

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: Seeking approval of a tentative tract to subdivide the site into 14 lots for future development of 14 single family homes.

Project Location: South easterly side of the intersection of Victoria & La Sierra Avenues

Assessor's Parcel Number (APN): 136220016-7

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

Variance of lot 5 of TTM 37764 / P19-0380 for lot depth of 136 ft of 0.71 ac lot.

REQUIRED FINDINGS – Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered “yes” and 3 and 4 “no” to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code? Explain in detail.

yes

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? Explain in detail.

yes

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? Explain in detail.

no

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? Explain in detail.

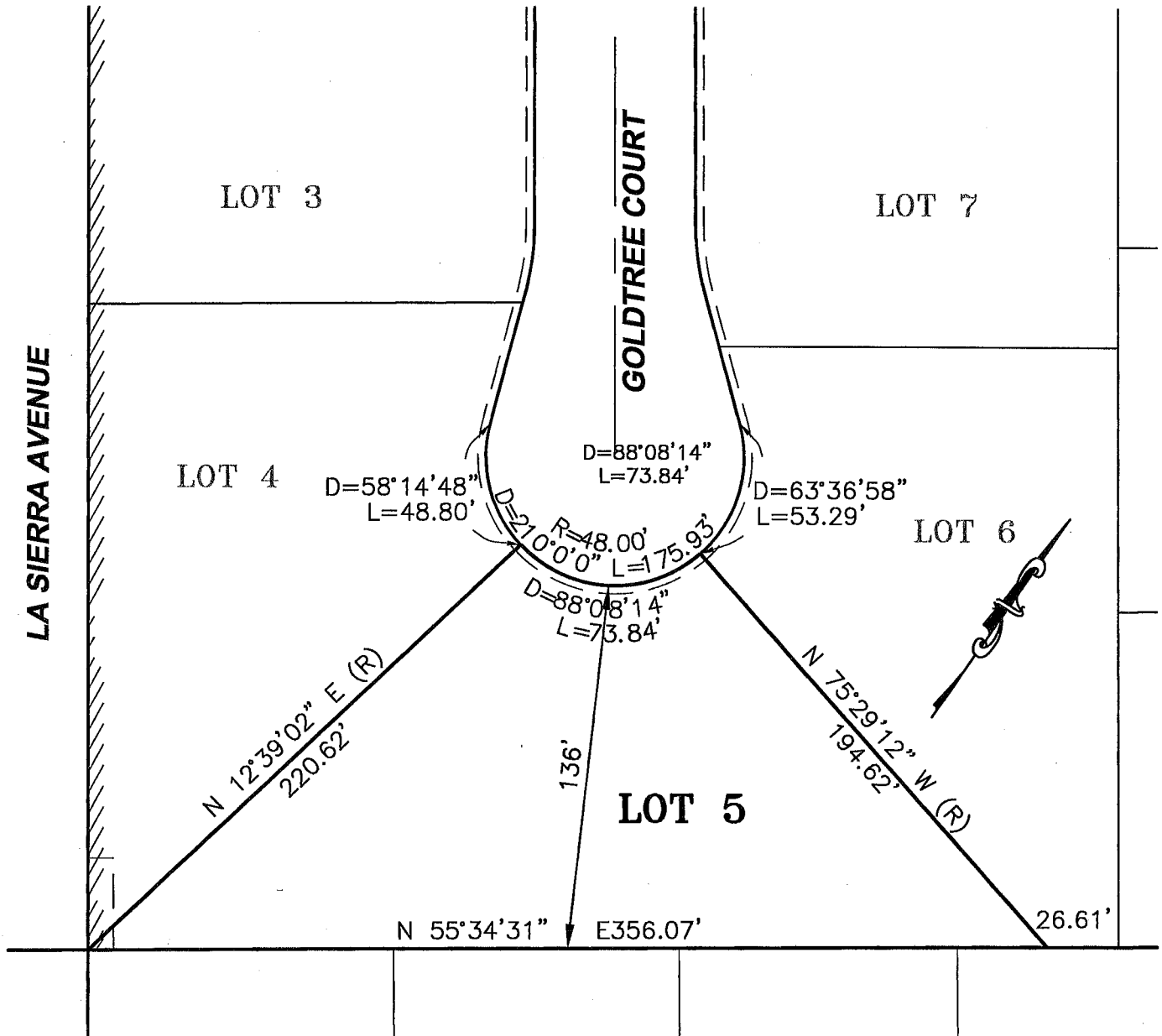
no

1. Lot 5 which is 0.71 ac has a depth of 136 ft, code states it should be 150 ft. The entire site would need to be changed to retrieve the required 150ft depth for this particular lot. It is of sufficient size to seek for a variance of the 150ft depth.
2. The lot size of lot 5 is of more then sufficient size to seek for a variance of the 136ft depth of the lot from the 150 ft depth standard.
3. The granting of the variance will not prove to be materially detrimental to the public welfare because it is 1 lot of 14 lots that we are requesting for the variance of the 150 ft depth standard.
4. The granting of the variance will not be contrary to the objectives of the General Plan, since this is 1 lot of 14 lots that we are requesting a variance. The project is within the standards set by the General Plan.

TTM 37764

EXHIBIT B

BEING A SUBDIVISION OF THAT PORTION OF THE LOT 6 IN BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J. F. MOULTON AND H. B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, IN PROTRACTED SECTIONS 24 AND 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, OF RANCHO EL SOBRANTE DE SAN JACINTO, PER MAP BOOK 1, PAGE 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

DRC P19-0380

SCALE: 1"=60'

DRAWN BY: R.L. DATE: 06/25/19

SUBJECT: VARIANCE



UPDATE TO A MITIGATED NEGATIVE DECLARATION

Introduction and Background

In accordance with the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) (“CEQA”), the State CEQA Guidelines (Cal. Code Regulations, Title 14, Chapter 3 § 15000 et seq.), and the City of Riverside Resolution No. 21106 (Local CEQA Guidelines), the City of Riverside (“City”) as Lead Agency prepared the Initial Study and Mitigated Negative Declaration (IS/MND) for Planning Case P14-0176 – Tentative Tract Map (TTM) 36713 (hereinafter referred to as the 2014 IS/MND). The 2014 IS/MND (included as Appendix A) evaluated the impacts resulting from the development of Tentative Tract Map 36713 (hereinafter the “Original Project”). The 2014 Initial Study and a Mitigation Monitoring and Reporting Program (MMRP) were adopted and the Original Project was approved by the City Planning Commission on December 18, 2014. Subsequent to the Planning Commission approval, the Applicant appealed a condition of approval requiring single story single-family residences on certain lots in TTM 36713. The City Council upheld the appeal on February 24, 2015.

The Original Project’s Standard Planning Condition 59, established a 36 month time frame for satisfaction of the Original Project’s conditions of approval and recordation of TTM 36713. This condition also allows the City Planning Commission to grant up to six one-year time extensions upon the Applicant’s request; provided the request for such an extension is made prior to the expiration date of the map. The condition also states that no time extension may be granted for any applications received after the expiration date of the map. The map was granted 36 months under the original approval from 02-2015 to 02-2018 and was granted an additional one-year time extension under case no. P17-0875 (TE) from February 24, 2018 to February 24, 2019. The map expired on February 24, 2019; therefore, a new application for a tentative map (hereinafter the “Revised Project”) has been submitted. Since approval of a tentative tract map is a discretionary action, the Revised Project is subject to CEQA.

This Update to the 2014 MND has been prepared to document that implementation of the Revised Project would not result in any new or substantially more significant impacts than the Original Project.

Original Project

The Original Project site, which is located in the southwest area of the City (**Figure 1 – Regional Map**¹), encompasses approximately 8.8 acres at the southeast corner of Victoria Avenue/La Sierra Avenue (**Figure 2 – Aerial Map**, and **Figure 3 – USGS Map**). The Original Project would have resulted in 14 residential lots ranging in size from 27,781 to 37,849 square feet (SF). As shown on **Figure 4 – Original Project (Tract No. 37613)**, Lots 1 through 9 would have vehicular access from Goldtree Court (Lot “A”), a new 60-foot wide cul-de-sac. Lots 10 through 14 would take access from Millsweet Place (Lot “B”), which is a partially improved cul-de-sac. No lots would have direct access from Victoria Avenue or La Sierra Avenue. The Street Improvement Plans for the Original Project indicate that the site’s Victoria Avenue frontage would consist of a 10-foot wide decomposed granite (DG)

¹ Figures are in a separate section before the Environmental Checklist

path, consistent with the General Plan 2025 Trails Master Plan and the *Victoria Avenue Ad Hoc Committee Design and Development Standards* for Victoria Avenue. In addition, two rows of existing mature orange trees and a third row of shade trees would be added in accordance with said standards. All of the orange trees on the Original Project site would be removed, except for previously described two rows of trees along Victoria Avenue.

Revised Project

The Revised Project is located on the same site as the Original Project and proposes to subdivide the site into 14 residential lots in the same configuration as the Original Project, with lots ranging in size from 21,781 to 30,797 square feet (P19-0380 (TTM 37764)). Since TTM 36713 expired, a new tentative tract map has been prepared, Tentative Tract Map (TTM 37764). Access from Victoria Avenue would be the same as the Original Project via a new 60-foot wide cul-de-sac and Millsweet Place as shown on **Figure 5 – Tentative Tract Map 37764**. The Victoria street frontage would have the same 10-foot wide DG path with two rows of existing mature orange trees protected in place and a third row of shade trees in compliance with the General Plan 2025 Trails Master Plan and the *Victoria Avenue Ad Hoc Committee Design and Development Standards* for Victoria Avenue. The Revised Project also includes a variance (P19-0480) is to allow Lot 5 of TTM 37764 to have a lot depth of 136 feet, which is approximately 14-feet shorter than minimum lot depth of 150 feet for the R-1-1/2 zone set forth in Table 19.100.040.A of the Riverside Municipal Code.

Environmental Analysis

The environmental analysis for the Revised Project is presented in the Environmental Checklist, which follows the figures. As demonstrated by the analysis in the Environmental Checklist, implementation of the Revised Project will result in no new impacts and no substantial change from the analysis in the 2014 IS/MND.

Findings

Based on the analysis in the Environmental Checklist, the following table presents a summary of the Revised Project's consistency with each condition in Section 15162 of the State CEQA Guidelines.

Table 1 – Section 15162 Conditions and Findings

Section 15162 Condition	Revised Project Consistency
(1) <i>Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects</i>	The Revised Project proposes the same subdivision, landscaping, and street improvements as the Original Project in addition to a variance to allow a lot that is less than 150-feet deep. The analysis in the Environmental Checklist shows that there are no new significant environmental effects or any increase in the severity of previously identified environmental effects.
(2) <i>Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative</i>	There are no changes in the circumstances under which the Revised Project will be undertaken. As shown in the Environmental Checklist, implementation of the Revised Project will not

Section 15162 Condition	Revised Project Consistency
<i>Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or</i>	result in new significant environmental effects or any increase in the severity of previously environmental effects.
(3) <i>New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:</i>	There is no new information of substantial importance.
(A) <i>The project will have one or more significant effects not discussed in the previous EIR or negative declaration;</i>	As shown in the Environmental Checklist, no new impacts will occur as a result of the Revised Project.
(B) <i>Significant effects previously examined will be substantially more severe than shown in the previous EIR</i>	There were no significant environmental effects identified in the 2014 IS/MND. Further, as shown in the Environmental Checklist, no new impacts will occur as a result of implementation of the Revised Project.
(C) <i>Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or</i>	All potentially significant impacts identified in the 2014 IS/MND were determined to be less than significant with incorporation of mitigation measures. The Revised Project will implement the mitigation measures identified in the 2014 IS/MND and adopted in the Original Project's MMRP. The Revised Project will not result in any new impacts that were not evaluated in the 2014 IS/MND.
(D) <i>Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.</i>	All potentially significant impacts identified in the 2014 IS/MND were determined to be less than significant with incorporation of mitigation measures. No new or revised mitigation measures are needed for the Revised Project.

The City of Riverside has reviewed the Revised Project in light of the requirements defined under the State *CEQA Guidelines* and determined that none of the above conditions requiring preparation of a subsequent or supplemental MND apply.

Figures

Figures start on the following page.

Figure 1 – Regional Map

Figure 2 – Aerial Map

Figure 3 – USGS

Figure 4 – Original Project (Tract No. 36713)

Figure 5 – Tentative Tract Map 37764

Appendices

Appendix A 2014 IS/MND

Appendix B Burrowing Owl Update for APN 136-220-016

Appendix C Update Letter to the Final Cultural Resources Investigation of Assessor Parcel No. 136-220-016

Appendix D Paleontological Resource Impact Mitigation Program (PRIMP) for Tract 36713

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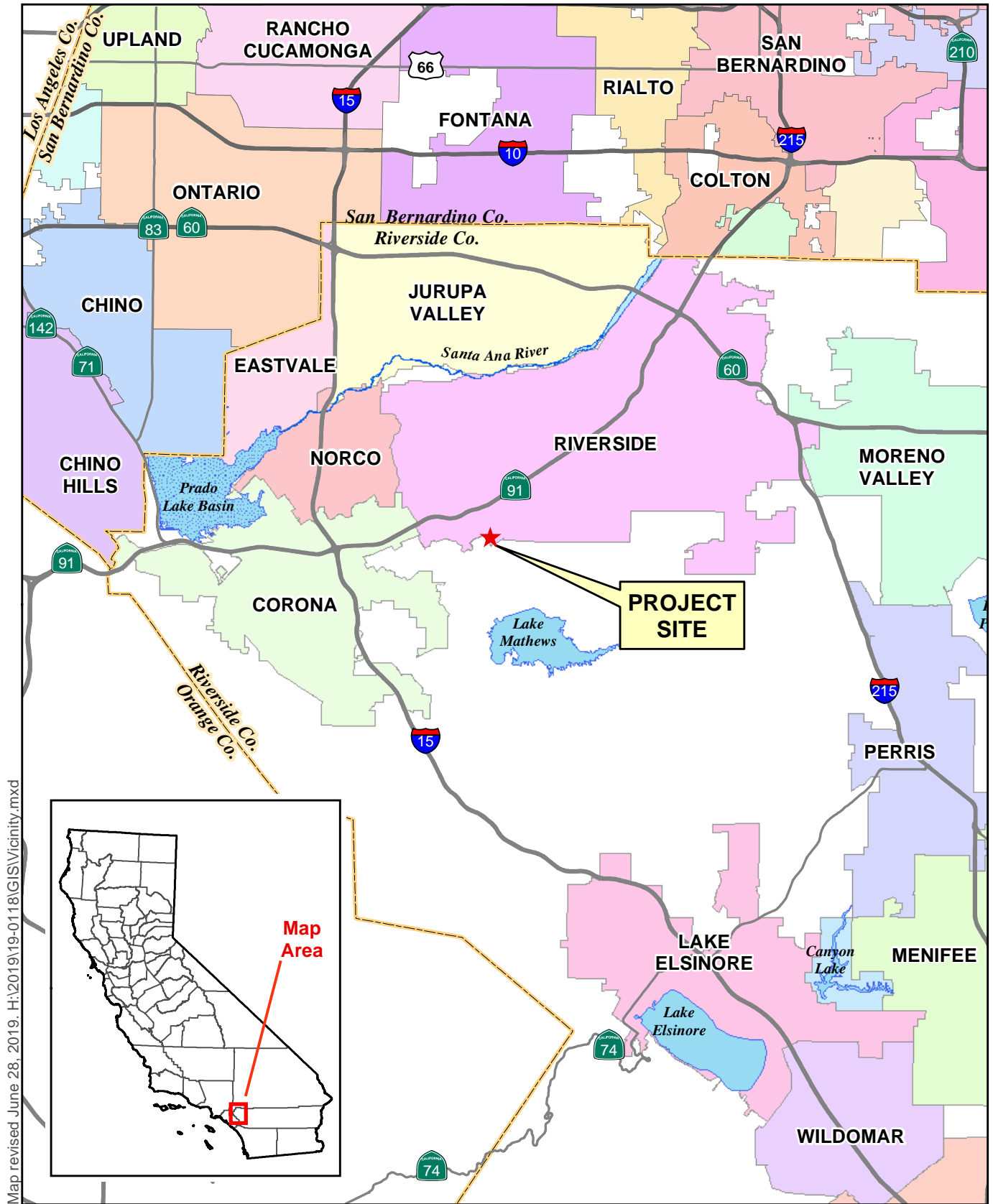
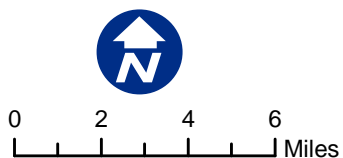


Figure 1 – Regional Map
P19-0380 (TTM 37764)/P19-480 (VR)



H:\2019\19-0118\GIS\Aerial.mxd; Map revised 28 Jun 2019



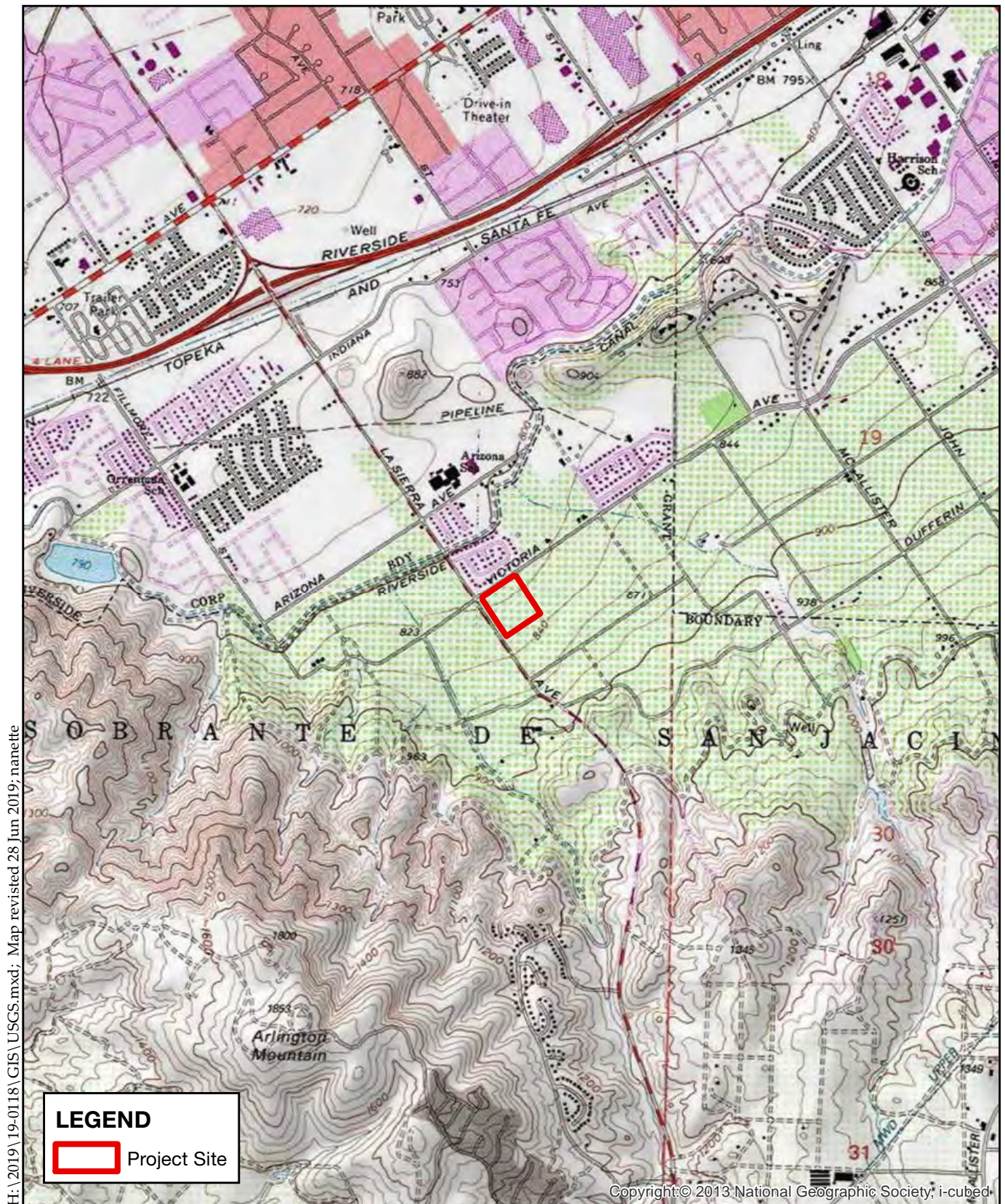
Sources: Riverside Co. GIS, 2019;
USDA NAIP, 2016.



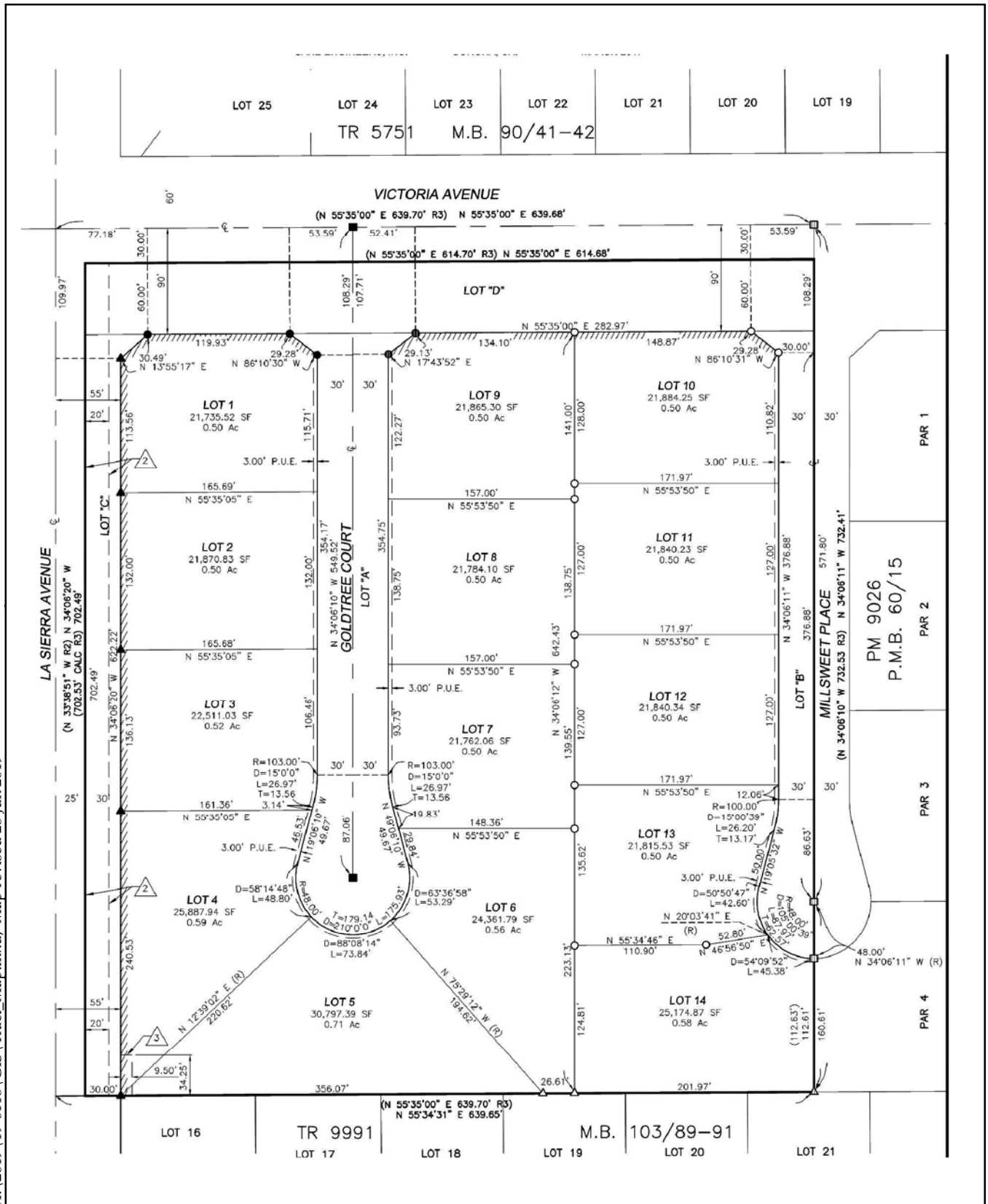
0 250 500 750
Feet

Figure 2 - Aerial Map
P19-0380 (TTM 37764)/P19-480 (VR)





H:\2019\19-0118\GIS\Tract_Map.mxd; Map revised 28 Jun 2019



Source: City of Riverside, 2019

Figure 4 - Original Project (Tract No. 36713)

P19-0380 (TTM 37764)/P19-480 (VR)

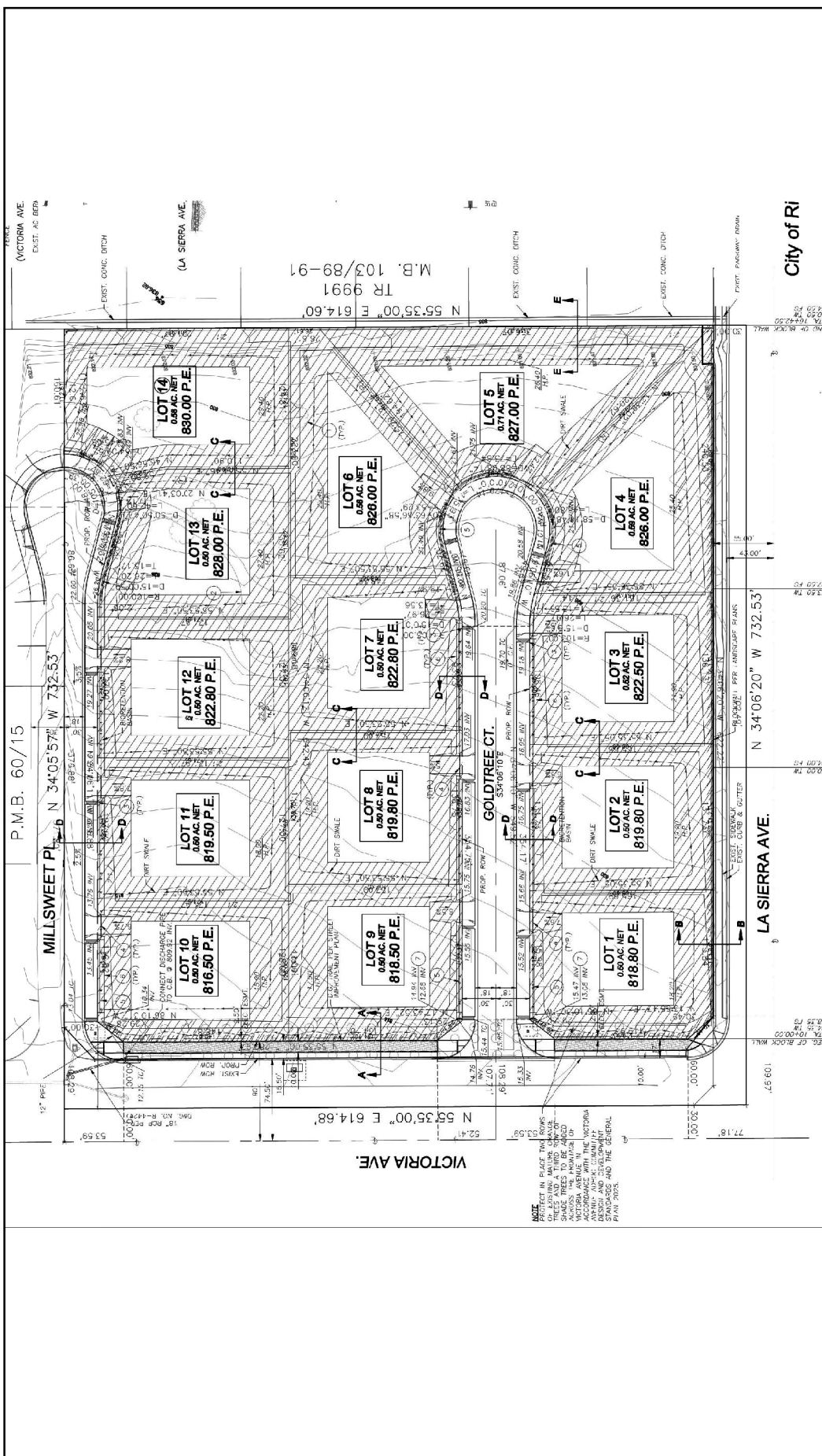


Not to Scale



WEBB ASSOCIATES

P19-0380 (TTM 37764)/P19-480 (VR)





CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

ENVIRONMENTAL CHECKLIST

WARD: 5

1. **Case Number:** P19-0380 (Tentative Tract Map) and P19-0480 (Variance)
2. **Project Title:** Tentative Tract Map 37764 **Hearing Date:** July 25, 2019
3. **Lead Agency:** City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
4. **Contact Person:** Brian Norton, Senior Planner
Phone Number: (951) 826-2308 bnorton@riversideca.gov
5. **Project Location:** Southeast corner of Victoria Avenue/La Sierra Avenue
6. **Project Applicant/Project Sponsor's Name and Address:**

Owner/Applicant
La Sierra Victoria Development, LLC.
19215 Wild Mustang Court
Apple Valley, CA 92307
Attn.: Hitesh Patel

Engineer
Sam Akbarpour, PE, QSD/P, Principal
Sake Engineers, Inc.
400 S. Ramona Ave, suite 202
Corona, CA 92879
Tel: (951) 279-4041
Fax: (951) 279-2830
sam@sakeengineers.com
7. **General Plan Designation:** LDR – Low Density Residential
8. **Zoning:** R-1-1/2 Acre – Single Family Residential

9. **Description of Project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The Revised Project is the approval of a new Tentative Tract Map (TTM-37764) (P19-0380) to subdivide the site into 14 lots for the future development of 14 single family residences, as was originally approved by the City Planning Commission on December 18, 2014 as Case P14-0176 (appeal upheld by City Council on February 24, 2015) and a variance to the minimum lot depth standards for the R-1-1/2 Residential Zone standards for Lot 5 of TTM 37764 (P19-0480). The variance is to allow Lot 5 of TTM 37764 to have a lot depth of 136 feet, which is approximately 14-feet shorter than minimum lot depth of 150 feet for the R-1-1/2 zone per Riverside Municipal Code Table 19.100.040.A.

The proposed residential lots will range in size from 21,781 to 30,797 square feet. Lots 1 through 9 will be served by a new 60- foot wide public cul-de-sac and lots 10 through 14 will be served by Millsweet Place a 60-foot wide cul-de-sac. The existing modular structure is proposed to be removed from the site as part of the submittal. The existing orange groves will be removed with the exception of a few rows along Victoria Avenue to meet the *Victoria Avenue Ad Hoc Committee Design and Development Standards*. No development of any residences is proposed at this time. Future development of the lots will be subject to the City's Design Review process.

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

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Orange Groves	LDR – Low Density Residential	R-1-1/2 Acre – Single Family Residential
North	Single Family Residential	A/RR – Agriculture/Rural Residential	RA-5 – Residential Agricultural
East	Single Family Residential	LDR – Low Density Residential	R-1-1/2 Acre – Single Family Residential
South	Single Family Residential	LDR – Low Density Residential	R-1-1/2 Acre – Single Family Residential
West	Single Family Residential	MDR – Medium Density Residential	County of Riverside

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

a. None

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

- a. General Plan 2025
- b. GP 2025 FPEIR
- c. 2014 IS/MND

- d. *Burrowing Owl update for APN 136-220-016*, prepare by Gonzales Environmental Consulting, LLC, March 22, 2019 (included as Appendix B)
- e. March 19, 2019 update letter to the Original Project Specific *Final Cultural Resources Investigation of Assessor Parcel No. 136-220-016, TTM 36317* (sic), prepared by McKenna et al, August 1, 2014 (included as Appendix C)
- f. *Paleontological Resource Impact Mitigation Program (PRIMP) for Tract 36713*, prepared by Brian F. Smith And Associates, Inc., March 7, 2018 (included as Appendix D)

13. Acronyms

AQMP -	Air Quality Management Plan
BMPs	Best Management Practices
CEQA -	California Environmental Quality Act
EIR -	Environmental Impact Report
FEMA -	Federal Emergency Management Agency
FPEIR -	GP 2025 Final Programmatic Environmental Impact Report
GIS -	Geographic Information System
GHG -	Green House Gas
GP 2025 -	General Plan 2025
IS -	Initial Study
LHMP -	Local Hazard Mitigation Plan
MSHCP -	Multiple-Species Habitat Conservation Plan
PEIR -	Program Environmental Impact Report
RCP -	Regional Comprehensive Plan
RCTC -	Riverside County Transportation Commission
RMC -	Riverside Municipal Code
RPU -	Riverside Public Utilities
RTIP -	Regional Transportation Improvement Plan
RTP -	Regional Transportation Plan
SCAG -	Southern California Association of Governments
SCAQMD -	South Coast Air Quality Management District
SWPPP -	Storm Water Pollution Prevention Plan
USGS -	United States Geologic Survey
WQMP -	Water Quality Management Plan

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

The City of Riverside finds no substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects of a substantial increase in the severity of previously identified significant effects. Also, there is “no new information of substantial importance” as that term is used in State CEQA Guidelines Section 15162(a)(3). Therefore the previously adopted ND or MND or previously certified EIR adequately discusses the potential impacts of the project without modification.



The City of Riverside finds no substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no “new information of substantial importance” as that term is used in State CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an UPDATED MND.



The City of Riverside finds substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is “new information of substantial importance,” as that term is used in State CEQA Guidelines Section 15162(a)(3). However all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.



The City of Riverside finds substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is “new information of substantial importance,” as that term is used in State CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.



The City of Riverside finds substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is “new information of substantial importance,” as that term is used in State CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.



Signature _____

Date _____

Printed Name & Title Brian Norton, Senior Planner

For City of Riverside



ENVIRONMENTAL CHECKLIST

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A finding of “No Substantial Change from Previous Analysis” means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except “No Substantial Change from Previous Analysis” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Substantial Change from Previous Analysis” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Substantial Change from Previous Analysis” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) A finding of “More Severe Impact” means that the project will result a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.
- 3) A finding of “New Significant Impact” means that the project may have a new significant impact on the environment than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.
- 4) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. **Earlier Analysis Used.** Identify and state where they are available for review.
 - b. **Impacts Adequately Addressed.** Identify which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measure which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
 - d. **Infeasible Mitigation Measures.** Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.

- e. **Changes in Circumstances.** Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause a change in conclusion regarding one or more effects discussed in the original document.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question;
 - b. differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and
 - c. the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:			
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site the site and its surroundings? (Public views are those that are experienced from a publicly-accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

1a. – 1d. Response: (Source: 2014 Initial Study pp. 3-5; General Plan 2025; General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, General Plan and Figure 5.1-2 – Mount Palomar Lighting Area, Table 5.1-A – Scenic and Special Boulevards and Table 5.1-B – Scenic Parkways; the City’s Urban Forest Tree Policy Manual, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone, Zoning Code, Title 19 – Article VIII – Chapter 19.556 – Lighting; Citywide Design and Sign Guidelines)

Original Project: Less than Significant Impact. The 2014 Initial Study concluded that implementation of the Original Project would result in a less than significant impact with regard to effects on a scenic vista because: (i) future development per the Original Project would require compliance with the R-1-1/2 acre development standards; (ii) a condition of approval will require the submittal of a separate Administrative Design Review case for each lot, and the Design Review process will ensure compatibility with the surrounding area and applicable development standards; and (iii) no scenic vista would be adversely effected due to the project site being generally surrounded by suburban development. Although the Original Project site is located along Victoria Avenue, which is designated as a Parkway, Scenic Boulevard, and Special Boulevard in the Circulation and Community Mobility Element of the General Plan 2025 (GP 2025), impacts would be less than significant because the Original Project incorporated the following features to comply with the *Victoria Avenue Ad Hoc Committee Design and Development Standards and Related Measures for Victoria Avenue*: a DG trail along its Victoria Avenue frontage, additional rows of citrus trees, front-on architectural treatment, and no individual driveway access from Victoria Avenue. The Original Project would not substantially degrade the existing visual character or quality of public views of the site because it is surrounded by single family residential development that is consistent with the Original Project. The subsequent development of 14 new single family residences would introduce new light sources associated with residential development. However, because the lighting would be similar to what is present in the surrounding area it would not be considered significant. Additionally, the Original Project site is not within the Mount Palomar Lighting Area.

Revised Project: No Substantial Change from Previous Analysis. Implementation of the Revised Project, which would ultimately result in the development of 14 new residential structures at the Original Project site would not result in the in any new impacts that were not analyzed in the 2014 Initial Study. The Revised Project proposes the same treatment along Victoria Avenue (i.e., a DG trail, two rows of orange trees, a third row of shade trees) as the Original Project. As with the Original Project, the Revised Project would be conditioned to subsequent development of 14 new single family homes as part of the Revised Project to require the submittal of a separate Administrative Design Review

case for each lot. Finally, the new lighting introduced as a result of the Revised Project would be similar to the Original Project, which was determined to be similar to the present lighting in the surrounding area. For these reasons the Revised Project will not increase or significantly change impacts to aesthetics.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
2. AGRICULTURE AND FOREST RESOURCES:			
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:			
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<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 in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2a. – 2c. Response: (Sources: 2014 Initial Study, pp. 4–5; General Plan 2025 – Figure OS-2 – Agricultural Suitability and Figure OS-3 - Williamson Act Preserves; General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses; GIS Map – Forest Data; Title 19)

Original Project: Less Than Significant Impact / No Impact. The 2014 Initial Study concluded that implementation of the Original Project would have a less than significant impact with regard to a direct or indirect conversion of Farmland to a non-agricultural use. Although the Original Project site is designated as Prime Farmland, the Original Project is consistent with the GP 2025 and cumulative impacts related to Farmland criteria as a result of the Original Project were previously evaluated as part of analysis of cumulative build out per the GP 2025 program. As a result, implementation of the Original Project would not result in significant impacts what were not previously evaluated. Furthermore, the Original Project site is surrounded by an urbanized area and is not within the Arlington Heights Greenbelt or the La Sierra lands. Further, the Original Project is consistent with the GP 2025 policies related to agricultural preservation, including the policies enforcing Proposition R and Measure C and would not result in new roads or other infrastructure that could facilitate the conversion of agricultural land. Implementation of the Original Project would result in the expansion of a residential neighborhood adjacent to the defined Greenbelt 2025 area, that area, as defined, has previously been fully developed with single-family residences; therefore, the Original Project

would allow the continued use of existing Farmland within the Arlington Greenbelt in a manner that will ensure the viability and sustainability existing agriculture/crop production. The Original Project would not conflict with a Williamson Act contract because the Original Project site is not within a William Act Preserve, subject to the provisions of a Williamson Ace contract, zoned for agricultural use, or adjacent to property zone for an agricultural use.

The 2014 Initial Study concluded that the Original Project would have no impact with regard to timberland and forest resources because there are no timberland or forest land that can support 10-percent native tree cover.

Revised Project: No Substantial Change from Previous Analysis. Implementation of the Revised Project, which proposes the same subdivision and ultimate number of residential units on the same site as the Original Project will result in the same impacts as the Original Project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
3. AIR QUALITY.			
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:			
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3a. – 3d. Response: *(Sources: 2014 Initial Study, pp. 5-7; General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds; South Coast Air Quality Management District's 2007 Air Quality Management Plan (AQMP))*

Original Project: Less Than Significant Impact. The 2014 Initial Study concluded that impacts with regard to air quality would be less than significant because: (i) the Original Project is consistent with the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP); (ii) the results of the CalEEMod computer model determined both short-term and long-term emissions are below the SCAQMD ambient air quality standards; and (iii) odors resulting from the eventual construction of single-family residences such as diesel exhaust, architectural coatings, and improvements associated with the Original Project would be short-term and limited to the immediate vicinity of the Original Project site.

Revised Project: No Substantial Change from Previous Analysis. Implementation of the Revised Project, which proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project will result in the same impacts as the Original Project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
4. BIOLOGICAL RESOURCES. Would the project:			
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4a. – 4f. Response: (Sources: 2014 Initial Study, pp. 7–9; General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas; General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area; Burrowing Owl Survey (APN 136-220-016), prepared by Victor M. Horchar on January 10, 2014; and Burrowing Owl Update for APN 136-220-016, prepared by Gonzales Environmental Consulting, LLC on March 22, 2019)

Original Project: Less Than Significant Impact / No Impact. The Original Project site is within the boundary of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); however, it is not within a Criteria Cell; is not classified as Public/Quasi-Public (P/QP) land; and it not within an identified Linkage. The Original Project site is within the MSHCP survey area for burrowing owl. As part of the 2014 Initial Study, a project-specific habitat assessment and focused burrowing owl study was prepared. The findings of these studies concluded that the Original Project was in compliance with the MSHCP and no candidate species, sensitive species, species of concern, or special status species or suitable habitat for such species were present on the Original Project site. Additionally, the Original Project site did not support riparian habitat or any other sensitive natural community. For these reasons, the 2014 Initial Study concluded that implementation of the Original Project would result in no impact with regard to candidate, sensitive or special status species; riparian habitat; the movement of native or migratory species; or conflict with the provisions of the MSHCP.

The 2014 Initial Study concluded that due to the Original Project site being located within an urban built-up area and having a long history of severe site disturbance, implementation of the Original Project would not have a substantial effect on federally protected wetlands; therefore impacts would be less than significant. The 2014 Initial Study also concluded that impacts with regard to local policies protecting trees would be less than significant because the planting and maintenance of street trees proposed as part of the Original Project will be in compliance with the City's Urban Forest Tree Policy Manual.

Revised Project: No Substantial Change from Previous Analysis. As with the Original Project, the Revised Project must be consistent with and comply with the provisions of the MSHCP and the City's Urban Forest Tree Policy Manual. Since the Revised Project proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project, Gonzales Environmental Consultant, LLC, conducted a burrowing owl survey in March 2019² (the 2019 survey) to determine if site conditions had changed since the 2014 surveys conducted for the Original Project. The results of the 2019 survey confirm the findings of the 2014 surveys; specifically, there is no suitable burrowing owl habitat; no owl burrows or burrowing owls present on the site or in adjacent areas. Additionally, there are no stock piles of material or areas that burrowing owls would be found. Thus, the 2019 survey concurred with the findings of the 2014 surveys. Because the 2019 survey confirmed the results of the earlier surveys and the Revised Project will comply with the MSHCP and City's Urban Forest Tree Policy Manual, the Revised Project will result in the same impacts as the Original Project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
5. CULTURAL RESOURCES. Would the project:			
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

5a. – 5d. Response: (Sources: 2014 Initial Study, pp. 9–11; GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D; Title 20 of the Riverside Municipal Code; A Cultural Resources Investigation of Assessor Parcel No. 136-220-016, prepared by McKenna et al., on August 1, 2014 (Final); and Update Letter re: TTM No. 36317 (sic), prepared by McKenna et al, on March 19, 2019; Paleontological Resource Impact Mitigation Program, prepared by Brian F. Smith on March 7, 2018.)

Original Project: Less Than Significant With Mitigation Incorporated / Less Than Significant Impact. As part of the 2014 Initial Study, a project-specific Phase I Cultural Resources Assessment (the 2014 CRA) was conducted by McKenna et al. The 2014 CRA concluded that implementation of the Original Project would have a less than significant impact with regard to historical resources, because no such resources were present on the site and adjacent

² The 2019 survey is included as Appendix B to this Environmental Checklist.

or nearby historical resources, specifically the significant portion of Victoria Avenue or Gage Canal, would not be effected directly or indirectly. The 2014 CRA also concluded impacts with regard to archeological resources would be less than significant because there are no known resources on the site and if any resources are uncovered as a result of site grading, impacts would be reduced to less than significant through compliance with current standards and guidelines and an archeological monitoring program shall be initiated to address the remainder of the site grading.

The Original Project site is in an area considered sensitive for paleontological resources at depths below five feet. Therefore, to reduce potential impacts to a less than significant the 2014 Initial Study and MMRP adopted for the Original Project included mitigation measure **MM Cultural 1**, which requires the preparation of a Paleontological Resource Impact Mitigation Plan (PRIMP).

MM Cultural 1: Any earthmoving that exceeds the relative depth of five feet below the current surface be monitored for paleontological specimens. The paleontological monitoring program should be in concurrence with County guidelines and the Western Center, Hemet. Prior to any implementation, a PRIMP (Paleontological Resource Impact Mitigation Plan) should be prepared and approved.

The 2014 Initial Study concluded disturbance on vacant lands could have the potential to disturb or destroy buried Native American human remains as well as other human remains, including those interred outside of formal cemeteries. State laws that protect these remains require sites containing human remains be identified and treated in a sensitive manner. Therefore the Original Project included a condition of approval that in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, State CEQA Guidelines 15064.5(e), and Public Resources Code (PRC) Section 5097.98 shall be implemented.

In addition to compliance with the applicable provisions of the Health and Safety Code, the State CEQA Guidelines, and the PRC, the MMRP adopted for the Original Project included mitigation measure **MM Cultural 2**.

MM Cultural 2: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:

- a. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.

In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, *State CEQA Guidelines*, 15064.5(e), and Public Resources Code Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority.

If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-enter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

Revised Project: No Substantial Change from Previous Analysis. Since the Revised Project proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project, McKenna et al. (preparers of the 2014 CRA), reviewed the 2014 CRA in light of the Revised Project and documented the results of this review in a letter dated March 19, 2019.³ With regard to archaeological resources, McKenna et al. concluded that the 2014 CRA is adequate for the Revised Project and no supplemental research of field investigations are required.

As required by mitigation measure **MM Cultural 1**, a PRIMP was prepared by Brian F. Smith and Associates for the Revised Project on March 7, 2018.⁴ The Paleontological Monitoring Program set forth in the PRIMP requires:

1. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources by a qualified paleontologist or paleontological monitor. Monitoring will be conducted full-time in areas of grading or excavation in undisturbed surficial exposures of Pleistocene old alluvial fan deposits (Qof, on Attachment 3). Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil, invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.
2. Preparation of recovered specimens to a point of identification and permanent preservation, including screen-washing of sediments to recover small invertebrates and vertebrates, if indicated by the results of test sampling. Preparation of individual vertebrate fossils is typically more time-consuming than for accumulations of invertebrate fossils.
3. All fossils will be deposited in the Western Science Center Museum on Searl Parkway in Hemet, Riverside County, California unless otherwise stipulated by the Planning Division of the City of Riverside. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the developer.

³ The March 2019 review letter is included as Appendix C to this Environmental Checklist.

⁴ The PRIMP is included as Appendix D to this Environmental Checklist.

4. Preparation of a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. A letter documenting receipt and acceptance of all fossil collections by the receiving institution must be included in the final report. The report, when submitted to (and accepted by) the appropriate Lead Agency (the Planning Division of the City of Riverside), will signify satisfactory completion of the project program to mitigate impacts to any nonrenewable paleontological resources.

Therefore, implementation of the Revised Project, which proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project will result in the same impacts as the Original Project

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
6. GEOLOGY AND SOILS. Would the project:			
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6a. – 6e. Response: *(Sources: 2014 Initial Study, pp. 11–12; General Plan 2025 Figure PS-1 – Regional Fault Zones, Table 5.6-B – Soil Types, Policy HP-1.3; General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Appendix E – Geotechnical Report; California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)*

Original Project: / Less Than Significant Impact / No Impact. The 2014 Initial Study concluded there would be no impact with resulting from the exposure of people to known earthquake faults, strong seismic ground shaking, or landslides, due to the distance of the Original Project site from active earthquake faults, compliance with California building Code Regulations, and the site and surrounding area being generally flat (3.5 percent average natural slope)

and not in an area prone to landslides. The 2014 Initial Study also concluded there would be no impact with regard to septic tanks or alternative waste disposal systems because the Original Project would be served by sewer infrastructure. With regard to soil-related impacts, i.e., liquefaction, erosion, off-site landslides, lateral spreading, subsidence, collapse, expansive soils, the 2014 Initial Study concluded impacts would be less than significant due to the types of soil present on the Original Project Site and through compliance with City regulations (specifically Titles 17 and 18), the National Pollutant Discharge Elimination System (NPDES), and the California Building Code.

Revised Project: No Substantial Change from Previous Analysis. Implementation of the Revised Project, which proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project will result in the same impacts as the Original Project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
7. GREENHOUSE GAS EMISSIONS. Would the project:			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7a. – 7b. Response: (Source: 2014 Initial Study, p. 13)

Original Project: Less Than Significant Impact. Projects that are consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG's modeling section to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the SCAQMD's AQMP, Regional Transportation Improvement Program (RTIP), and the Regional Housing Plan. The 2014 Initial Study determined the Original Project is consistent with the employment projections and population forecasts identified by SCAG which are consistent with the General Plan 2025 "Typical Growth Scenario." Since the project is consistent with the General Plan 2025 it is also consistent with the AQMP. Additionally, the 2014 Initial Study determined emissions resulting from the Original Project are expected to be far lower than the SCAQMD thresholds for significance.

Revised Project: No Substantial Change from Previous Analysis. Implementation of the Revised Project, which proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project is also consistent with the General Plan 2025 "Typical Growth Scenario" and will result in the same impacts as the Original Project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
8. HAZARDS & HAZARDOUS MATERIALS. Would the project:			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8a. – 8g. Response: *(Sources: 2014 Initial Study, pp. 13–15; General Plan 2025 Public Safety Element; GP 2025 FPEIR; California Health and Safety Code; Title 49 of the Code of Federal Regulations; California Building Code; Riverside Fire Department EOP, 2002; Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1; OEM's Strategic Plan; State Water Resources Control Board GeoTracker, <https://geotracker.waterboards.ca.gov/>)*

Original Project: Less Than Significant Impact / No Impact. The 2014 Initial Study concluded there would be no impacts with regard to the routine transport, use or disposal of hazardous materials, the emission of hazardous materials, the accidental release of hazardous materials, and the release of hazardous materials within one-quarter (1/4) of a mile of a school, because the Original Project is a residential subdivision. Ultimate development per the Original Project is 14 single family residences. Residential development does not entail the routine use, transport, disposal, release or emission of significant amounts of hazardous materials. Additionally, the Original Project site is not located on a hazardous materials site pursuant to Government Code Section 65962.5. The Original Project would have no impact with regard to airport land use plans, public airports, public use airports, or airstrips because the Original Project site is not located in proximity to any of these uses. The 2014 Initial Study determined impacts with regard to the interference with emergency response or evacuation plans would be less than significant because the Original Project would be served by existing, fully improved streets (Victoria Avenue and La Sierra Avenue) and two proposed cul-de-sac streets. All streets have been, or would be required to be designed to meet the standards and specifications of the City's Public Works and Fire Departments.

Revised Project: No Substantial Change from Previous Analysis. A check of the State Water Resources Control Board GeoTracker website (May 16, 2019) did not identify any hazardous materials site in proximity to the Revised

Project site. Since the Revised Project proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project, impacts will be the same as the Original Project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
9. HYDROLOGY AND WATER QUALITY. Would the project:			
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 or through the addition of impervious surfaces, in a manner which would:			
i. Result in substantial erosion or siltation on-or-off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or-off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9a. – 9e. Response: (Sources: 2014 Initial Study, pp. 15–20; Title 16 and Title 18 of the Riverside Municipal Code, National Flood Insurance Rate Map Number 06065C0715G, August 28, 2008)

Original Project: Less Than Significant Impact / No Impact. The 2014 Initial Study concluded implementation of the Original Project would have a less than significant impact with regard to violating water quality standards and waste discharge requirements because the Original Project is required to prepare a final Water Quality Management Plan (WQMP), obtain coverage under the State’s General Construction Permit administered by the Santa Ana River Regional Water Quality Control Board, and comply with all applicable local, state, and federal laws regulating surface and ground water quality. The WQMP would identify Best Management Practices (BMPs) that would be installed/constructed as part of the Original Project so that pollutants generated as a result of the Original Project would be treated in perpetuity. Potential water quality impacts associated with construction of the Original Project would be reduced to less a less than significant level through the implementation of a Storm Water Pollution Prevention Plan (SWPPP). The Original Project site is located within the Arlington Water Supply Basin and the 14 single family residences that would ultimately be constructed would be required to connect to the City’s sewer system and comply with all NPDES and WQMP requirements.

With regard to flooding, Original Project site is not located within or adjacent to a 100-year flood hazard as mapped by the Federal Emergency Management agency (FEMA); thus there would be no impact with regard to flood hazards or the release of pollutants. The northeast portion of the Original Project site is within the Lake Matthews Dam Inundation Area. In the event of a dam failure first flow waters are expected to reach the northeasterly portion of the site in 15 minutes. However, impacts associated with flooding due to dam failure would be reduced to less than significant through compliance with the provisions of Title 18 (Subdivision Code) Section 18.210.100 – Flood Prone Lands and Drainage and Title 16 (Buildings and Construction). Municipal Code Section 16.8050 requires new construction located within a Dam Inundation Area to mitigate flood hazards by including onsite drainage, anchoring methods to prevent floating structures, elevating buildings above flood levels, and flood proofing, which requires the building to be inspected and certified by a professional engineer, surveyor, or building inspector. As well as compliance with State Civil Code Sections 1103 through 1103.4, which requires providing notification to those potentially affected of the risk involved in locating within a flood hazard or dam inundation area. For the above reasons, the 2014 Initial Study concluded flooding impacts would be less than significant.

The Original Project did not proposed any activity or physical alteration of the site that would substantially alter the existing drainage pattern. Implementation of the Original Project would increase the amount of impervious surfaces on the site; however, because the necessary storm water drainage facilities will be installed concurrently with the street improvements and residential construction, the 2014 Initial Study concluded impacts with regard to exceeding the capacity of existing or planned stormwater drainage systems would be less than significant.

Revised Project: No Substantial Change from Previous Analysis. Implementation of the Revised Project, which proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project will be subject to the same local, state, and federal regulations with regards to water quality and drainage as the Original Project. As with the Original Project, the Revised Project will be required to prepare and implement a project-specific WQMP and SWPPP to prevent polluted runoff from leaving the site. For these reasons, the Revised Project will result in the same impacts as the Original Project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
10. LAND USE AND PLANNING:			
Would the project:			
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10a. – 10b. Response: (Source: 2014 Initial Study, pp. 17–18; General Plan 2025 Land Use and Urban Design Element)

Original Project: Less Than Significant Impact. The Original Project was designed to be consistent with the pattern of development of the surrounding area providing adequate access, circulation and connectivity consistent with the General Plan 2025, and in compliance with the requirements of the Zoning and Subdivision Codes. As such, the 2014 Initial Study concluded impacts with regard to land use and planning would be less than significant.

Revised Project: No Substantial Change from Previous Analysis. Implementation of the Revised Project, which proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project will result in the same impacts as the Original Project. Although the depth of Lot 5 of TTM 37764 is approximately 14-feet less than the minimum required depth, as set forth in the findings in the staff report, approval, of the variance will not result in any new significant environmental effects or any increase in the severity of previously identified environmental effects.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
11. MINERAL RESOURCES. 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 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 checked="" type="checkbox"/>

11a. – 11b. Response: (Sources: 2014 Initial Study, pp. 18–19; General Plan 2025 Figure – OS-1 – Mineral Resources; General Plan 2025 FPEIR)

Original Project: No Impact. The Original Project did not propose the extraction of mineral resources, no mineral resources were identified as being present on the Original Project site, and there is no historical use of the site or surrounding area for mineral resources. Further, the Final Program Environmental Impact Report (FPEIR) for the GP 2025 determined there are no specific areas within the City or its Sphere Area that have locally-important mineral resources. For these reasons, the 2014 Initial Study concluded there would be no impact with regard to mineral resources.

Revised Project: No Substantial Change from Previous Analysis. Implementation of the Revised Project, which proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project will result in the same impacts as the Original Project. No locally-important mineral resources have been identified subsequent to preparation of the 2014 Initial Study.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
12. NOISE. Would the project result in:			
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
12. NOISE. Would the project result in:			
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12a. – 12c. Response: (Sources: 2014 Initial Study, pp. 19–20; General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Table 5.11-E – Interior and Exterior Noise Standards, Municipal Code Title 7 – Noise Code)

Original Project: Less Than Significant Impact. The 2014 Initial Study determined that the ultimate development of up to 14 single family residences would not result in a long-term increase in the ambient noise level; however, temporary increases in ambient noise levels and groundborne vibration or noise may be noticed during construction. The 2014 Initial Study concluded noise and vibration impacts associated with construction of the Original Project would be less than significant through compliance with the GP 2025 and Title 7 of the Municipal Code, which limits construction activities to a specific times and days of the week. With regard to the exposure of people to excessive noise from a public airport or public use airport, the 2014 Initial Study concluded there would be no impact because the Original Project site is not located within two miles of an airport or private airstrip and does not propose to construct a private airstrip.

Revised Project: No Substantial Change from Previous Analysis. Implementation of the Revised Project, which proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project is expected to use the same type of construction equipment as the Original Project. For these reasons, the Revised Project will result in the same impacts as the Original Project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
13. POPULATION AND HOUSING. Would the project:			
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13a. – 13b. Response: (Sources: 2014 Initial Study, pp. 20–21; General Plan 2025 Table LU-3 – Land Use Designations; FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan; SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025; Capital Improvement Program and SCAG's RCP and RTP)

Original Project: Less Than Significant Impact / No Impact. The 2014 Initial Study concluded that impacts with regard to inducing substantial unplanned population growth would be less than significant. In making this determination, the 2014 Initial Study noted that although the Original Project would result in the construction of up to 14 new single family residences and additional infrastructure, the Original Project and accompanying infrastructure improvements were consistent with the GP 2025 Program and the “Typical Growth Scenario” and population growth impacts previously evaluated in the GP 2025 FPEIR. Because the Original Project site was vacant, the 2014 Initial Study concluded there would be no impact with regard to displacing people or housing.

Revised Project: No Substantial Change from Previous Analysis. There have been no changes to the GP 2025 Land Use Designation nor has any housing been constructed on the site subsequent to approval of the Original Project. Therefore, implementation of the Revised Project, which proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project will result in the same impacts as the Original Project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
14. PUBLIC SERVICES.			
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14a. – 14e. Response: (Sources: 2014 Initial Study, pp. 21–22; FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics; Ordinance 5948 § 1)

Original Project: Less Than Significant Impact / No Impact. The Original Project is a 14 lot subdivision plus supporting improvements. Fire services would be provided by Station 9 (6674 Alessandro Boulevard) and Station 7 (2590 Jefferson Street). Police services would come from the West Neighborhood Police Center. The 2014 Initial Study concluded there would be no impacts with regard to fire and police protection because adequate facilities and services were available and the Original Project would be in compliance with the GP 2025 policies as well as existing codes and standards. The Original Project site is within the boundaries of the Alvord Unified School District. The 2014 Initial Study concluded impacts with regards to schools would be less than significant through the payment of school district impact fees in addition to compliance with the GP 2025 policies as well as existing codes and standards. With regard to parks, the 2014 Initial Study determined impacts would be less than significant because adequate park facilities and services were provided in the La Sierra South Neighborhood in addition to compliance with the GP 2025 policies and existing codes and standards. The 2014 Initial Study concluded there would be no impact to libraries and

community centers because adequate facilities were provided in the Arlington Heights Neighborhood and the Original Project would comply with the GP 2025 policies in addition to existing codes and standards.

Revised Project: No Substantial Change from Previous Analysis. Implementation of the Revised Project, which proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project will result in the same impacts as the Original Project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
15. 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 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 type="checkbox"/>

15a. – 15b. Response: *(Sources: 2014 Initial Study, p. 22; General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees; Bicycle Master Plan May 2007)*

Original Project: No Impact. The 2014 Initial Study concluded there would be no impacts to recreational facilities because: (i) the Original Project was consistent with the GP 2025 Land Use Designation for the site; (ii) the Original Project developer would pay applicable Park Development Impact Fees; and (iii) the Original Project included a new DG pathway along Victoria Avenue consistent with the GP 2025 Parks, Open Space, and Trails Master Plan.

Revised Project: No Substantial Change from Previous Analysis. Implementation of the Revised Project, which proposes the same subdivision, improvements (i.e. a 10-foot wide DG pathway along the Victoria Avenue frontage), ultimate number of residential units, on the same site as the Original Project will result in the same impacts as the Original Project. Additionally, the Revised Project developer will also pay applicable Park Development Impact Fees.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
16. TRANSPORTATION Would the project result in:			
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
16. TRANSPORTATION Would the project result in:			
d. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16a. – 16. Response: *(Source: 2014 Initial Study, pp. 22-24; General Plan 2025 Figure CCM-4 – Master Plan of Roadways; FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025); Table 5.15-D – Existing and Future Trip Generation Estimates; Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service; Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations; Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025; Table 5.15.-K – Freeway Analysis Proposed General Plan; Appendix H – Circulation Element Traffic Study and Traffic Study Appendix; SCAG's RTP)*

Original Project: Less Than Significant Impact / No Impact. The Original Project would result in the future construction of up to 14 single family residences and thus will result in a minimal increase in vehicular traffic both during and after construction and as such, was not anticipated to affect the level of service (LOS) of nearby intersections. Because development of the Original Project is consistent with the GP 2025, any additional traffic would have been considered in the GP 2025. For these reasons, the 2014 Initial Study concluded impacts with regard to conflicts with a program, plan, ordinance, or policy would be less than significant. With regard to an increase in hazards due to a design feature or incompatible use; the 2014 Initial Study determined impacts would be less than significant because the Original Project was consistent with adjacent land uses and street configurations and the Original Project's conditions of approval required the proposed cul-de-sac, driveways, sidewalks, walls/fences, and landscaping to comply with the applicable development standards of the Riverside Municipal Code. Because the Original Project was designed in compliance with Title 18, Section 18.210.030 and City Fire Code Section 503, there would be no impact with regard to emergency access. Further, the 2014 Initial Study concluded that the Original Project would not impact air traffic.

Revised Project: No Substantial Change from Previous Analysis. Implementation of the Revised Project, which proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project will result in the same impacts as the Original Project for checklist questions 16a. and 16c. through 16e.

Conflicts or inconsistencies with CEQA Guidelines Section 15064.3, subdivision (b), was not in effect when the 2014 Initial Study was prepared and the 2014 MND was adopted. This section of the State CEQA Guidelines establishes vehicle miles traveled (VMT) as the most appropriate measure of transportation impacts and will go into effect statewide on July 1, 2020. The 2014 Initial Study established that the Original Project was consistent with the surrounding development, the GP 2025 Land Use Designation, and the analysis in the GP 2025 FPEIR addressed impacts resulting from implementation of the Original Project. Because the Original Project is similar to surrounding development, it is reasonable to assume that VMT per future residential unit resulting from the Original Project would be no greater than VMT per existing residential unit in the project vicinity. Because the Revised Project proposes the same Original Project, implementation of the Revised Project would be not be in conflict with or inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). This change in the CEQA Guidelines does not constitute a

substantial change to the circumstances under which the Revised Project will be undertaken or new information of substantial importance pursuant to State CEQA Guidelines Section 15162(a).

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
17. UTILITIES AND SYSTEM SERVICES. Would the project:			
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

17a. – 17e. Response: *(Sources: 2014 Initial Study, pp. 24–26; General Plan 2025 Table PF-1 – RPU PROJECTED DOMESTIC WATER Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand; FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025; Table 5.16-K – Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, Table 5.16-L – Estimated Future Wastewater Generation for the Planning Area Served by WMWD, Figure 5.16-4 – Water Facilities, Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR; FPEIR Figure 5.16-5 – Sewer Service Areas, Figure 5.16-6 – Sewer Infrastructure, Table 5.16-K – Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area; FPEIR Table 5.16-A – Existing Landfills, Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)*

Original Project: Less Than Significant Impact / No Impact. The 2014 Initial Study concluded implementation of the Original Project would have no impact with regard to the construction or expansion of water or wastewater treatment facilities, water supply, wastewater treatment capacity, and landfill capacity, because the Original Project is consistent with the GP 2025 “Typical Growth Scenario” where future water supplies, wastewater treatment capacity and landfill capacity were determined to be adequate. Additionally, the City’s current Wastewater Treatment Plan anticipated and provides for the type of development proposed by the Original Project. Additionally, the Original Project is required to comply with the City’s waste disposal requirements as well as the California Building Code, and as such would not conflict with any federal, state, or local regulations regarding solid waste.

With regard to new or expanded stormwater drainage facilities, the 2014 Initial Study determined the increase in impervious surface area resulting from the future construction of 14 single family residences facilitated by the Original Project would generate increased storm water flows; however, potential impacts to drainage facilities would be less

than significant because the Original Project would pay drainage fees per the City's Subdivision Code (Title 18, Section 18.48.020) prior to filing a final map. Drainage fees collected by the City are transferred to a fund maintained by the Riverside County Flood Control and Water Conservation District.

Revised Project: No Substantial Change from Previous Analysis. Implementation of the Revised Project, which proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project and would be subject to payment of the same drainage fees, will result in the same impacts as the Original Project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
18. MANDATORY FINDINGS OF SIGNIFICANCE.			
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

18a. – 18c. Response: (Sources: 2014 Initial Study, p. 26; Analysis in this Environmental Checklist; General Plan 2025; General Plan 2025 FPEIR)

Original Project: Less Than Significant with Mitigation Incorporated / Less Than Significant Impact. Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section of the 2014 Initial Study, and were all found to be less than significant. Additionally, potential impacts to cultural, archaeological, and paleontological resources related to major periods of California and the City of Riverside's history or prehistory were discussed in the Cultural Resources Section of the 2014 Initial Study, and were found to be less than significant with implementation of mitigation measures **MM Cultural 1** and **MM Cultural 2**. With regard to cumulative impacts, the 2014 Initial Study determined implementation of the Original Project would not result in any new cumulative impacts beyond those previously considered in the GP 2025 FPEIR, therefore, cumulative impacts resulting from implementation of the Original Project would be less than significant.

Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology water quality, noise, population and housing, hazards and hazardous materials, and traffic sections of the 2014 Initial Study and found to be less than significant for each of the above sections. Based on the analysis and conclusions in the 2014 Initial Study, the Original Project would not cause substantial adverse effects, directly or indirectly to human beings. Therefore, the 2014 Initial Study concluded potential direct and indirect impacts on human beings resulting from implementation of the Original Project are less than significant.

Revised Project: No Substantial Change from Previous Analysis. Potential impacts related to habitat of fish or wildlife species resulting from implementation of the Revised Project are discussed in the Biological Resources Section of this Environmental Checklist and the 2019 survey (included as Appendix B). These impacts were found to be less than significant and would result in no substantial change from the analysis in the 2014 Initial Study. Potential impacts to cultural, archaeological, and paleontological resources related to major periods of California and the City of Riverside's history or prehistory are discussed in the Cultural Resources Section of this Environmental Checklist and the March 2019 review letter. These impacts were found to be less than significant with implementation of mitigation measures **MM Cultural 1** and **MM Cultural 2** as identified in the 2014 Initial Study and MMRP approved for the Original Project. The PRIMP required per mitigation measure **MM Cultural 1** has been prepared and is included as Appendix D. With regard to cumulative impacts, the 2014 Initial Study determined because implementation of the Original Project would not result in any new cumulative impacts beyond those previously considered in the GP 2025 FPEIR, cumulative impacts resulting from implementation of the Original Project would be less than significant. Since the Revised Project, which proposes the same subdivision, improvements, and ultimate number of residential units on the same site as the Original Project, would not result in any new cumulative impacts beyond those considered in the GP 2025 FPEIR, cumulative impacts associated with the Revised Project will be less than significant.

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

Original Project Mitigation Monitoring and Reporting Program
(Adopted December 18, 2014)

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ⁵	Monitoring/Reporting Method
Cultural Resources	<p>MM Cultural 1: Any earthmoving that exceeds the relative depth of five feet below the current surface be monitored for paleontological specimens. The paleontological monitoring program should be in concurrence with County guidelines and the Western Center, Hemet. Prior to any implementation, a PRIMP (Paleontological Resource Impact Mitigation Plan) should be prepared and approved.</p> <p>MM Cultural 2: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:</p> <p>a. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or</p>	<p>Prior to issuance of grading permits.</p> <p>During Grading</p>	<p>City approved Archaeologist</p> <p>Individual grading Contractors Registered Professional Archaeologist</p>	<p>Compliance with Project Conditions of Approval</p> <p>Compliance with Project Conditions of Approval Final report to City Planning Division from archaeologist; if resources are found.</p>

⁵ All agencies are City of Riverside Departments/Divisions unless otherwise noted.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ⁵	Monitoring/Reporting Method
	<p>other appropriate treatment and mitigation depending on the resources discovered.</p> <p>In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, <i>State CEQA Guidelines</i>, 15064.5(e), and Public Resources Code Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>			



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Environmental Initial Study

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>1a. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)</p> <p>The project site is located at the intersection of Victoria and La Sierra Avenues and will facilitate the future development of 14 residential lots. Since the property is located in the R-1-1/2 acre – Single Family Residential Zone, any future development of single family homes would require compliance with the R-1-1/2 acre development standards. Further, a condition of approval will require the submittal of a separate Administrative Design Review case for each lot. The Design Review process will further ensure that the single family homes will be compatible with the surrounding area and all applicable development standards. As the site is generally surrounded by suburban development, the future development of up to 14 single family residences in compliance with the development standards of the R-1-1/2 acre Zone and any applicable conditions of approval will not have an adverse effect on a scenic vista. Therefore, the proposed project will have less than significant impacts to a scenic vista.</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>1b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City's Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone)</p> <p>The General Plan 2025 designates several roadways as Scenic Boulevards and Parkways in order to protect scenic resources and enhance the visual character of Riverside. The proposed project is located along Victoria Avenue which is designated as a Parkway, Scenic Boulevard and Special Boulevard within the Circulation and Community Mobility Element of the General Plan 2025. As conditioned, the project complies with the City Council approved <i>Victoria Avenue Ad Hoc Committee Design and Development Standards and Related Measures for Victoria Avenue</i> which were adopted in 2003. Furthermore, the General Plan 2025 includes policies intended to minimize aesthetic impacts for proposed projects along Scenic and Special Boulevards. Specifically, to comply with the <i>Victoria Avenue Ad Hoc Committee Design and Development Standards and Related Measures for Victoria Avenue</i> the project is proposing the following; to incorporate a DG trail along the Victoria Avenue frontage, additional rows of citrus trees, front-on architectural treatment and no driveway access for future residences on Lots 1, 9 and 10. Therefore, the project will have a less than significant impact directly, indirectly and cumulatively.</p>				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>1c. Response: (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines)</p> <p>The project area has an existing average natural slope of 3.5 percent with no significant natural features. There is a temporary modular unit associated with grove operations on the project site; all structures are proposed to be removed from the project site. The proposed project is fully surrounded by single family development that is consistent with the proposed project. In addition, the proposed map has been designed to comply with the development standards of the R-1-1/2 acre – Single Family Residential Zone, the General Plan 2025, the <i>Victoria Avenue Ad Hoc Committee Design and Development Standards and Related Measures for Victoria Avenue</i> and any applicable conditions of approval, which will aid in the retaining of the visual character of the area. Because of this design, the proposed project will have a less than significant impact on the visual character and quality of the area.</p>				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>1d. Response: (Source: General Plan 2025, General Plan 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines)</p> <p>The subsequent development of up to 14 single family residences will involve the introduction of new lighting typically</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
associated with residential development. This lighting would be similar to that which exists in the surrounding area and would not be considered significant. Additionally, the site is not within the Mount Palomar Lighting Area. The impact is less than significant.				
2. AGRICULTURE AND FOREST RESOURCES:				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2a. Response: (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability & General Plan 2025 FPEIR – Appendix I – Designated Farmland Table) Although, the property is designated as prime farmland the proposed project is consistent with the General Plan 2025, cumulative impacts related to farmland criteria as a result of the project were previously evaluated as part of the cumulative analysis of build out anticipated under the General Plan 2025 Program. As a result, the proposed project does not result in significant impacts that were not previously evaluated. Furthermore, the project is surrounded by an urbanized area and is not within the Arlington Heights Greenbelt or the La Sierra lands, as shown on Figure OS-2 Agricultural Sustainability of the General Plan 2025. Therefore, the project will have a less than significant impact to agricultural uses.				
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"/>
2b. Response: (Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19) A review of Figure 5.2-2 – Williamson Act Preserves of the General Plan 2025 FPEIR reveals that the project site is not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. Moreover, the project site is not zoned for agricultural use and is not next to land zoned for agricultural use; therefore, the project will have no impact directly, indirectly or cumulatively.				
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2c. Response: (Source: GIS Map – Forest Data) The proposal does not involve rezoning the subject site and will be consistent with the underlying zone. Further, the City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland. Therefore, no				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
impacts will occur from this project directly, indirectly or cumulatively.				
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2d. Response: (Source: GIS Map – Forest Data) The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland, therefore no impacts will occur from this project directly, indirectly or cumulatively.				
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2e. Response: (Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data) Because the project is consistent with General Plan 2025 Policies related to agricultural preservation including those enforcing Proposition R and Measure C, the project does not involve increased access to the agricultural land including roads and infrastructure, and while the project involves an expansion of a residential neighborhood adjacent to the defined Greenbelt 2025 area, that area as defined has previously been fully developed with single family residences, there for the project would allow for continued use of the existing farmland located within the Arlington Greenbelt in a manner that will ensure the viability and sustainability of the existing agricultural/crop production and therefore a less than significant impact directly, indirectly and cumulatively will occur. The City of Riverside has no forest land that can support 10-percent native tree cover therefore there will be no impact from this project directly, indirectly or cumulatively.				
3. AIR QUALITY.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3a. Response: (Source: South Coast Air Quality Management District's 2007 Air Quality Management Plan (AQMP)) Projects that are consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG's modeling section to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the SCAQMD's AQMP, Regional Transportation Improvement Program (TRIP), and the Regional Housing Plan. This project is consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) that are consistent with the General Plan 2025 "Typical Growth Scenario." Since the project is consistent with the General Plan 2025, it is also consistent with the AQMP. The project will have a less than significant impact directly, indirectly and cumulatively to the implementation of an air quality plan.				
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact																																									
<p>3b. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 AQMP, CalEEMod 20013.2.2)</p> <p>Per General Plan 2025 FPEIR MM Air 1 and 7, a CalEEMod computer model analyzed both short-term construction related and long-term operational impacts. The results of the CalEEMod model determined that the proposed project would result in the following emission levels:</p>																																													
<table border="1"> <thead> <tr> <th colspan="7">CalEEMod MODEL RESULTS SHORT-TERM IMPACTS</th> </tr> <tr> <th rowspan="2">Activity</th> <th colspan="6">Daily Emissions (lbs/day)</th> </tr> <tr> <th>ROG</th> <th>NO_x</th> <th>CO</th> <th>SO₂</th> <th>PM-10</th> <th>PM-2.5</th> </tr> </thead> <tbody> <tr> <td>SCAQMD Daily Thresholds Construction</td> <td>75</td> <td>100</td> <td>550</td> <td>150</td> <td>150</td> <td>55</td> </tr> <tr> <td>Daily Project - Emissions Construction</td> <td>6.41</td> <td>4.96</td> <td>18.74</td> <td>26.30</td> <td>2.79</td> <td>2.14</td> </tr> <tr> <td>Exceeds Y/N Threshold?</td> <td>N</td> <td>N</td> <td>N</td> <td>N</td> <td>N</td> <td>N</td> </tr> </tbody> </table>					CalEEMod MODEL RESULTS SHORT-TERM IMPACTS							Activity	Daily Emissions (lbs/day)						ROG	NO _x	CO	SO ₂	PM-10	PM-2.5	SCAQMD Daily Thresholds Construction	75	100	550	150	150	55	Daily Project - Emissions Construction	6.41	4.96	18.74	26.30	2.79	2.14	Exceeds Y/N Threshold?	N	N	N	N	N	N
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<p>The above tables compare the project emissions (short-term and long-term) to the SCAQMD daily thresholds and shows that established thresholds will not be exceeded. Therefore, because the project will not violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, and will be subject to further mitigation the impacts directly, indirectly and cumulatively will be less than significant impacts to ambient air quality and to contributing to an existing air quality violation.</p>																																													
<p>c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																									
<p>3c. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod 20013.2.2)</p> <p>Because the proposed project is consistent with the General Plan 2025, cumulative impacts related to criteria pollutants as a</p>																																													

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>result of the project were previously evaluated as part of the cumulative analysis of build out anticipated under the General Plan 2025 Program. As a result, the proposed project does not result in any new significant impacts that were not previously evaluated and for which a statement of overriding considerations was adopted as part of the General Plan 2025 FPEIR. Therefore, cumulative air quality emissions impacts are less than significant.</p>				
<p>d. Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3d. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod 20013.2.2)</p> <p>Short-term impacts associated with construction from General Plan 2025 typical build out will result in increased air emissions from grading, earthmoving, and construction activities. Mitigation Measures of the General Plan 2025 FPEIR requires individual development to employ construction approaches that minimize pollutant emissions (General Plan 2025 FPEIR MM AIR 1- MM AIR 5, e.g., watering for dust control, tuning equipment, limiting truck idling times). In conformance with the General Plan 2025 FPEIR MM AIR 1 and MM AIR 7 a CalEEMod computer model analyzed short-term construction and long-term operational related impacts of the project and determined that the proposed project would not exceed SCAQMD thresholds for short-term construction and long-term operational impacts. Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations and a less than significant impact will occur directly, indirectly or cumulatively for this project.</p>				
<p>e. Create objectionable odors affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3e. Response:</p> <p>While exact quantification of objectionable odors cannot be determined due to the subjective nature of what is considered "objectionable," the nature of the construction of the proposed 8 lot single family residential subdivision, associated infrastructure and related off-site improvements present a potential for the generation of objectionable odors associated with construction activities. The operation of subdivision is not typically associated with the generation of objectionable odors. However, the construction activities associated with the expected build out of the project site will generate airborne odors like diesel exhaust emissions, architectural coating applications, and on- and off-site improvement installations. However, said emissions would occur only during daylight hours, be short-term in duration, and would be isolated to the immediate vicinity of the construction site. Therefore, they would not expose a substantial number of people to objectionable odors on a permanent basis. Therefore, the project will not cause objectionable odors affecting a substantial number of people and a less than significant impact directly, indirectly and cumulatively will occur.</p>				
<p>4. BIOLOGICAL RESOURCES.</p>				
<p>Would the project:</p>				
<p>a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4a. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area and Habitat Assessment prepared by VHBC, Incorporated on January 10, 2014)</p> <p>A habitat assessment prepared by a qualified biologist was prepared for the project. The findings of the habitat assessment determined that the project is in compliance with the MSHCP, and shows that, no candidate, sensitive, species of concern, or special status species or suitable habitat for such species occurs on site and no additional surveys or mitigation measures</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
are required. Therefore, the project has a less than significant impact directly, indirectly and cumulatively to these resources.				
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4b. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools and Habitat Assessment prepared by VHBC, Incorporated on January 10, 2014)</p> <p>No wetland or riparian vegetation exists on the project site, as it is fully developed. Furthermore, the project site is located within an urban built-up area and contains existing development. Generally, the surrounding area has been developed for many years and a history of severe disturbance, since the 1950's exists in the area, such that there is little chance that any riparian habitat could have persisted. Therefore, there will be no impact to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service with implementation of the proposed project will occur directly, indirectly and cumulatively.</p>				
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4c. Response: (Source: City of Riverside GIS/CADME USGS Quad Map Layer)</p> <p>The project site is located within an urban built-up area, contains existing development, and has a long history of severe disturbance such that the project would not have a substantial adverse effect, on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means. Therefore, a less than significant impact will occur directly, indirectly and cumulatively to federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p>				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4d. Response: (Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage and Habitat Assessment prepared by VHBC, Incorporated on January 10, 2014)</p> <p>The project site is located within an urban built-up area and is not within an MSHCP linkage area. The site has a history of severe disturbance such that there is little chance that the project would interfere 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. Therefore, no impact directly, indirectly and cumulatively will occur related to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites will occur with implementation of the proposed project.</p>				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4e. Response: (Source: MSHCP, Title 16 Section 16.72.040 – Establishing the Western Riverside County MSHCP Mitigation Fee, Title 16 Section 16.40.040 – Establishing a Threatened and Endangered Species Fees, City of</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Riverside Urban Forest Tree Policy Manual and Habitat Assessment prepared by VHBC, Incorporated on January 10, 2014)</i></p> <p>Implementation of the proposed Project is subject to all applicable Federal, State, and local policies and regulations related to the protection of biological resources and tree preservation. In addition, the project is required to comply with Riverside Municipal Code Section 16.72.040 establishing the MSHCP mitigation fee and Section 16.40.040 establishing the Threatened and Endangered Species Fees.</p> <p>Any project within the City of Riverside's boundaries that proposes planting a street tree within a City right-of-way must follow the Urban Forest Tree Policy Manual. The Manual documents guidelines for the planting, pruning, preservation, and removal of all trees in City rights-of-way. The specifications in the Manual are based on national standards for tree care established by the International Society of Arboriculture, the National Arborists Association, and the American National Standards Institute. Any future project will be in compliance with the Tree Policy Manual when planting a tree within a City right-of-way, and therefore, impacts will be less than significant.</p>				
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4f. Response: <i>(Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens' Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, and El Sobrante Landfill Habitat Conservation Plan)</i></p> <p>The proposed project is consistent with the guidelines of MSHCP, including Section 6.1.4, Guidelines Pertaining to the Urban/Wildlife Interface and related policies in the General Plan 2025, including Policy LU-7.4. As well, the project is consistent with the SKR HCP and with General Plan Policy OS-5.3. There will be no impact directly, indirectly and cumulatively to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.</p>				
<p>5. CULTURAL RESOURCES.</p> <p>Would the project:</p>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5a. Response: <i>(Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code and A Cultural Resources Investigation prepared by McKENNA et al. on August 01, 2014)</i></p> <p>A Phase I Cultural Resources Assessment was conducted on August 01, 2014 by McKenna et al., in which the background research, field survey and evaluation of the improvements within the current project area concluded that the property does not represent a significant or important historical resource as defined by Federal, State or Local guidelines. Further the Cultural Resources Report indicated that development will not impact, directly or indirectly any adjacent or nearby historical resources (i.e. the historically significant portion of Victoria Avenue or the Gage Canal). Therefore a less than significant impact would occur.</p>				
b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5b. Response: <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study and A Cultural Resources Investigation prepared by McKENNA et al. on August 01, 2014)</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>A site survey for archeological resources was prepared by McKenna et al. on August 01, 2014 as part of the Cultural Resources Investigation. The survey meets the Secretary of the Interior Standards and Guidelines and has found that there are no known archeological resources present on the site. However, should resources be uncovered as a result of site preparation, the find(s) must be assessed in accordance with current standards and guidelines and an archaeological monitoring program be initiated to address the remainder of the grading program. Therefore a less than significant impact would occur.</p>				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5c. Response: (Source: General Plan 2025 Policy HP-1.3 and A Cultural Resources Investigation prepared by McKENNA et al. on August 01, 2014)</p> <p>Based upon the paleontological overview for this area and information maintained by the County of Riverside, the project area is considered sensitive for paleontological resources that are likely to be found in a buried context. To mitigate any impacts while earthmoving that exceeds the relative depth of five foot depth below the current surface be monitored for paleontological specimens. This project complies with or will be required to comply with these standards. Therefore, any potential adverse direct, indirect or cumulative impacts from this project will be less than significant impact with mitigation.</p> <p>MM Cultural 1: Any earthmoving that exceeds the relative depth of five feet below the current surface be monitored for paleontological specimens. The paleontological monitoring program should be in concurrence with County guidelines and the Western Center, Hemet. Prior to any implementation, a PRIMP (Paleontological Resource Impact Mitigation Plan) should be prepared and approved.</p>				
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"/>
<p>5d. Response: (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity and A Cultural Resources Investigation prepared by McKENNA et al. on August 01, 2014)</p> <p>Where construction is proposed in undeveloped areas, disturbance on vacant lands could have the potential to disturb or destroy buried Native American human remains as well as other human remains, including those interred outside of formal cemeteries. Consistent with State laws protecting these remains, sites containing human remains must be identified and treated in a sensitive manner. Therefore a condition of approval requires that in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, <i>State CEQA Guidelines</i> 15064.5(e), and Public Resources Code 5097.98 <u>must</u> be implemented. In addition, a mitigation measure is recommended as follows:</p> <p>MM Cultural 2: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:</p> <p>a. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.</p> <p>In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, <i>State CEQA Guidelines</i> 15064.5(e), and Public Resources Code 5097.98 <u>must</u> be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>(NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-enter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance</p>				
<p>6. GEOLOGY AND SOILS.</p>				
Would the project:				
a.Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6i. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones & General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p> <p>Seismic activity is to be expected in Southern California. In the City of Riverside, there are no Alquist-Priolo zones. The project site does not contain any known fault lines and the potential for fault rupture or seismic shaking is low. Compliance with the California Building Code regulations will ensure that no impacts related to strong seismic ground will occur directly, indirectly and cumulatively.</p>				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6ii. Response: (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p> <p>The San Jacinto Fault Zone located in the northeastern portion of the City, or the Elsinore Fault Zone, located in the southern portion of the City's Sphere of Influence, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. Because the proposed project complies with California Building Code regulations, impacts associated with strong seismic ground shaking will have no impact directly, indirectly and cumulatively.</p>				
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6iii. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, and Appendix E – Geotechnical Report)</p> <p>The project site is located in an area with a high potential for liquefaction as depicted in the General Plan 2025 Liquefaction Zones Map – Figure PS-2. Compliance with the California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction would have less than significant directly, indirectly and cumulatively.</p>				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6iv. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code, and for projects over 1 acre: Storm Water Pollution Prevention Plan SWPPP)</p> <p>The project site and its surroundings have generally flat topography (3.5%AES) and are not located in an area prone to landslides per Figure 5.6-1 of the General Plan 2025 Program Final PEIR. Therefore, there will be no impact related to landslides directly, indirectly and cumulatively.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6b. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code, and for projects over 1 acre: SWPPP)</p> <p>Erosion and loss of topsoil could occur as a result of the project. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, with the erosion control standards for which all development activity must comply (Title 18), the Grading Code (Title 17) also requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Titles 18 and 17 will ensure that soil erosion or loss of topsoil will be less than significant impact directly, indirectly and cumulatively.</p>				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6c. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Figure 5.6-1 - Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, and Appendix E – Geotechnical Report, Project Specific Geotechnical Report prepared by Geo-Environmental, Inc.)</p> <p>The project, which is relatively flat, except for a small knoll, is not located on a geologic unit or soil that is unstable or has the potential for high shrink-swell potential, nor located in proximity to any known faults. As such, the project will have less than significant impact resulting in a geologic unit or soil becoming unstable resulting in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse either directly, indirectly or cumulatively.</p>				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6d. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)</p> <p>Expansive soil is defined under <i>California Building Code</i>. The soil type of the subject site is Greenfield and Hanford (See Figure 5.64 – Soils of the General Plan 2025 Program Final PEIR.) Compliance with the applicable provisions of the City's Subdivision Code- Title 18 and the California Building Code with regard to soil hazards related to the expansive soils will be reduced to a less than significant impact level for this project directly, indirectly and cumulatively.</p>				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6e. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)</p> <p>The proposed project will be served by sewer infrastructure. Therefore, the project will have no impact.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7a. Response: Projects that are consistent with the projections of employment and population forecasts identified by the SCAG are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG's modeling section to forecast travel demand and air quality for planning activities such as the RTP, the SCAQMD's AQMP, RTIP, and the Regional Housing Plan. As the project is consistent with the City's General Plan, the project will not interfere with the State's goals of reducing greenhouse gas emissions to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GhG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Emissions resulting from the proposed project are expected to be far lower than the SCAQMD thresholds for significance. Therefore, this project will have less than significant impacts with respect to GHG emissions.				
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7b. Response: Projects that are consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG's modeling section to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the SCAQMD's AQMP, Regional Transportation Improvement Program (RTIP), and the Regional Housing Plan. This project is consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) which are consistent with the General Plan 2025 "Typical Growth Scenario." Since the project is consistent with the General Plan 2025 it is also consistent with the AQMP. The project will have a less than significant impact directly, indirectly and cumulatively to the implementation of an air quality plan.				
8. HAZARDS & HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8a. Response: <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)</i> The proposed project does not involve the transport, use, or disposal of any hazardous material because the use is a residential subdivision. As such, the project will have no impact related to the transport, use, or disposal of any hazardous material either directly, indirectly and cumulatively.				
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8b. Response: <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside's EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)</i> The proposed project does not involve the use of any hazardous materials. As such the project will have no impact directly, indirectly or cumulatively for creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8c. Response: (Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 - RUSD Boundaries, Table 5.13-D RUSD Schools, Figure 5.13-3 AUSD Boundaries, Table 5.13-E AUSD Schools, Figure 5.13-4 - Other School District Boundaries, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code)</p> <p>The proposed project does not involve any emission or handling of any hazardous materials, substances or waste within one-quarter mile of an existing school because the proposed use is a residential subdivision. (The site is approximately 0.28 miles from Arizona Elementary School.) Therefore, the project will have no impact regarding emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school directly, indirectly or cumulatively.</p>				
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8d. Response: (Source: General Plan 2025 Figure PS-5 - Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A - CERCLIS Facility Information, Figure 5.7-B - Regulated Facilities in TRI Information and 5.7-C - DTSC EnviroStor Database Listed Sites)</p> <p>A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the project would have no impact to creating any significant hazard to the public or environment directly, indirectly or cumulatively.</p>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8e. Response: (Source: General Plan 2025 Figure PS-6 - Airport Safety Zones and Influence Areas)</p> <p>The project site is not located within any airport land use plan area or compatibility zone. Therefore, the project will have no impact resulting in a safety hazard for people residing or working in the project area directly, indirectly or cumulatively.</p>				
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8f. Response: (Source: General Plan 2025 Figure PS-6 - Airport Safety Zones and Influence Areas, RCALUCP)</p> <p>Because the proposed project is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have no impact directly, indirectly or cumulatively.</p>				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>8g. Response: (Source: GP 2025 FPEIR Chapter 7.5.7 - Hazards and Hazardous Materials, City of Riverside's EOP, 2002 and Riverside Operational Area - Multi-Jurisdictional LHMP, 2004 Part 1, and OEM's Strategic Plan)</p> <p>The project will be served by existing, fully improved streets (Victoria and La Sierra Avenue) including two proposed cul-de-sac streets. All streets have been, or will be required to be designed to meet the Public Works and Fire Departments' specifications. Therefore, the project will have a less than significant impact directly, indirectly and cumulatively to an emergency response or evacuation plan.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8h. Response: (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside's EOP, 2002 http://intranet/Portal/uploads/Riv_City_EOP_complete.pdf, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM's Strategic Plan)</p> <p>The proposed project is located in an urbanized area where no wildlands exist and the property is no located within a Very High Fire Severity Zone (VHFSZ) or adjacent to wildland areas or a VHFSZ; therefore no impact regarding wildland fires either directly, indirectly or cumulatively from this project will occur.</p>				
9. HYDROLOGY AND WATER QUALITY.				
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9a. Response: (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water and Project Specific Hydrology Study and/or Water Quality Management Plan prepared by IW Consulting Engineers)</p> <p>During the construction phase, a final approved WQMP will be required for the project, as well as coverage under the State's General Permit for Construction Activities, administered by the Santa Ana RWQCB. Storm water management measures will be required to be implemented to effectively control erosion and sedimentation and other construction-related pollutants during construction. Given compliance with all applicable local, state, and federal laws regulating surface water quality and the fact that the project will not result in a net increase of surface water runoff, the proposed project as designed is anticipated to result in a less than significant impact directly, indirectly or cumulatively to any water quality standards or waste discharge.</p>				
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9b. Response: (Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU Map of Water Supply Basins, RPU Urban Water Management Plan, WMWD Urban Water Management Plan)</p> <p>The proposed project is located within the Arlington Water Supply Basin. This proposed project involves a residential subdivision. The project is required to connect to the City's sewer system and comply with all NPDES and WQMP requirements that will ensure the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, there will be no impact to groundwater supplies and recharge either directly, indirectly or cumulatively.</p>				
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9c. Response: (Source: Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan)</p> <p>The project is subject to NPDES requirements; areas of one acre or more of disturbance are subject to preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) for the prevention of runoff during construction. Erosion, siltation and other possible pollutants associated with long-term implementation of projects are addressed as part of the</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Water Quality Management Plan (WQMP) and grading permit process. Therefore, the project will have a less than significant impact directly, indirectly or cumulatively to existing drainage patterns.				
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9d. Response: (Source: Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan) The project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area, (i.e. through grading, ground disturbance, structures or additional paving) that would alter the existing drainage pattern of the site, alter the course of stream or river, or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site because the project consists of a residential subdivision. Therefore no flooding on or off-site as a result of the project will occur and there will be no impact directly, indirectly or cumulatively that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.				
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"/>
9e. Response: (Source: Preliminary Grading Plan) Within the scope of the project is the installation of storm water drainage system, specifically as described within the project description portion of this project. As the storm water drainage system will be installed concurrently with the construction of this project, the storm water drainage system will be adequately sized to accommodate the drainage created by this project. The project is expected to generate the following pollutants: sediment/turbidity, nutrients, trash and debris, oxygen demanding substances, bacteria and viruses, oil & grease, and pesticides. These expected pollutants will be treated through the incorporation of the site design, source control and treatment control measures specified in the project specific WQMP. Therefore, as the expected pollutants will be mitigated through the project site design, source control, and treatment controls already integrated into the project design, the project will not create or contribute runoff water exceeding capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff and there will be a less than significant impact directly, indirectly or cumulatively.				
f. <input checked="" type="radio"/> otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9f. Response: (Source: Project Specific – Stormwater Pollution Prevention Plan, and Water Quality Management Plan) The project is over one acre in size and is required to have coverage under the State's General Permit for Construction Activities (SWPPP). As stated in the Permit, during and after construction, best management practices (BMPs) will be implemented to reduce/eliminate adverse water quality impacts resulting from development. Furthermore, the City has ensured that the development does not cause adverse water quality impacts, pursuant to its Municipal Separate Storm System (MS4) permit through the project's WQMP. The proposed development will increase the amount of impervious surface area in the City. This impervious area includes paved parking areas, sidewalks, roadways, and building rooftops; all sources of runoff that may carry pollutants and therefore has the potential to degrade water quality. This development has been required to prepare preliminary BMP's that have been reviewed and approved by Public Works. Final BMP's will be required prior to grading permit issuance. The purpose of this requirement is to insure treatment BMP's are installed/constructed as part of the project so that the pollutants generated by the project will be treated in perpetuity. Therefore, impacts related to degrading water quality are less than significant directly, indirectly and cumulatively.				
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9g. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps)				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Zone X, Map Number 06065C0710G Effective Date August 28, 2008)</p> <p>A review of National Flood Insurance Rate Map (Map Number 06065C0715G Effective Date August 28, 2008) and Figure 5.8-2 – Flood Hazard Areas of the General Plan Program FPEIR, shows that the project is not located within or near a 100-year flood hazard area. There will be no impact caused by this project directly, indirectly or cumulatively as it will not place housing within a 100-year flood hazard area.</p>				
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9h. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0710G Effective Date August 28, 2008)</p> <p>The project site is not located within or near a 100-year flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0715G Effective Date August 28, 2008). Therefore, the project will not place a structure within a 100-year flood hazard area that would impede or redirect flood flows and no impact will occur directly, indirectly or cumulatively.</p>				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9i. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0710G Effective Date August 28, 2008)</p> <p>The northeasterly portion of the subject site is located within a Dam Inundation Area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0715G Effective Date August 28, 2008) due to the location of Lake Mathews Dam as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas. The project is located within the Lake Mathews Dam inundation area that may be affected in the event of a dam failure. In the event of a dam failure, first flow waters are expected to reach the northeasterly portion of the site in 15 minutes. The remainder of the site would not be affected.</p> <p>The City Municipal Code, Title 18 – Subdivision Code, Section Chapter 18.210 – Development Standards, Section 18.210-100 – Flood Prone Lands and Drainage and Title 16 Buildings & Construction, Chapter 16.18 Flood Hazard Area & Implementation of Natural Flood Insurance Program, Sec. 16.8050 requires new construction located within a Dam Inundation Area to mitigate flood hazards by including onsite drainage, anchoring methods to prevent floating structures, elevating buildings above flood levels, and flood proofing, which requires the building to be inspected and certified by a professional engineer, surveyor or building inspector. Including compliance with State Civil Code Section 1103 through 1103.4 requiring notification to those potentially affected of the risk involved in locating within a flood hazard or dam inundation area. Therefore, the potential to place a structure within an area that would expose people or structures to a significant risk of loss, injury or death as a result of the failure of a levee or dam will be less than significant directly, indirectly or cumulatively.</p>				
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9j. Response: (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality)</p> <p>Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, no impacts due to tsunamis will occur directly, indirectly or cumulatively</p>				
<p>10. LAND USE AND PLANNING:</p> <p>Would the project:</p>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10a. Response: (Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers)</p> <p>The proposed project has been designed to be consistent with the pattern of development of the surrounding area providing adequate access, circulation and connectivity consistent with the General Plan 2025, and in compliance with the requirements of the Zoning and Subdivision Codes. Therefore, the project impacts related to the community are less than significant.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10b. Response: (Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines) The project is an infill project consistent with the General Plan 2025. It is not located within other plan areas and it is not a project of Statewide, Regional or Areawide Significance. For these reasons, this project will have a less than significant impact on an applicable land use plan, policy or regulation directly, indirectly or cumulatively.				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10c. Response: (Source: General Plan 2025, General Plan 2025 – Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, enter appropriate Specific Plan if one, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines) The proposed project is consistent with the General Plan 2025 guidelines of MSHCP, including Section 6.1.4, Guidelines Pertaining to the Urban/Wildlife Interface and related policies in the General Plan 2025, including Policy LU-7.4. As well, the project is consistent with the SKR HCP and with General Plan Policy OS-5.3. Impacts will be less than significant directly, indirectly and cumulatively to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.				
11. MINERAL RESOURCES.				
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"/>
11a. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources) The project does not involve extraction of mineral resources. No mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. The project site is not, nor is it adjacent to, a locally important mineral resource recovery site delineated in the General Plan 2025, specific plan or other land use plan. Therefore, the project will have no impact on mineral resources directly, indirectly or cumulatively.				
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"/>
11b. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources) The GP 2025 FPEIR determined that there are no specific areas with the City of Sphere Area which have locally-important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. The proposed project is consistent with the General Plan 2025. Therefore, there is no impact .				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12a. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</p> <p>The future development of up to 14 single family residences is not anticipated to cause long-term increases in ambient noise levels. However, development of the property in the manner proposed could result in temporary increases in noise levels, primarily during construction. These activities will be subject to compliance with the City's Noise Ordinance and therefore less than significant impacts would occur.</p>				
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12b. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report)</p> <p>A temporary increase in noise and vibration levels may be noticed during project construction; however, these activities will be subject to compliance with the City's Noise Ordinance and a less than significant short-term impact will occur. Also, with the development and use for up to 14 single family residences no long-term vibration impacts will occur.</p>				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12c. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</p> <p>The future development of up to 14 single family residences is not anticipated to cause long-term increases in ambient noise levels. However, development of the property in the manner proposed could result in temporary increases in noise levels, primarily during construction. These activities will be subject to compliance with the City's Noise Ordinance and no significant impacts would occur.</p>				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12d. Response: (Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing Conditions Report)</p> <p>The primary source of temporary or periodic noise associated with the proposed project is from construction activity and maintenance work. Construction noise typically involves the loudest common urban noise events associated with building demolition, grading, construction, large diesel engines, truck deliveries and hauling.</p> <p>Both the General Plan 2025 and Municipal Code Title 7 (Noise Code) limit construction activities to specific times and days of the week and during those specified times, construction activity is subject to the noise standards provided in the Title 7. Considering the short-term nature of construction and the provisions of the Noise Code, the temporary and</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
periodic increase in noise levels due to the construction which may result from the project are considered less than significant directly, indirectly and cumulatively.				
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"/>
12e. Response: (Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contour, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP, March Air Reserve Base/March inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)) The proposed project is not located within an airport land use plan or within two miles of a public airport of public use airport and as such will have no impact on people residing or working in the project area to excessive noise levels either directly, indirectly or cumulatively.				
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12f. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)) Per the GP 2025 Program FPEIR, there are no private airstrips within the City that would expose people working or residing in the City to excessive noise levels. Because the proposed project consists of development anticipated under the General Plan 2025, is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have no impact directly, indirectly or cumulatively.				
13. POPULATION AND HOUSING.				
Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13a. Response: (Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG's RCP and RTP) The project involves the subdivision of approximately 8.80 acres and the future construction of new homes that may directly induce population growth, and may involve additional infrastructure that could indirectly induce population growth. However, the project is consistent with the LDR – Low Density Residential land use designation established under the General Plan 2025 Program and the additional infrastructure is consistent with the General Plan 2025 Program. The General Plan 2025 Final PEIR determined that Citywide, future development anticipated under the General Plan 2025 Typical scenario would not have significant population growth impacts. Because the proposed project is consistent with the General Plan 2025 Typical growth scenario and population growth impacts were previously evaluated in the GP 2025 FPEIR the project does not result in new impacts beyond those previously evaluated in the GP 2025 FPEIR; therefore, the impacts will be less than significant both directly and indirectly.				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13b. Response: (Source: CADME Land Use 2003 Layer)				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The project will not displace existing housing, necessitating the construction of replacement housing elsewhere because the project site is proposed on a site that is currently utilized for orange groves that has no existing housing that will be removed or affected by the proposed project. Therefore, there will be no impact on existing housing either directly, indirectly or cumulatively.				
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"/>
13c. Response: (Source: CADME Land Use 2003 Layer) The project will not displace existing housing, necessitating the construction of replacement housing elsewhere because the project site is proposed on a site that is currently utilized for orange groves that has no existing housing that will be removed or affected by the proposed project. Therefore, there will be no impact on existing housing either directly, indirectly or cumulatively.				
14. PUBLIC SERVICES.				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14a. Response: (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1) The project consists of a 14 lot subdivision. Adequate fire facilities and services are provided by two stations; Station 9 located at 6674 Alessandro Boulevard and Station 7 located at 2590 Jefferson Street to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department practices, there will be no impacts on the demand for additional fire facilities or services either directly, indirectly or cumulatively.				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14b. Response: (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers) *The project consists of a 14 lot subdivision. Adequate police facilities and services are provided by the West Neighborhood Policing Center to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there will be no impact on the demand for additional police facilities of services either directly, indirectly or cumulatively.				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14c. Response: (Source: FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Figure 5.13-3 – AUSD Boundaries, Table 5.13-E – AUSD, Table 5.13-G – Student Generation for RUSD and AUSD By Education Level, and Figure 5.13-4 – Other School District Boundaries) The project consists of a 14 lot subdivision. Adequate school facilities and services are provided by the Alvord Unified School District to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Riverside Unified School District School District impact fees used to offset the impact of new development, there will be less than significant impacts on the demand for school facilities or services either directly, indirectly or cumulatively.				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14d. Response: (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative) The project consists of a 14 lot subdivision. Adequate park facilities and services are provided in the La Sierra South				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Neighborhood to serve this project. In addition with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park, Recreation and Community Services practices, there will be less than significant impacts on the demand for additional park facilities or services either directly, indirectly or cumulatively.</p>				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>14e. Response: (Source: General Plan 2025 Figure LU-8 – Community Facilities, FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers, Table 5.13-H – Riverside Public Library Service Standards)</p> <p>The project consists of a 14 lot subdivision. Adequate public facilities and services, including libraries and community centers, are provided in the Arlington Heights Neighborhood to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park and Recreation and Community Services and Library practices, there will be no impacts on the demand for additional public facilities or services either directly, indirectly or cumulatively.</p>				
15. RECREATION.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15a. Response: (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</p> <p>The General Plan 2025 analyzed the LDR – Low Density Residential General Plan Land Use for this property. The project is consistent with the adopted General Plan 2025 and will pay applicable Park Development Impact Fees to the City of Riverside Parks, Recreation and Community Services Department therefore this project will have a no impact directly, indirectly or cumulatively.</p>				
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15b. Response: (General plan 2025 Figure PR-1 – Parks, open Space and Trails)</p> <p>The project will include a new decomposed granite pathway along Victoria Avenue, consistent with the Parks, Open Space and Trails Master Plan in the General Plan 2025; therefore, there will be no impact directly, indirectly or cumulatively.</p>				
16. TRANSPORTATION/TRAFFIC.				
Would the project result in:				
Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16a. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15-K – Freeway Analysis</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG's RTP</i></p> <p>This project involves the future construction of up to 14 new single family residences and thus will result in a minimal increase in vehicular trips onto existing local streets both during and after construction. The proposed project would not generate additional vehicular trips either directly or indirectly, other than what has already been considered under the City's General Plan. Due to the proposal this project will not generate a significant number of additional vehicle trips, it is not anticipated that the LOS of any nearby intersections will be affected. Therefore, no significant change to the levels of service of nearby intersections and only an incremental increase of traffic load or capacity are expected with implementation of this project and the project's individual or cumulative impact to all applicable plans, ordinances or policies pertaining to the performance of the circulation system will be less than significant.</p>				
<p>b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16b. Response: <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG's RTP)</i></p> <p>This project involves the future construction of up to 14 new single family residences and thus will result in a minimal increase in vehicular trips onto existing local streets both during and after construction. The proposed project would not generate additional vehicular trips either directly or indirectly, other than what has already been considered under the City's General Plan. Also, since this proposal will not generate a significant number of additional vehicle trips, it is not anticipated that the LOS of any nearby intersection will be affected. Therefore, no significant change to the levels of service of nearby intersections and only an incremental increase of traffic load or capacity are expected with implementation of this project and the project's individual or cumulative impact to all applicable plans, ordinances or policies pertaining to the performance of the circulation system will be less than significant.</p>				
<p>c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16c. Response: <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</i></p> <p>The project will not change air traffic patterns, increase air traffic levels or change the location of air traffic patterns. It is not located within an airport influence area. As such, this project will have no impact directly, indirectly or cumulatively on air traffic patterns.</p>				
<p>d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16d. Response: <i>(Source: Project Site Plans, Lane Striping and Signing Plans)</i></p> <p>The proposed project is compatible with adjacent existing uses and street configurations. As well, it has been designed so as not to cause any incompatible use or additional or any hazards to the surrounding area or general public. As a condition of approval, the proposed cul-de-sac, all proposed driveways, sidewalks, walls/fences, and landscaping will be required comply with the applicable development standards of the Riverside Municipal Code. Therefore, this project will have a less than significant impact on increasing hazards through design or incompatible uses directly, indirectly or cumulatively.</p>				
<p>e. Result in inadequate emergency access?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16e. Response: <i>(Source: California Department of Transportation Highway Design Manual, Municipal Code, and</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Fire Code)</p> <p>The project has been developed in compliance with Title 18, Section 18.210.030 and the City's Fire Code Section 503 (California Fire Code 2007); therefore, there will be no impact directly, indirectly or cumulatively to emergency access.</p>				
f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16f. Response: (Source: FPEIR, General Plan 2025 Land Use and Urban Design, Circulation and Community Mobility and Education Elements, Bicycle Master Plan, School Safety Program – Walk Safe! – Drive Safe!)</p> <p>The project, as designed, does not create conflicts with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). As such, the project will have no impact directly, indirectly or cumulatively on adopted policies, plans, or programs supporting alternative transportation.</p>				
<p>17. UTILITIES AND SYSTEM SERVICES.</p> <p>Would the project:</p>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17a. Response: (Source: General Plan 2025 Figure PF-2 – Sewer Facilities Map, FPEIR Figure 5.16-5 – Sewer Service Areas, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, Figure 5.8-1 – Watersheds, Wastewater Integrated Master Plan and Certified EIR)</p> <p>All new development is required to comply with all provisions of the NPDES program and the City's Municipal Separate Sewer Permit (MS4), as enforced by the Regional Water Quality Control Board (RWQCB). Therefore, the proposed project would not exceed applicable wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or stormwater system within the City. Because the proposed project is required to adhere to the above regulations related to wastewater treatment the project will have a less than significant impact.</p>				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17b. Response: (Source: General Plan 2025 Table PF-1 – RPU PROJECTED DOMESTIC WATER Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Table 5.16-I - Current and Projected Water Use WMWD, Table 5.16-J - General Plan Projected Water Demand for WMWD Including Water Reliability 2025, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area & Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)</p> <p>The project will not result in the construction of new or expanded water or wastewater treatment facilities. The project is consistent with the Typical Growth Scenario of the General Plan 2025 where future water and wastewater generation was determined to be adequate (see Tables 5.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I, 5.16-J and 5.16-K of the General Plan 2025 Final PEIR). Therefore, the project will have no impact resulting in the construction of new water or wastewater treatment facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p>				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17c. Response: (Source: FPEIR Figure 5.16-2 - Drainage Facilities)</p> <p>The increase in impervious surface area resulting from the future construction of 14 single family residences facilitated by this project will generate increased storm water flows with potential to impact drainage facilities and require the provision of additional facilities. However, the Subdivision Code (Title 18, Section 18.48.020) requires drainage fees to be paid to</p>				

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

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
non-residential projects beginning January 1, 2011. The proposed project must comply with the City's waste disposal requirements as well as the California Green Building Code and as such would not conflict with any Federal, State, or local regulations related to solid waste. Therefore, no impacts related to solid waste statutes will occur directly, indirectly or cumulatively.				
18. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>18a. Response: <i>(Source: General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 – MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, and Habitat Assessment prepared by Osborne Biological Consulting on January 25, 2013, FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 - Archaeological Sensitivity, Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D, Title 20 of the Riverside Municipal Code)</i></p> <p>Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section of this Initial Study, and were all found to be less than significant. Additionally, potential impacts to cultural, archaeological and paleontological resources related to major periods of California and the City of Riverside's history or prehistory were discussed in the Cultural Resources Section of this Initial Study, and were found to have less than significant impacts with mitigation.</p>				
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>18b. Response: <i>(Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program)</i></p> <p>Because the project is consistent with the General Plan 2025, no new cumulative impacts are anticipated and therefore cumulative impacts of the proposed project beyond those previously considered in the GP 2025 FPEIR are less than significant.</p>				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>18c. Response: <i>(Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program)</i></p> <p>Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology & water quality, noise, population and housing, hazards and hazardous materials, and traffic sections of this initial study and found to be less than significant for each of the above sections. Based on the analysis and conclusions in this initial study, the project will not cause substantial adverse effects, directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed project are less than significant.</p>				

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

Staff Recommended Mitigation Measures

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
Cultural	MM Cultural 1: Any earthmoving that exceeds the relative depth of five feet below the current surface be monitored for paleontological specimens. The paleontological monitoring program should be in concurrence with County guidelines and the Western Center, Hemet. Prior to any implementation, a PRIMP (Paleontological Resource Impact Mitigation Plan) should be prepared and approved.	Prior to issuance of grading permits.	City approved Archeologist	Compliance with Project Conditions of Approval
Cultural	<p>MM Cultural 2: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:</p> <p>b. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in</p>	During Grading.	Individual grading contractors Registered Professional Archaeologist	<p>Compliance with Project Conditions of Approval.</p> <p>Final report to City Planning Division from archeologist; if resources are found.</p>

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

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



**GONZALES
ENVIRONMENTAL
CONSULTING, LLC**

March 22, 2019

Mr. Hitesh Patel
La Sierra Victoria Development LLC
19215 Wild Mustang Court
Apple Valley, CA 92307

RE: Burrowing Owl update for APN 136-220-016 (8.8 acres)

Dear Mr. Patel:

As requested, we conducted a burrowing owl (*Athene cunicularia*) survey for APN 136-220-016 (8.8 acres) in order to determine if conditions had changed since the 2014 surveys conducted by VHBC, Incorporated. We found that the site is still used for citrus production and includes a park-like area covering about ¼ of the site.

The site is located within San Bernardino Meridian in a portion of Sections 24 and 25, Township 3 South, Range 6 West in Riverside County, California. This location is shown on the Riverside West, California 7.5-minute U.S. Geological Survey (USGS) quadrangle (Riverside West photorevised 1980); page 744 Block G3 of the Riverside County Street Guide and Directory (Thomas Brothers Maps Design 2013). The approximate center of the site is located at the center of the project area is 33.887533°N/-117.461718°W. APN 136-220-016 is located on the corner of Victoria Avenue and La Sierra Avenue in the City of Riverside, Riverside County California.

The proposed project site occurs at an elevation between 820 and 836 feet above mean sea level. The entire project site has been disturbed by anthropogenic disturbances. Land immediately adjacent to the consists of single family residences.

The habitat assessment followed the BURROWING OWL SURVEY INSTRUCTIONS for the Western Riverside Multiple Species Habitat Conservation Plan Area, dated March 29, 2006 per Section 6.3.2. Of the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP).

The habitat assessment was performed to determine the Site's suitability to support burrowing owl. Several key indicators were used in determining the Site's potential to support burrowing owl. Key indicators included the presence of low-growing vegetation within grassland, desert, and scrublands, small fossorial mammals, and isolated features such as cement or wood debris piles, and/or cement culverts.

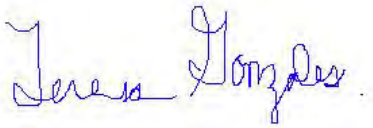
The Site exhibited no key indicators of suitable burrowing owl habitat. Wildlife observed during surveys is listed in Appendix, Animal and Plant Compendium.

The results of the habitat assessment concluded that the Site contained no suitable habitat for burrowing owl.

Results:

GEC conducted Burrowing Owl assessment as outlined by The California Burrowing Owl Consortium and Burrowing Owl Instructions for the Western Riverside MSHCP. Task 1 of the survey identified no suitable burrowing owl habitat on-site. Results of the surveys found no owl burrows or burrowing owls on the proposed project site or in adjacent areas. We found no evidence of burrows, stock piles of materials or areas that burrowing owls would be found in. As such, we concur with the findings of VHBC, Incorporated. If you have any questions, please contact me at (760) 777-1621.

Respectfully submitted,



Teresa Gonzales, Principal Biologist
GONZALES ENVIRONMENTAL CONSULTING LLC









McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA, HonDL
Reg. Professional Archaeologist
Owner and Principal Investigator

March 19, 2019

West Coast Hotels Group, LLC
Attn: Hitesh S. Patel
19215 Wild Mustang Court
Apple Valley, California 92307

RE: TTM No. 36317 @ La Sierra and Victoria, Riverside, Riverside Co., CA.

Mr. Patel:

At your request, I have reviewed my 2014 report for the property identified as TTM No. 36317, located at La Sierra and Victoria in the City of Riverside, Riverside County, CA. When originally reported, this study was completed for ADKAN Engineering and both reviewed and edited for the final document of August 1, 2014. I understand you are the new owners of the property and the property boundaries have not changed and there have been no changes to the existing/reported improvements within the property boundaries. My research and reporting concluded there were no significant structures within the project area and no evidence of prehistoric or historic archaeological resources. I did, however, conclude the property is sensitive for the presence of paleontological resources.

McKenna et al. did not recommend archaeological monitoring, but did recommend a paleontological monitoring program. Since there have been no changes to the property, McKenna feels the existing report is adequate and does not require any supplemental research or field investigations. With the implementation of the recommended paleontological monitoring, the property should be considered clear of any significant cultural resources and any proposed demolition or redevelopment will not result in any adverse environmental impacts. The City should consider the report compliant and comfortable with the existing documentation. If you have any questions, please feel free to contact me at your convenience.

Sincerely,

Jeanette A. McKenna

Jeanette A. McKenna, Principal

6008 Friends Avenue, Whittier, California 90601-3724 or 1941 E. Pegasus Drive, Tempe, Arizona 85283
(562) 696-3852 (CA Office) (480) 664-0682 (AZ Office) Cell 562-754-7712
Email = jeanette.mckennaetal@gmail.com



7 March 2018

Mr. Hitesh S. Patel
President/CEO
La Sierra Victoria Development, LLC
19215 Wild Mustang Court
Apple Valley, California 92307

Subject: Paleontological Resource Impact Mitigation Program (PRIMP) for the Tract 36713 housing subdivision project, southeast corner of La Sierra Avenue and Victoria Avenue, city of Riverside, Riverside County, California (Tract 36713; APN 136-220-016)

Dear Mr. Patel:

Introduction and Location: A Paleontological Resource Impact Mitigation Program (PRIMP) proposal has been completed by Brian F. Smith and Associates, Inc. (BFSA) for the 8.81-acre site of the pending Tract 36713 housing subdivision project (Assessor's Parcel Number [APN] 136-220-016), located adjacent to and immediately east of the intersection of La Sierra Avenue and Victoria Avenue in the city of Riverside, Riverside County, California (Attachments 1 and 2). The project calls for the construction of a 14-unit subdivision project with access provided by driveways between and east of the residential units. Estimated grading quantities are 12,500 cubic yards of cut and 12,500 cubic yards of fill. On the U. S. Geological Survey 7.5-minute, 1:24,000-scale, Riverside West, California topographic quadrangle map, the project site lies in unsectioned grant lands of El Sobrante de San Jacinto Land Grant, in the southernmost part of projected Section 24 and the northernmost part of projected Section 25, Township 3 South, Range 6 West, San Bernardino Base and Meridian (Attachment 2).

Geology: Geologically, on the 1:24,000-scale geologic map of the Riverside West 7.5-minute quadrangle (Attachment 3, after D. M. Morton and B. F. Cox, 2001, U. S. Geological Survey Open-File Report 01-451, scale 1:24,000), the entire project site is mapped as being underlain by Quaternary (middle to late Pleistocene) "old alluvial fan deposits" (Qov., shown in yellow on Attachment 3) derived from the granitic mountains that are located less than one half mile to the south. These surficial deposits are capped by moderately to well-developed pedogenic soils (Morton and Cox, 2001).

Records Searches: A literature review and knowledge of existing museum collections from the project area did not reveal any previously recorded fossil localities from within the boundaries of the proposed Tract 36713 project site. A previous museum collections and records search report solicited from the San Bernardino County Museum (SBCM) for the La Sierra Pipeline project

along La Sierra Avenue less than one quarter mile south of the project site (E. G. Scott, 2006, attached) did not report any previously recorded fossil localities within one mile of that project, which would also encompass the area of the Tract 36713 project. Paleontological monitoring by BFSa for the Sierra Creek housing subdivision project, which was located as close as 600 feet to the south and southeast and extending eastward for more than a mile did not yield any paleontological resources (G. L. Kennedy and G. I. Shiller, 2006, unpublished monitoring report). The closest known fossil locality that we are aware of yielded a single specimen of deer (*Odocoileus* sp.) reported from an unknown depth at a locality (LACM loc. 1207) six to seven miles west of the current project site (S. A. McLeod, 2016, Museum collections and records search report solicited from the Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County, attached).

Paleontological Sensitivity: A paleontological sensitivity map and report generated by the Riverside County Land Information System in March of 2018 (Attachment 4) ranks the entire project site as having a “High Potential/Sensitivity (High A),” which is “based on [the presence of] geologic formations or mappable rock units that ... contain fossilized body elements, and trace fossils such as tracks, nests, and eggs. These fossils occur on or below the surface.” The High paleontological sensitivity ranking (High A) encompasses all of the mapped Quaternary (middle to late Pleistocene) “old alluvial fan deposits” (Qof, on Attachment 3). Across the Inland Empire, Quaternary old alluvial fan sediments have a well documented record of yielding important Ice Age, and older, fossils such as large terrestrial vertebrates (*e.g.*, bison, mammoth, mastodon, horse, camel, giant ground sloth, short-faced bears, sabre-tooth cats, and others [*e.g.*, Jefferson, 1991]).

Recommendations: The existence of Quaternary old alluvial fan sediments across the project site (Qof, on Attachment 3), the High paleontological resource sensitivity (High A) assigned to the Quaternary exposures (Attachment 4), and the numerous fossil collections made from Pleistocene alluvial fan deposits in western Riverside County and the Inland Empire (*e.g.*, Jefferson, 1991), all support the recommendation that full-time paleontological monitoring be required during all mass grading, and excavation (utility trenching, etc.) activities in order to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources. A Mitigation Monitoring and Reporting Program (MMRP) consistent with the provisions of the California Environmental Quality Act (CEQA), those of the County of Riverside, the City of Riverside, and the draft guidelines of the Society of Vertebrate Paleontology should be implemented for any mass grading and excavation-related activities, including utility trenching during construction within the project area. A proposed paleontological mitigation plan follows.

Specific Elements of the Proposed PRIMP:

Identification and qualifications of the qualified paleontological monitor to be employed for monitoring of grading operations: The primary paleontological monitor will either be Mr. Todd A. Wirths, California Professional Geologist (PG 7588), who has more than 17 years of professional experience in southern California, or Mr. Clarence L. Hoff, who has approximately 19 years of field experience with BFSa performing paleontological monitoring and salvage recovery in the southern California area. The qualifications of both individuals are on file with the County of Riverside Transportation and Land Management Agency’s Chief Engineering Geologist. The Principal Paleontologist for the project is Dr. George L. Kennedy, who is a listed paleontological consultant with the County of Riverside.

Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for the recovery of large specimens: In the field, the primary monitor (Mr. Wirths or Mr. Hoff) will be the responsible person on site with the assigned authority and responsibility to control all grading operations that might adversely affect any salvage efforts. In the BFSa office, the primary person will be Dr. Kennedy, the Principal Investigator for paleontology for this project. Note that all paleontological monitors automatically inform the BFSa office (Dr. Kennedy) upon discoveries of fossils while monitoring. It is also customary to immediately notify all concerned parties (client, resident engineer, and lead agency (the Planning Division of the City of Riverside) at the time of any fossil discovery.

Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays: Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay trenching or drilling activities. Fossils are collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes are taken on the map location and stratigraphy of the site, and the site is photographed before it is vacated and the fossils removed to a safe place. On mass grading projects, any discovered fossil site is protected by red flagging to prevent it from being overrun by earthmovers (scrapers) before salvage begins. Fossils are collected in a similar manner, with notes and photographs being taken before removing fossils. Precise location of the site is determined with the use of handheld GPS units. If the site involves a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, BFSa will send a fossil recovery crew to excavate around the find, encase the find within a plaster jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment is solicited to help remove the jacket to a safe location before it is returned to the BFSa laboratory facility for preparation.

Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates: Sediments containing small invertebrate and/or vertebrate fossils are considered just as important as larger fossils and will always be collected.

Procedures and protocol for the collecting and processing of samples and specimens: Isolated fossils are collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes are taken on the map location and stratigraphy of the site, and the site is photographed before it is vacated and the fossils removed to a safe place. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry-screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking it in an archivally approved acrylic hardener (*e.g.*, a solution of acetone and Paraloid B-72).

Fossil identification and curation procedures to be employed: Invertebrate fossils are to be identified by the Principal Investigator for Paleontology (Dr. Kennedy), who has more than 50 years of professional experience with the local fossil record of southern California. Vertebrate fossils will be identified by an adjunct vertebrate paleontology specialist, depending on the group

of fossils needing identification (*e.g.*, reptiles, birds, mammals, or fish). Standard museum curation steps will be utilized by, or under the direct supervision of, the Principal Investigator, who has numerous years of collection curatorial experience at the Natural History Museum of Los Angeles County, the San Diego Natural History Museum, and the U. S. Geological Survey, as well as being employed as the Senior Paleontologist with BFSA for the last 19 years.

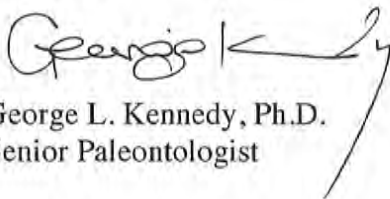
Identification of the permanent repository to receive any recovered fossil material: Pursuant to the County of Riverside's "SABER Policy" (Safeguard Artifacts Being Excavated in Riverside County) for recovered fossils, they should, by preference, be directed to (deposited at) the Western Science Center Museum on Searl Parkway in Hemet, Riverside County, California. A written agreement between the owner/developer and the Western Science Center will be in hand before grading begins. However, the City of Riverside can select any other appropriate institution to permanently house any paleontological discoveries made during this project.

Procedures for reporting of findings: At the end of the monitoring program, and ensuing laboratory and curation work, if found necessary, a final written report will be produced by BFSA and coauthored by Dr. Kennedy, Principal Investigator, and Mr. Wirths, California Professional Geologist, and submitted to the Planning Division of the City of Riverside at the conclusion of grading activities for the project. The report will include sections on general background information, previous studies (both geologic and paleontologic), results of findings and analysis, discussion of all recovered fossils and a fossil list identified to the lowest level possible, references cited, and index and locality maps and graphics to show all fossil localities, etc. If no fossils were recovered during the project, the final negative report will be in a shortened letter format.

Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting, and curation fees: Brian F. Smith, President of BFSA, acknowledges that the developer or owner will assume financial responsibility for the PRIMP and any associated curation fees for the project.

If you have any questions concerning this evaluation, please feel free to contact us at our Poway office. Thank you for your time and consideration.

Sincerely,



George L. Kennedy, Ph.D.
Senior Paleontologist



Todd A. Wirths, M.S.
California Professional Geologist No. 7588

Attachments: Index maps, geologic map, paleontological sensitivity map, LACM and SBCM records search reports



Paleontological Mitigation Program
Tract 36713; APN 136-220-016

1. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources by a qualified paleontologist or paleontological monitor. Monitoring will be conducted full-time in areas of grading or excavation in undisturbed surficial exposures of Pleistocene old alluvial fan deposits (Qof, on Attachment 3). Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.

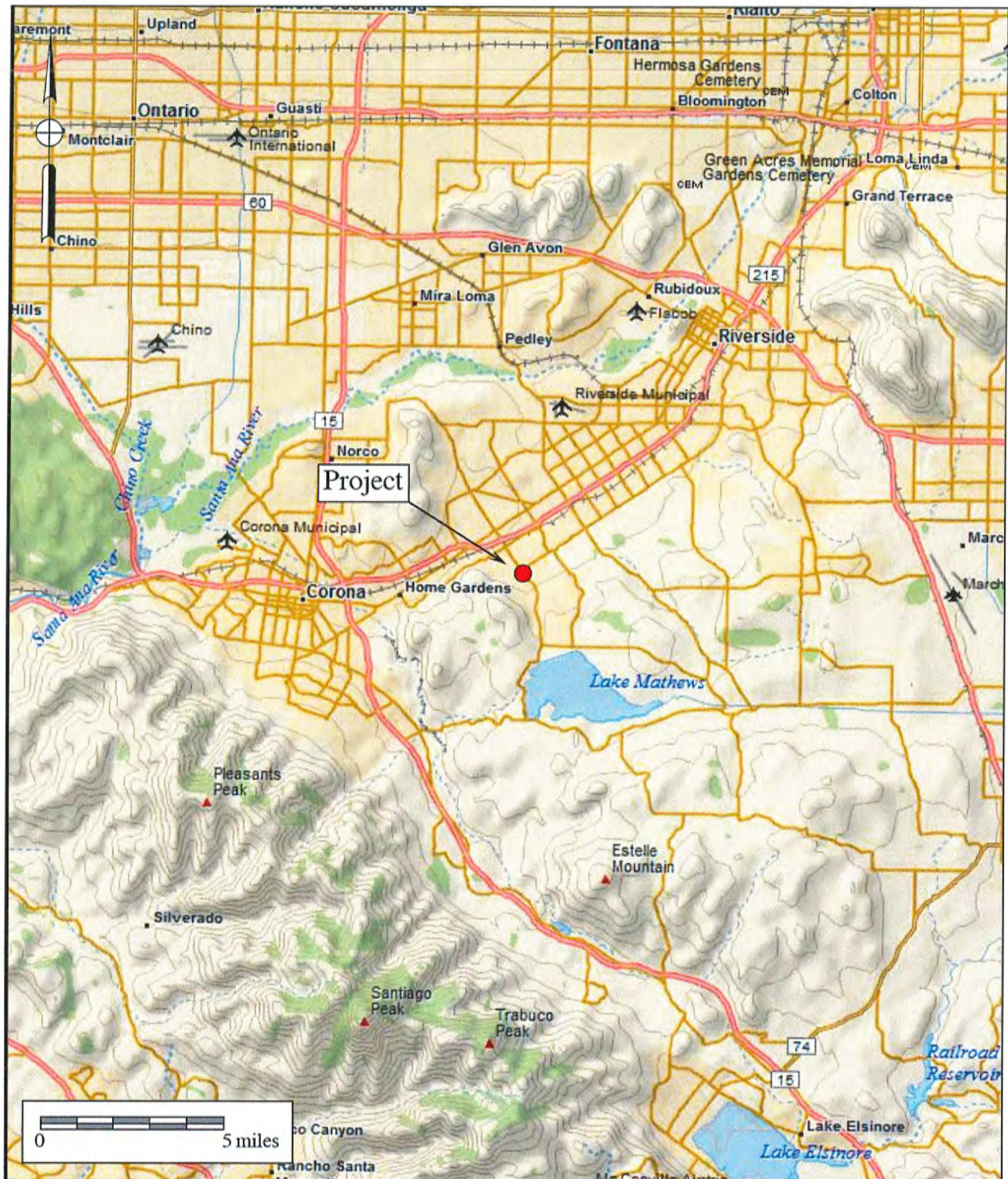
2. Preparation of recovered specimens to a point of identification and permanent preservation, including screen-washing of sediments to recover small invertebrates and vertebrates, if indicated by the results of test sampling. Preparation of individual vertebrate fossils is typically more time-consuming than for accumulations of invertebrate fossils.

3. All fossils will be deposited in the Western Science Center Museum on Searl Parkway in Hemet, Riverside County, California unless otherwise stipulated by the Planning Division of the City of Riverside. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the developer.

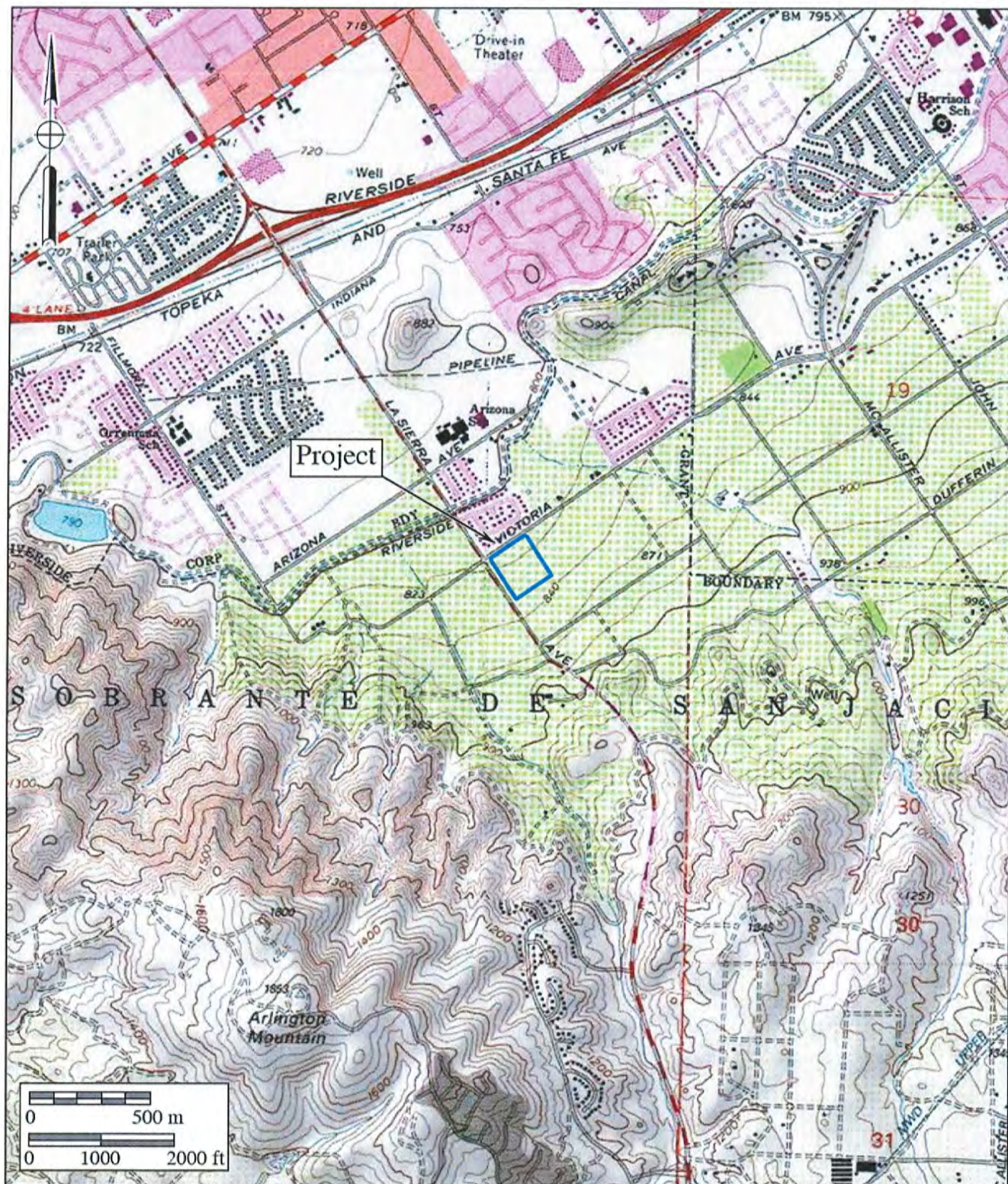
4. Preparation of a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. A letter documenting receipt and acceptance of all fossil collections by the receiving institution must be included in the final report. The report, when submitted to (and accepted by) the appropriate Lead Agency (the Planning Division of the City of Riverside), will signify satisfactory completion of the project program to mitigate impacts to any nonrenewable paleontological resources.

References:

- Jefferson, G. T. 1991. A catalogue of late Quaternary vertebrates from California: Part two, mammals. Natural History Museum of Los Angeles County, Technical Reports, no. 7: i-v + 1-129.
- Kennedy, G. L., and Shiller, G. I. 2006. Paleontological monitoring report, Sierra Creek Tract 30337, La Sierra, unincorporated Riverside County, California. Unpublished monitoring report prepared for Lennar Inland Division – EI, Temecula, by Brian F. Smith and Associates, Poway.
- MacLeod, S. A. 2016. Paleontological resources records search for the proposed TTM 37024 paleo assessment project, BFSa project # 16-140, in the City of Corona, Riverside County, project area. Unpublished collections and records search report prepared for Brian F. Smith and Associates, Inc., Poway, by the Section of Vertebrate Paleontology, Natural History Museum of Los Angeles County, Los Angeles. [attached]
- Morton, D. M., and Cox, B. F. 2001. Geologic map of the Riverside West 7.5' quadrangle, Riverside County, California, Version 1.0. U. S. Geological Survey, Open-File Report 01-451: 1 map sheet (scale 1:24,000) with explanatory text.
- Scott, E. G. 2006. Paleontology records review, La Sierra Avenue and Mockingbird Canyon alignments, Lake Mathews region, Riverside County, California. Unpublished collections and records search report prepared for Brian F. Smith and Associates, Poway, by the Division of Geological Sciences, San Bernardino County Museum, Redlands. [attached]



Attachment 1
General Location Map
 Tract 36713 Project
 DeLorme (1:250,000)



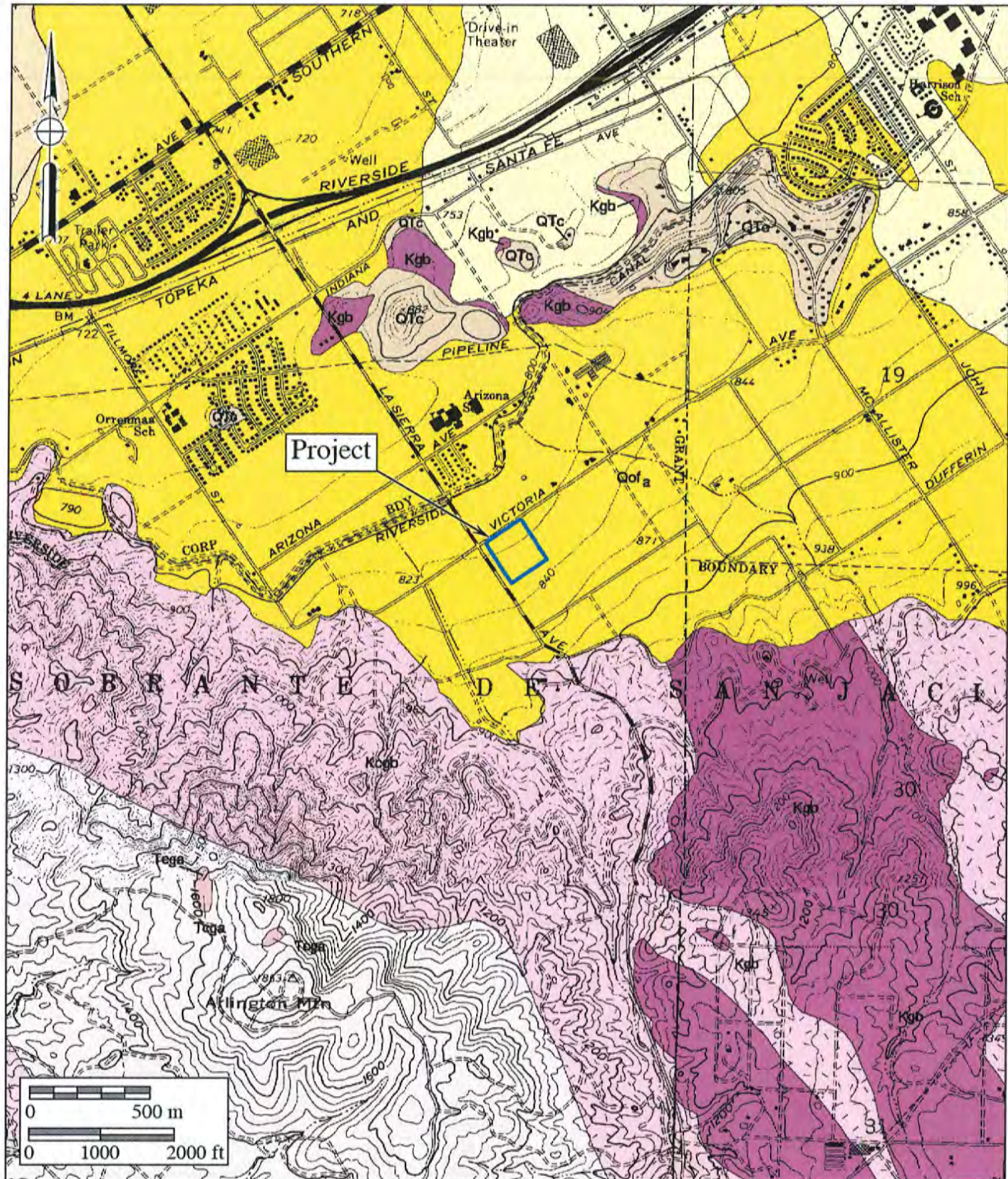
Attachment 2

Project Location Map

Tract 36713 Project



USGS Riverside West and Lake Mathews Quadrangles (7.5-minute series)



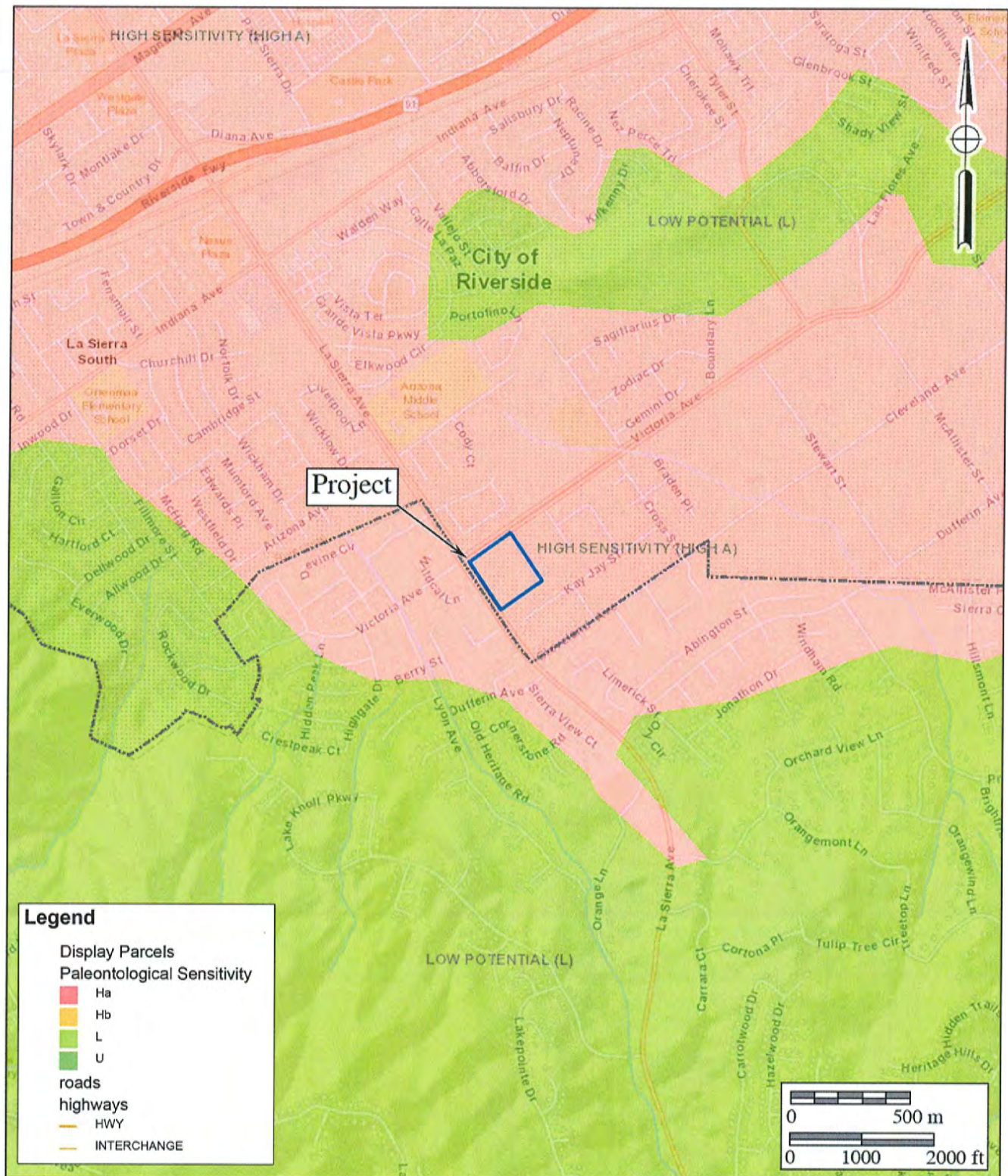
Attachment 3

Geologic Map

Tract 36713 Project

Geology after U.S. Geological Survey





Attachment 4

Paleontological Sensitivity Map

Tract 36713



SAN BERNARDINO COUNTY MUSEUM

2024 Orange Tree Lane • Redlands, California USA 92374-4560
(909) 307-2669 • Fax (909) 307-0539 • www.sbcountymuseum.org
TDD (909) 792-1462



COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP

ROBERT L. McKERNAN
Director

11 September 2006

Brian F. Smith and Associates
attn: George Kennedy, Ph.D.
14010 Poway Road, Suite "A"
Poway, CA 92064

re: **PALEONTOLOGY RECORDS REVIEW, LA SIERRA AVENUE AND
MOCKINGBIRD CANYON ALIGNMENTS, LAKE MATHEWS REGION,
RIVERSIDE COUNTY, CALIFORNIA**

Dear Dr. Kennedy,

The Division of Geological Sciences of the San Bernardino County Museum (SBCM) has completed a literature review and records search for the above-referenced properties north of Lake Mathews in Riverside County, California. The proposed La Sierra Avenue alignment traverses portions of section 31, Township 3 South, Range 5 West, San Bernardino Base and Meridian, as well as sections 25 and 36 (projected), T 3S, R 6W, SBB&M, as shown on the Lake Mathews, California and the Riverside West, California 7.5' United States Geologic Survey topographic quadrangle maps (1967 edition, the latter photorevised 1980). The proposed Mockingbird Canyon alignment crosses portions of sections 21, 22, 27, and 28, Township 3 South, Range 5 West, SBB&M, as seen on the Riverside West, California 7.5' United States Geologic Survey topographic quadrangle map (1967 edition, photorevised 1980).

Previous geologic mapping of the area (Rogers, 1965; Morton and Cox, 2001; Morton and Weber, 2001) indicates that the majority of the proposed Sierra Avenue alignment traverses Cretaceous granitic rocks, including surface exposures of hornblende gabbro (= unit **Kgb**) and undifferentiated granodiorite and gabbro of Cretaceous age (= **Kcgb**). These exposures of the Peninsular Ranges batholith have low potential to contain fossil resources and are assigned low paleontologic sensitivity. However, the northern portion of this alignment crosses old alluvial fan deposits of middle to later Pleistocene age (= unit **Qof_a**). These Pleistocene sediments have high potential to contain significant nonrenewable paleontologic resources, and so are assigned high paleontologic sensitivity. Pleistocene alluvial sediments elsewhere throughout Riverside and San Bernardino Counties and the Inland Empire have been reported to yield significant fossils of extinct animals from the Ice Age (Jefferson, 1991; Reynolds and Reynolds, 1991; Woodburne, 1991; Springer and Scott, 1994; Pajak and others, 1996; Scott, 1997; Springer and others, 1998, 1999, 2007). Fossils recovered from these Pleistocene sediments represent extinct taxa including mammoths, mastodons, ground sloths, dire wolves, sabre-toothed cats, large and small horses, large and small camels, and

bison, as well as plant macro- and microfossils (Jefferson, 1991; Reynolds and Reynolds, 1991; Woodburne, 1991; Springer and Scott, 1994; Scott, 1997; Springer and others, 1998, 1999, 2007; Anderson and others, 2002).

Previous geologic mapping (Rogers, 1965; Morton and Cox, 2001) shows that the proposed Mockingbird Canyon alignment crosses several rock units, including the Val Verde tonalite (= unit **Kvt**), old alluvial fan deposits of middle to later Pleistocene age (= **Qof_a**), and Holocene and possibly latest Pleistocene alluvial fan deposits (= **Qyf_a**). Of these units, only the older Pleistocene sediments have high potential to contain significant fossil resources, as discussed above, and so these sediments are assigned high paleontologic sensitivity. Additionally, the younger Holocene sediments may overlie older Pleistocene alluvium present at depth. The Val Verde tonalite has no potential for fossil resources.

For this review, I conducted a search of the Regional Paleontologic Locality Inventory (RPLI) at the SBCM. The results of this records search indicated that no paleontologic localities are recorded within the boundaries of the proposed study areas, nor from within at least one mile in any direction.

Recommendations

The results of the literature review and the check of the RPLI at the SBCM demonstrate that excavation into undifferentiated granitic rocks of Cretaceous age has low potential to impact paleontologic resources. These rocks are assigned low paleontologic sensitivity. *No program to mitigate impacts to nonrenewable paleontologic resources is recommended for these rocks.*

However, the Pleistocene older alluvium present along the northern part of the proposed La Sierra Avenue alignment, and along portions of the proposed Mockingbird Canyon corridor, have high paleontologic sensitivity. Paleontologically sensitive older alluvium may also be present at depth, overlain by Holocene sediments. Excavations in portions of the proposed alignments where these Pleistocene or younger sediments are present will require a qualified vertebrate paleontologist to develop a program to mitigate impacts to nonrenewable paleontologic resources, including curation of recovered resources (Scott and others, 2004). This mitigation program must be consistent with the provisions of the California Environmental Quality Act (Scott and Springer, 2003), as well as with regulations implemented by the County of Riverside and with the proposed guidelines of the Society of Vertebrate Paleontology. This program should include, but not be limited to:

1. Monitoring of excavation in areas identified as likely to contain paleontologic resources by a qualified paleontologic monitor. Areas requiring monitoring include all previously-undisturbed Pleistocene older alluvial sediments present along the proposed project alignments. Paleontologic monitors should be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially-fossiliferous units described herein

are determined upon exposure and examination by qualified paleontologic personnel to have low potential to contain fossil resources.

2. Preparation of all recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils are essential in order to fully mitigate adverse impacts to the resources (Scott and others, 2004).
3. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage (e.g., SBCM). These procedures are also essential steps in effective paleontologic mitigation (Scott and others, 2004) and CEQA compliance (Scott and Springer, 2003). The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontologic resources is not considered complete until such curation into an established museum repository has been fully completed and documented.
4. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, would signify completion of the program to mitigate impacts to paleontologic resources.

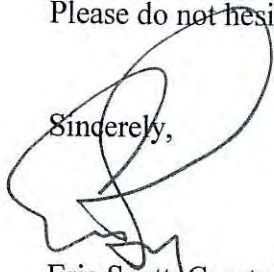
References

- Anderson, R.S., M.J. Power, S.J. Smith, K.B. Springer and E. Scott, 2002. Paleoecology of a Middle Wisconsin deposit from southern California. *Quaternary Research* 58(3): 310-317.
- Jefferson, G.T., 1991. A catalogue of late Quaternary vertebrates from California: Part Two, mammals. Natural History Museum of Los Angeles County Technical Reports, No. 7.
- Morton, D.M. and B.F. Cox, 2001. Geologic map of the Riverside West 7.5' quadrangle, Riverside County, California, version 1.0. United States Geological Survey Open-File Report 01-451. Digital preparation by R.M. Alvarez and V.M. Diep.
- Morton, D.M. and F.H. Weber, Jr., 2001. Geologic map of the Lake Mathews 7.5' quadrangle, Riverside County, California, version 1.0. United States Geological Survey Open-File Report 01-479. Digital preparation by V.M. Diep and U. Edwards-Howells. 18 p.
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- Rogers, T.H., 1965. Geologic map of California, Santa Ana sheet, scale 1:250,000. California Division of Mines and Geology Regional Geologic Map Series.
- Scott, E., 1997. A review of *Equus conversidens* in southern California, with a report on a second, previously-unrecognized species of Pleistocene small horse from the Mojave Desert. *Journal of Vertebrate Paleontology* 17(3): 75-A.

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- Springer, K.B. and E. Scott, 1994. First record of late Pleistocene vertebrates from the Domenigoni Valley, Riverside County, California. Journal of Vertebrate Paleontology 14 (3): 47A.
- Springer, K.B., E. Scott, L.K. Murray and W.G. Spaulding, 1998. Partial skeleton of a large individual of *Mammot americanum* from the Domenigoni Valley, Riverside County, California. Journal of Vertebrate Paleontology 18(3): 78-A.
- Springer, K., E. Scott, J.C. Sagebiel, and L.K. Murray, 2007. The Diamond Valley Lake Local Fauna: late Pleistocene vertebrates from inland southern California. Journal of Vertebrate Paleontology 27(3): 151A.
- Springer, K.B., E. Scott, J.C. Sagebiel and K.M. Scott, 1999. A late Pleistocene lake edge vertebrate assemblage from the Diamond Valley, Riverside County, California. Journal of Vertebrate Paleontology 19(3): 77-A.
- Woodburne, M.O., 1991. The Cajon Valley, in Inland Southern California: the last 70 million years, M.O. Woodburne, S.F.B. Reynolds, and D.P. Whistler, eds. Redlands, San Bernardino County Museum Special Publication 38(3&4), p. 41-43.

Please do not hesitate to contact us with any further questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Scott', written over the word 'Sincerely,'.

Eric Scott, Curator of Paleontology
Division of Geological Sciences
San Bernardino County Museum

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org



Vertebrate Paleontology Section
Telephone: (213) 763-3325
Fax: (213) 746-7431
e-mail: smcleod@nhm.org

31 August 2016

Brian F. Smith & Associates, Inc.
14010 Poway Road, Suite A
Poway, CA 92064

Attn: George L. Kennedy, Ph.D., Senior Paleontologist

re: Paleontological Resources Records Search for the proposed TTM 37024 Paleo Assessment Project, BFSA Project # 16-140, in the City of Corona, Riverside County, project area

Dear Dr. Kennedy:

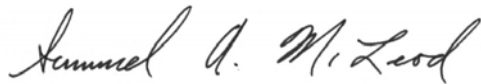
I have thoroughly searched our paleontology collection records for the locality and specimen data for the proposed TTM 37024 Paleo Assessment Project, BFSA Project # 16-140, in the City of Corona, Riverside County, project area as outlined on the portion of the Corona North USGS topographic quadrangle map that you sent to me via e-mail on 8 August 2016. We do not have any vertebrate fossil localities that lie directly within the proposed project area, but we do have a locality nearby from sedimentary deposits similar to those that may occur subsurface in the proposed project area.

The more elevated terrain in the southeastern portion of the proposed project area has bedrock composed of intrusive igneous rocks that will not contain recognizable fossils. The northwestern portion of the proposed project area has surface deposits composed of younger Quaternary Alluvium, derived primarily as alluvial fan deposits from the hills adjacent to the northeast. These deposits usually do not contain significant vertebrate fossils in the uppermost layers, but may contain significant vertebrate fossils in older Quaternary deposits at relatively shallow depth. Our closest vertebrate fossil locality from these deposits is LACM 1207, just south of west of the proposed project area north of the Riverside Freeway (Highway 91) on the west side of Cota Street in the Temescal Wash area, that produced a fossil specimen of deer, *Odocoileus*, at unknown depth.

Excavations in the granitic bedrock exposed in the elevated terrain in the southeastern portion of the proposed project area will not encounter any fossils. Shallow excavations in the younger Quaternary Alluvium exposed in the less elevated terrain in the northwestern portion the proposed project area are unlikely to uncover significant fossil vertebrate remains. Deeper excavations there that extend down into older sedimentary deposits, however, may well encounter significant vertebrate fossil remains. Any substantial excavations in the sedimentary deposits in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. Any fossil materials uncovered during mitigation activities should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

A handwritten signature in cursive script that reads "Samuel A. McLeod". The signature is written in dark ink and is positioned above the printed name.

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice



P19-0380 & P19-0480, Exhibit 9 - Existing Site Photos



P19-0380 & P19-0480, Exhibit 9 - Existing Site Photos



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