a portion of the open space easement to be recorded for the site. This is addressed in Mitigation Measure CUL-2. Impacts to Tribal Cultural Resources would be **less than significant**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS -- 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"/>
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"/>
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"/>
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"/>
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"/>
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"/>
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"/>

a-b, e) Wastewater would be conveyed to existing sewer lines located along Overlook Parkway to the Regional Water Quality Control Plant located at 5950 Acorn Street in Riverside, CA, approximately 5 miles northwest of the site. The RWQCP provides preliminary, primary, secondary, and tertiary treatment for a rated capacity of approximately 40 million gallons per day (mgd). The City owns and operates a sanitary sewer collection system (collection system) consisting of over 820 miles of sewer lines ranging in size from 4 inches to over 50 inches in diameter with some over 120 years old. There are 19 pump stations located throughout the City that range in size from 100 gallons per minute (gpm) up to 2,000 gpm providing service to those areas of geographic need.

The project would create additional demand on existing facilities. However, per the Integrated Master Plan for Wastewater Collection and Treatment Facilities (2008), projected flows through 2025 would be 52.2 mgd daily. The project is consistent with the General Plan and zoning; thus, wastewater volumes could be accommodated within flows projected for planning purposes. A **less than significant** impact would occur.

c) As discussed in the project description and Section IX, *Hydrology and Water Quality*, all stormwater would be collected and retained on-site in basins. Potential environmental impacts caused by construction of the on-site collection and conveyance system are evaluated as part of the overall project. No impact in addition to those evaluated would occur. Impacts would be **less than significant**.

d) The project site is located in the City of Riverside RPU service area. RPU's potable distribution system consists of approximately 940 miles of pipeline ranging from 2 to 72 inches in diameter. The RPU has sixteen reservoirs with a storage volume of approximately 108 million gallons. Water demand projections as calculated by CalEEMod 2016.3.1 (see Appendix A) is 0.73 million gallons annually or 2,000 gallons per day. The proposed project would be required to comply with federal, State and local plans, policies and regulations and Executive Order B-29-15, which requires reduction of potable water use during construction and implementation of Best Management Practices for new development concerning water conservation, both for potable and non-potable uses. Chapter B.3 of the RRG-CAP contains measures that can be implemented to reduce water consumption and related energy costs associated with water reclamation and transport.

Potable water would be provided by RPU. Per the 2010 Urban Water Management Plan, water demand within the service area was 63.2 mgd in 2015. Demand is expected to increase to 74,600 acre feet by 2020 and 86,000 acre feet by 2035. For planning purposes, supply is projected to be 143,226 acre feet. Future supply is expected to exceed demand. The project would minimize water demand by installing low flow fixtures and drought tolerant landscaping. Further, landscaping would be required to comply with the City of Riverside Water Efficient Landscape and Irrigation Ordinance (Chapter 19.570 RMC). The purpose of this ordinance is to reduce potable water demand through the implementation of regulatory controls affecting landscape design in the City of Riverside. With implementation of this ordinance, potable water demand

would be further reduced. No new water entitlements would be necessary to serve the project. A **less than significant** impact would occur.

f) The proposed project would generate construction/demolition waste (CDW) as well as ongoing domestic waste from the commercial uses on-site. Solid waste generated in the City of Riverside is collected by the City of Riverside or Burrtec, Inc. and disposed of in county landfills. The nearest landfill is Badlands Landfill located in Moreno Valley, California. However, it is at or nearing capacity with closure expected by 2022. Thus, solid waste generated by the proposed project would likely be disposed of at the Lamb Canyon landfill. Prior to reaching the landfill, waste would likely be taken to the Agua Mansa Transfer Station/Material Recovery Facility in Jurupa Valley, CA, for consolidation and transport to the sanitary landfill. The Project site is located approximately 24 miles west of the Lamb Canyon Landfill which is located at 16411 Lamb Canyon Road, in Beaumont, California. The landfill is owned and operated by Riverside County Department of Waste Resources. The landfill property area consists of approximately 1,189 acres, including 580.5 acres total permitted area, of which 144.6 acres are permitted for solid waste disposal. The current permitted refuse disposal area includes approximately 74 acres of unlined area and approximately 70.6 acres of lined area. The landfill has a permitted capacity of 5,000 tons per day and has an estimated disposal capacity of 15.646 million tons. As of January 1, 2013, the facility had 7.616 tons of remaining disposal capacity. The disposal capacity is expected to last through the year 2021.

It is presumed that construction waste would be comprised of concrete, metals, wood, landscape and typical domestic material. The California Integrated Waste Management Act (CIWMA) of 1989 mandates that all cities and counties in California reduce solid waste disposed at landfills generated within their jurisdictions by 50% and has a long-term compliance goal of 70%. CDW associated with the proposed project will be recycled to the extent practicable with the remainder sent to a landfill. The construction debris would be processed and recycled or sent to the landfill.

Cal Recycle estimates that an average single-family residence generates approximately 12 pounds daily, or 2.19 tons annually. Assuming 8 residences are constructed, a total of 17.5 tons of solid waste would be generated annually by the project (Cascadia Consulting Group, 2006). Assuming 50% is recycled, a total of 1 ton would go to the landfill annually. Assuming Lamb Canyon receives the waste, this would increase the total volume of material going to landfill daily by well under 1 percent. A **less than significant impact** would occur under this threshold.

g) The applicant and project contractor will comply with all local, state, and federal requirements for integrated waste management (e.g., recycling, green waste) and solid waste disposal as required by the CIWMA of 1989. **No impact** would occur under this threshold.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> —				
a) Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) The project would be constructed on an undeveloped site and will permanently impact approximately 0.90 acre of disturbed Riversidean sage scrub and 6.90 acres of non-native grassland. The project will also impact 6.42 acres of disturbed/developed areas. A focused burrowing owl survey would be required prior to ground disturbance to avoid impacts to this species. With implementation of Mitigation Measures BIO-1 and BIO-2, no significant impacts				

to plant or animal species would occur with project implementation.

The project site contains one recorded cultural resource (33-003483). While overall the site was determined to have low sensitivity to cultural or paleontological resources, Native American Tribes consulted during the review process for the proposed project have expressed concern regarding potential impact to site 33-003483 and have requested it be relocated on-site prior to grading. The applicant has agreed to relocate this feature to a portion of the open space easement to be recorded for the site. This is addressed in Mitigation Measure CUL-2. Impacts to historic and Tribal Cultural Resources would be **less than significant** with the implementation of Mitigation Measures CUL-1 through CUL-3.

b) The proposed project would provide a new residential development. Construction of the project would occur consistent with state and local regulations regarding the type of project proposed. This would be consistent with the state's long-term environmental goals by providing new housing consistent with applicable regulations. **No impact** would occur.

c) As presented in the discussion of environmental checklist Sections I through XVIII, the project would have no impact or a less than significant impact with respect to all environmental issues. With mitigation measures, potentially significant biological and cultural resource impacts would be reduced to **less than significant**. Based on the limited scope of direct physical impacts to the environment associated with the proposed project, the impacts are project-specific. Consequently, the project along with other cumulative projects would result in a **less than significant** cumulative impact with respect to all environmental issues.

d) In general, impacts to human beings are associated with air quality, hazards and hazardous materials and noise. As presented in the environmental checklist discussions, the project would have no impact or a less than significant impact with respect to these environmental issues. Therefore, the project would have a **less than significant** impact on human beings.

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South Coast AQMD. *Air Quality Management Plan*, 2007.

Southern California Association of Government. *Regional Transportation Plan*, April 2016.

MITIGATION MONITORING AND REPORTING PROGRAM

The Final Initial Study-Mitigated Negative Declaration identifies the mitigation measures that will be implemented to reduce the impacts associated with the Alabbasi Compound Project. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code:

... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The City of Riverside as the lead agency will be primarily responsible for monitoring and reporting the implementation of the mitigation measures.

Alabbasi Compound Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Responsible Monitoring Party	Monitoring Action	Implementation Schedule	Verification of Completion	
					Check Box	Date
Biological Resources						
BIO-1	Mitigation Measure BIO-1: A qualified biologist will conduct a pre-construction presence/absence survey for burrowing owls within 30 days prior to site disturbance. If burrowing owls are detected onsite and may be affected by the project, avoidance measures shall be developed in compliance with the MSHCP and subject to the approval of the Western Riverside Regional Conservation Authority and wildlife agencies.	Community & Economic Development Department, Planning Division; Public Works Department	Perform survey not more than 30 days in advance of construction.	Not more than 30 days in advance of ground disturbing activities. Applicant to provide a report of other evidence of completion to the City of Riverside Planning Division prior to issuance of a Grading Permit.		
BIO-2	Mitigation Measure BIO-2: As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as February 1 through September 15. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests based on his/her judgement, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.	Community & Economic Development Department, Planning Division; Public Works Department	Perform survey not more than 3 days in advance of construction.	Not more than 3 days in advance of ground disturbing activities. Applicant to provide a report of other evidence of completion to the City of Riverside Planning Division.		
Cultural Resources						

Alabbasi Compound Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Responsible Monitoring Party	Monitoring Action	Implementation Schedule	Verification of Completion	
					Check Box	Date
CUL-1	Mitigation Measure CUL-1 Changes to Project: Prior to Grading Permit issuance, if there are any changes to Project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City and interested tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the Project site. The City and the Applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the Project site if the site design and/or proposed grades should be revised.	Community & Economic Development Department, Planning Division	Verification of implementation in the field prior to grading and construction. Consultation logs showing Applicant's effort to contact consulting tribes and the outcome of any such consultation.	Prior to site disturbance and grading if the project site design and/or proposed grades change from what has been approved.		
CUL-2	Mitigation Measure CUL-2: Archaeological Monitoring: At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the Project Applicant shall retain a Secretary of the Interior's Standards-qualified Project Archaeologist to manage the monitoring of all ground-disturbing activities in an effort to identify any unknown archaeological resources.	Community & Economic Development Department, Planning Division; Public Works Department; Project Biologist; Qualified Archaeological	Archaeological Monitoring Plan. Evidence that a qualified Archaeological Monitor has been retained by Applicant shall be provided to the city (i.e., signed contract). Removal and Relocation Plan.	At least 30 days prior to application for a grading permit.		

Alabbasi Compound Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Responsible Monitoring Party	Monitoring Action	Implementation Schedule	Verification of Completion	
					Check Box	Date
	1. The Project Archaeologist, in consultation with consulting tribe(s), the Developer and the City, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:	Monitor				
	a. Project grading and development scheduling;					
	b. The development of a rotating or simultaneous schedule in coordination with the Developer and the Project Archaeologist for designated Native American Tribal Monitors from the Consulting Tribe(s) 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. Plan for the controlled grading within 50 feet of the boundaries of identified resources. Grading within 50-feet of these sites shall be conducted using					

Alabbasi Compound Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Responsible Monitoring Party	Monitoring Action	Implementation Schedule	Verification of Completion	
					Check Box	Date
	<p>controlled grading techniques. Large indiscriminate grading equipment shall not be used, and the controlled grading technique shall be reviewed by the Project Archaeologist, in consultation with the Consulting Tribe(s), the Developer, and the City. The Project Archaeologist and Native American Tribal Monitors shall ensure that the grading efforts in these areas are conducted in a manner that allows for the identification of subsurface cultural resources. Any resources observed shall be addressed in accordance with MM-CUL-3 below;</p> <p>d. The determination by the Project Archaeologist, Project Biologist, Developer, City and Consulting Tribe(s) as to the scope, methods and suitable relocation site(s) for CA-RIV-33-003483. This Removal and Relocation Plan shall be reviewed and approved by City Staff prior to commencement of work. Relocation shall be mutually agreed upon and completed to the satisfaction of all parties prior to commencement of mass grading. The relocated features will be placed in an area that will be preserved in perpetuity, so that no</p>					

Alabbasi Compound Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Responsible Monitoring Party	Monitoring Action	Implementation Schedule	Verification of Completion	
					Check Box	Date
	<p>future disturbances will occur; and</p> <p>e. The protocols and stipulations that the Developer, City, Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</p>					
CUL-3	<p>Mitigation Measure CUL-3: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project, the following procedures will be carried out for treatment and disposition of the discoveries:</p> <p>1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the Project Archaeologist. The removal of any artifacts from the Project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and</p>	Community & Economic Development Department, Planning Division; Public Works Department; Qualified Archaeological Monitor; Applicant; Consulting Tribes	Report documenting discovery and disposition of any discovered Native American cultural resources. If resources are discovered and curated, a copy of the curation agreement shall be provided to the City. Completed Phase IV Monitoring Report.	As needed during construction. Phase IV Monitoring Report shall be submitted and accepted prior to final inspection of rough grading.		

Alabbasi Compound Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Responsible Monitoring Party	Monitoring Action	Implementation Schedule	Verification of Completion	
					Check Box	Date
	2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community & Economic Development Department with evidence of same:					
	a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;					
	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					

Alabbasi Compound Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Responsible Monitoring Party	Monitoring Action	Implementation Schedule	Verification of Completion	
					Check Box	Date
	<p>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:</p> <p>c. If more than one Native American tribe or band is involved with the Project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center by default; and</p> <p>d. At the completion of grading, excavation and ground disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a</p>					

Alabbasi Compound Initial Study-Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Responsible Monitoring Party	Monitoring Action	Implementation Schedule	Verification of Completion	
					Check Box	Date
	confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center and interested tribes.					

To: Members of the Development Review Committee

From: Friends of Riverside's Hills, 4477 Picacho Dr, Ca 92507 email: Watkinshill@juno.com

Re: TM P17-0929 & associated variances

23 Mar. 2018

Friends of Riverside's Hills is a non-profit 501(c)(3) organization dedicated to maintaining and enhancing the quality of life in the greater Riverside area by maximizing the preservation of the region's scenic hills, ridgelines, arroyos, and wildlife areas. As such, we are particularly interested in upholding the principles contained in the voter-approved Proposition R and Measure C that imposed the restrictions of the RC zone on all land having a slope of greater than 15%.

The proposed development is on 16.79 acre site zoned RC on a hillside sloping down to the Prenda Arroyo. A representative of Friends of Riverside's Hills met with Marwan Al Abbasi on site to discuss the proposed tract map. At present the owner is requesting four variances, two for lot area, one for lot width, and one for a corridor access lot. In our view this is an excessive request, since there do not appear to be sufficient special circumstances to justify all four of these variances; however, we are willing to support this 8-lot map provided that a condition is imposed that no additional variance requests will be considered for any of the lots. This will require that all structures conform to the RC-zone requirement of being a single-story with a 20ft height maximum.

However, Mr Al Abbasi would like to build a number of two-story homes. While this desire is understandable, it is in direct opposition to a principle Prop R/Measure C tenet of preserving Riverside's scenic hills and ridgelines. We discussed various possibilities for compromise and Friends of Riverside's Hills is willing to support the proposal of Mr Al Abbasi that he could combine lots 7 and 8 into a single lot (removing the need for the two lot area variances) and in return would build a two-story 30ft high home on that new lot (which would require a variance to increase the height and a variance to shift to two stories). This new lot, unlike all of the other lots, is relatively hidden from the adjoining open space. We considered carefully Mr Al Abbasi's request for additional height and story variances, but found no possible way to justify them.

It is also important to limit fencing to the graded area of the property (typically at the bottom of any graded slopes) so that the hillside grading ordinance(17.28.020) is followed. It states (in part) that:

"The intent of this provision is to create significant areas of contiguous open space and not to create small, isolated areas of open space."

and that

"The ungraded area must be left in its natural form for the remainder of the site. No native vegetation shall be removed and no non-native vegetation shall be introduced or development of any kind shall be allowed within hillside areas not included as part of the graded pad area. [bold added, see below] The Zoning Administrator shall be responsible to determine the precise boundaries of the non-graded area to be retained as natural open

space and an open space easement shall be recorded over this area. Portions of the nongraded area may be excluded from the natural open space easement by the Zoning Administrator based on factors specific to each lot, including whether the area is isolated from a meaningful area of contiguous open space and the absence of unique topographical or geological features."

On this property, all of the non-graded area is linked to a large area of open space running all the way down to the Prenda Arroyo, and we can see no possible reason for exclusion of any portion of the ungraded area. In our experience, whenever fencing is extended beyond the graded pad into the open space easement , then that area is gradually incorporated into the property as a garden area, often by future owners unaware of the restrictions, and the natural open space value is lost.

The arroyo that runs between this and the adjoining subdivision is a particularly sensitive area that should be placed under a Conservation Easement with professional management jointly financed by the two HOAs.

We request that, at a minimum, the bolded part (above) of the grading ordinance be included in the CC&Rs, plus information regarding the joint management of the Conservation Easement along the project boundary.

Respectfully submitted on behalf of Friends of Riverside's Hills by:

Leonard Nunney (Secretary)

cell: 951 313 5386.