



**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**  
**General Plan Amendment and Rezone**  
**9174 and 9258 Indiana Avenue**  
**Planning Cases P19-0388 (General Plan Amendment)**  
**and P19-0389 (Zoning Code Amendment)**

Prepared for:

Community & Economic Development Department  
City of Riverside  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, California 92522

Prepared by:

LSA Associates, Inc.  
1500 Iowa Avenue, Suite 200  
Riverside, California 92507

December 2019

**This Page Intentionally Left Blank**

**TABLE OF CONTENTS**

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION.....1**

**INTRODUCTION..... 1**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED ..... 11**

**DETERMINATION ..... 11**

**ENVIRONMENTAL INITIAL STUDY.....13**

**EVALUATION OF ENVIRONMENTAL IMPACTS ..... 13**

1. AESTHETICS ..... 15

2. AGRICULTURE AND FOREST RESOURCES ..... 16

3. AIR QUALITY..... 17

4. BIOLOGICAL RESOURCES..... 26

5. CULTURAL RESOURCES..... 28

6. ENERGY ..... 30

7. GEOLOGY AND SOILS ..... 31

8. GREENHOUSE GAS EMISSIONS ..... 34

9. HAZARDS AND HAZARDOUS MATERIALS ..... 39

10. HYDROLOGY AND WATER QUALITY ..... 42

11. LAND USE AND PLANNING ..... 46

12. MINERAL RESOURCES..... 46

13. NOISE ..... 47

14. POPULATION AND HOUSING ..... 48

15. PUBLIC SERVICES ..... 49

16. RECREATION ..... 52

17. TRANSPORTATION AND TRAFFIC ..... 53

18. TRIBAL CULTURAL RESOURCES ..... 55

19. UTILITIES AND SYSTEM SERVICES ..... 57

20. WILDFIRE ..... 60

21. MANDATORY FINDINGS OF SIGNIFICANCE..... 61

**MITIGATION AND MONITORING REPORTING PROGRAM ..... Error! Bookmark not defined.**

**Tables**

Table A: Existing Land Uses and Land Use Designations ..... 2

Table B: Short-Term Regional Construction Emissions ..... 19

Table C: Construction Localized Impacts Analysis..... 20

Table D: Opening Year Regional Operational Emissions ..... 20

Table E: Long-Term Operational Localized Impacts Analysis ..... 21

Table F: Health Risk Levels for on-site Residents ..... 24

Table G: Health Risk Levels for the on-site Residents with MERV 16 Air Filtration Systems..... 25

Table H: Construction Greenhouse Gas Emissions ..... 35

Table I: Operational Greenhouse Gas Emissions ..... 35

Table J: Project Compliance with Greenhouse Gas Emission Reduction Strategies..... 36

Table K: Traffic Volumes and Traffic Noise Increase ..... **Error! Bookmark not defined.**

Table L: Population and Projections..... 49

Table M: Riverside Projected Water Supply/Demand (acre-feet/year)..... 58

**Figures**

Figure 1: Regional and Project Location ..... 7

Figure 2: Site Photos ..... 9

**Appendices**

- A: Air Quality Validation Memorandum
- B: Biological Resources Validation Memorandum
- C: Cultural Resources Validation Memorandum
- D: Noise and Vibration Memorandum
- E: Traffic Impact Analysis
- F: Geotechnical and Hazardous Materials Validation Memorandum
- G: 2017 IS/MND



**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

WARD: 5

**INTRODUCTION**

On September 21, 2017, the City of Riverside Planning Commission adopted an Initial Study/Mitigated Negative Declaration (2017 IS/MND) for a proposed General Plan Amendment (P16-0112), Rezone (P16-0113), Tract Map 37032 (P16-0114), Planned Residential Development and Design Review (P16-0111), and Variances (P16-0883) associated with the Hawthorne Residential Development Project (2017 Project). The 2017 IS/MND addressed the potential impacts associated with the demolition of the former Hawthorne Elementary School and subsequent development of the 6.85-acre site with 54 single-family residential detached homes and associated improvements. In order to allow the proposed use on the site, the 2017 Project included a General Plan (GP) Amendment from Business/Office Park (B/OP) to Medium Density Residential (MDR) and a rezone from Public Facilities Zone (PF) to Single-Family Residential Zone (R-1-7000). The 2017 IS/MND studied the potential impacts on aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, tribal cultural resources, and utilities and service systems. The City Planning Commission determined that the 2017 Project would not have significant impacts on the environment after mitigation measures were implemented.

On October 10, 2017, the Riverside City Council adopted the 2014–2021 Housing Element of the General Plan 2025, which included a rezoning program of certain parcels to accommodate the development of needed multi-family residential units in the City. Specifically, parcels around the 2017 Project were slated to be rezoned to accommodate multi-family residential development and thus resulting in an “island effect” surrounding the 2017 Project (development of a 54 single-family residential unit neighborhood) with areas slated for multi-family residential unit development.

Based on the adoption of the 2014–2021 Housing Element, the applicant of the previously approved 2017 Project submitted an application to the City to propose a new action on the subject site. The *General Plan Amendment and Rezone—9174 and 9258 Indiana Avenue—Planning Cases P19-0388 (General Plan Amendment) and P19-0389 (Rezone)* (“proposed project”) envisions the processing of a General Plan (GP) Amendment from Medium Density Residential (MDR) to High Density Residential (HDR) and a rezone from R-1-7000 - Single-Family Residential to R-3-1500 - Multiple-Family Residential Zone in order to develop a multi-family residential use on the site. The applicant does not have any development plans at this time; therefore, it is assumed that development on the site will be guided by the R-3-1500 zoning development standards as set forth in the City of Riverside Municipal Code Chapter 19.100 Residential Zones. The subject of this IS/MND is the proposed project.

The City of Riverside was the lead agency for preparing the 2017 IS/MND and is the public agency that has the primary responsibility for approving the proposed project. As such, the City is the appropriate lead agency to evaluate the potential environmental effects of the proposed project. The mitigation measures from the 2017 IS/MND apply to the proposed project and this IS/MND also identifies where new mitigation measures are required. Since approval of the 2017 IS/MND, the 2019 *CEQA Guidelines* have been updated to include new resource topics with new thresholds and revisions to thresholds of existing resource topics. This IS/MND considers the changes in the 2019 *CEQA Guidelines* when analyzing potential impacts of the proposed project.

1. **Case Number:** P19-0388 (General Plan Amendment), P19-0389 (Rezone)
2. **Project Title:** General Plan Amendment and Rezone—9174 and 9248 Indiana Avenue Project
3. **Hearing Date:** January 9, 2020
4. **Lead Agency:** City of Riverside  
Community & Economic Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, California 92522
5. **Contact Person:** Candice Assadzadeh, City of Riverside Community and Economic Development Department, Planning Division  
(951) 826-5667  
CAssadzadeh@riversideca.gov
6. **Project Location:** 9174 and 9248 Indiana Avenue, Riverside, California 92503  
(Assessor’s Parcel Numbers 233-180-007 and 233-170-001)
7. **Project Applicant/Project Sponsor’s Name and Address**  
Davenport Properties, LLC  
Attention: Steve Berzansky  
7111 Indiana Avenue, Suite 300  
Riverside, California 92504

8. **General Plan Designation:**  
MDR - Medium Density Residential

9. **Zoning:** R-1-7000 - Single Family Residential Zone

10. **Description of Project:**

The proposed project is located at 9174 and 9248 Indiana Avenue, Riverside, California, in western Riverside County within an unsectioned portion of Township 3 South, Range 5 West within the *Riverside West, California* 7.5-minute quadrangle, as mapped by the U.S. Geologic Survey (USGS). The proposed project consists of Assessor’s Parcel Numbers (APNs) 233-180-007 and 233-170-001. Figure 1 identifies the local and regional location of the site.

The proposed project site was at once occupied by the Hawthorne Elementary School, which was vacated in December 2008. The Superior Court of California, County of Riverside has used the site for the overflow of court hearings (civil jury trials) in the former elementary school classrooms from approximately 2010 to 2011. The school complex included eight buildings, several shade structures, playground equipment, many large trees, asphalt basketball courts, and several vacant and overgrown areas. The school’s frontage along Indiana Avenue featured a surface parking lot and bus turnouts. Covered walkways linked buildings. The school buildings have been demolished. Figure 2 details the existing site conditions.

The proposed project includes the processing of a General Plan Amendment from Medium Density Residential (MDR) to High Density Residential (HDR) and a rezone from R-1-7000 Single Family Residential Zone to R-3-1500 Multiple Family Residential Zone. At this time, there are no specific development plans for the proposed project site; therefore, development on the site will assume the maximum density (199 units), maximum height (30 feet), and other development standards under the City’s zoning ordinance for the R-3-1500 Multiple Family Residential Zone.

11. **Surrounding Land Uses and Setting:**

Table A provides a brief description of the project’s surroundings.

**Table A: Existing Land Uses and Land Use Designations**

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Vacant	MDR – Medium Density Residential	R-1-7000 - Single Family Residential Zone

**Table A: Existing Land Uses and Land Use Designations**

	Existing Land Use	General Plan Designation	Zoning Designation
North	Single-family Residences	B/OP – Business/Office Park	R-1-7000 Single-Family Residential
East	Single-family Residences	HDR – High Density Residential	R-3-1500 – Multi-Family Residential
South	BNSF Railway and vacant land	B/OP – Business/Office Park and HDR – High Density Residential	RWY-Railway, and R-3-1500 – Multi-Family Residential
West	Vacant land	HDR – High Density Residential	R-3-1500 – Multi-Family Residential

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

- a. City of Riverside
- b. Regional Water Quality Control Board (RWQCB), Santa Ana Region – National Pollutant Discharge Elimination System (NPDES) Construction General Permit
- c. RWQCB, Santa Ana Region – Storm Water Pollution Prevention Plan (SWPPP)
- d. RWQCB, Santa Ana Region – 401 Water Quality Certification-Waste Discharge Requirement (WDR)
- e. South Coast Air Quality Management District (SCAQMD) – Dust Control Plan

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

The subject site was approved for a project in 2017 that envisioned the development of 54 single-family residences and included the following actions: P16-0112 (General Plan Amendment), P16-0113 (Rezone), P16-0114 (Tract Map 37032), P16-0111 (Planned Residential Development and Design Review), and P16-0883 (Variances). California Environmental Quality Act (CEQA) documentation was prepared for the 2017 Project and included tribal consultation. The tribal consultation conducted for the 2017 Project and its applicability to this proposed project is further discussed in this environmental document under the Tribal Resources section. The City, as the lead agency, has determined that further tribal consultation is not warranted for the proposed project.

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

- a. City of Riverside General Plan 2025 (GP 2025)
- b. City of Riverside General Plan 2025 Final Program EIR (FPEIR)
- c. City of Riverside Municipal Code Title 19, Zoning Code
- d. City of Riverside Municipal Code Title 20, Cultural Resources
- e. City of Riverside Housing Element Update 2014–2021

**15. Acronyms:**

- 2017 IS/MND.....2017 Hawthorne Residential Development Initial Study/Mitigated Negative Declaration
- ACM .....Asbestos Containing Materials
- ADT .....Average Daily Trip
- APN .....Assessor’s Parcel Number
- Approved Project .....Hawthorne Residential Development
- AQMP .....Air Quality Management Plan
- ARB .....California Air Resources Board
- ASHRAE .....American Society of Heating, Refrigerating and Air Conditioning Engineers
- B/OP.....Business/Office Park
- Basin .....South Coast Air Basin
- BAU .....Business as Usual
- CAP.....Climate Action Plan
- CBC .....California Building Code
- CCR .....California Code of Regulations

CEQA.....	California Environmental Quality Act
CHRIS.....	California Historical Resources Information System
CNEL.....	Community Noise Equivalent Level
CO.....	Carbon Monoxide
CPTED.....	Crime Prevention Through Environmental Design
CREC.....	Controlled Recognized Environmental Conditions
DAMP.....	Drainage Management Plan
dBA.....	A-weighted decibel
DOC.....	California Department of Conservation
DPM.....	Diesel Particulate Matter
DTSC.....	Department of Toxic Substances Control
EIC.....	Eastern Information Center
EOP.....	Emergency Operations Plan
EPAP.....	Economic Prosperity Action Plan
ESA.....	Environmental Site Assessment
FPEIR.....	General Plan 2025 Final Program Environmental Impact Report
FTA.....	Federal Transit Administration
GP 2025.....	City of Riverside General Plan 2025
HDR.....	High Density Residential
HRA.....	Health Risk Assessment
HREC.....	Historic Recognized Environmental Conditions
HRI.....	Historic Resource Inventory
HVAC.....	Heating, Ventilation and Air Conditioning
IS/MND.....	Initial Study/Mitigated Negative Declaration
LBP.....	Lead-Based Paint
lbs/day.....	Pounds per Day
L <sub>eq</sub> .....	Equivalent Continuous Sound Level
L <sub>max</sub> .....	Maximum Noise Level
LRA.....	Local Responsibility Area
LST.....	Localized Significance Threshold
MATES.....	Multiple Air Toxics Exposure Studies
MDR.....	Medium Density Residential
MERV.....	Minimum Efficiency Reporting Value
MRZ-4.....	Mineral Resource Zone 4
MSHCP.....	Western Riverside County Multiple Species Habitat Conservation Plan
MT CO <sub>2e</sub> .....	Metric Tons of Carbon Dioxide-Equivalent Gases
MW.....	Megawatts
NOI.....	Notice of Intent
NO <sub>x</sub> .....	Nitrogen Oxides
NPDES.....	National Pollutant Discharge Elimination System
O <sub>3</sub> .....	Ozone
PF.....	Public Facilities
PM <sub>10</sub> .....	Coarse Particulate Matter
PM <sub>2.5</sub> .....	Fine Particulate Matter
PRIMP.....	Paleontological Resource Impact Mitigation Program
Proposed Project.....	General Plan Amendment and Rezone—9174 and 9528 Indianan Avenue—Planning Cases P19-0338 (General Plan Amendment) and P19-0389 (Rezone)
PSE.....	Particle Size Efficiency
R-1-7000.....	Single Family Residential Zone
REC.....	Recognized Environmental Conditions
RPU.....	Riverside Public Utilities
RRG.....	Riverside Restorative Growthprint
RTP/SCS.....	Regional Transportation Plan/Sustainable Community Strategies



RUSD.....Riverside Unified School District  
 RWQCB.....Regional Water Quality Control Board  
 SCAG.....Southern California Association of Governments  
 SCAQMD .....South Coast Air Quality Management District  
 SOx .....Sulfur Oxides  
 STC .....Sound Transmission Class  
 SWPPP.....Storm Water Pollution Prevention Plan  
 TAC .....Toxic Air Contaminant  
 tpd .....Tons per Day  
 USGS .....United States Geologic Survey  
 UWMP.....Urban Water Management Plan  
 VHFSZ.....Very High Fire Severity Zone  
 VOC.....Volatile Organic Compounds  
 WDR .....Waste Discharge Requirement  
 WQMP.....Water Quality Management Plan  
 WRCOG.....Western Riverside Council of Governments

**This Page Intentionally Left Blank**

Figure 1: Regional and Project Location



**This Page Intentionally Left Blank**

Figure 2: Site Photos



Photograph 1: South view.



Photograph 2: Southeast view.



Photograph 3: Northwest view.



Photograph 4: Playground/Railroad view.

LSA

FIGURE 2

General Plan Amendment and Rezone  
9174 and 9258 Indiana Avenue

Site Photos

**This Page Intentionally Left Blank**



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**DETERMINATION**

(To be completed by the Lead Agency)

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

The City of Riverside finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

The City of Riverside finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

The City of Riverside finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

The City of Riverside finds that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

The City of Riverside finds that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Printed Name & Title \_\_\_\_\_

For City of Riverside

**This Page Intentionally Left Blank**



*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 measures that 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.
- 9) Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

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

<b>1. AESTHETICS</b>				
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>1a. Response:</b> (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, Hawthorne Residential Project 2017 IS/MND)</p> <p><b>No Impact.</b> No scenic vistas are visible from the proposed project site and the site is located within an urbanized area surrounded by existing development. Views from public areas around the site are dominated by vacant lands mixed with single-family residential units, an electrical substation, ornamental landscaping, and utility structures. The proposed project will have <b>no impact</b> directly, indirectly, or cumulatively to a scenic vista. No mitigation is required.</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>1b. Response:</b> (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, Hawthorne Residential Project 2017 IS/MND)</p> <p><b>No Impact.</b> There are no state scenic highways located near the proposed project site. Van Buren Boulevard, approximately 0.3 mile west of the proposed project site, is the nearest scenic boulevard. Although the proposed project could be as tall 30 feet, existing surrounding development blocks views of the site from Van Buren Boulevard. Therefore, the proposed project will have <b>no impact</b> directly, indirectly, or cumulatively to scenic resources within a state scenic highway. No mitigation is required.</p>				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>1c. Response:</b> (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines, Riverside Municipal Code Section 19.100 and 19.570)</p> <p><b>Less Than Significant Impact.</b> The proposed project consists of a General Plan Amendment to HDR – High Density Residential and a Zoning Code Amendment to R-3-1500 – Multi-Family Residential in order to accommodate the development of a future multi-family residential use. The applicant of the proposed project has not prepared site plans for the multifamily residential use; therefore, it is assumed that the project would be implemented based on the maximum development standards allowed on parcels zoned as R-3-1500 Zone.</p> <p>Section 19.100 of the Riverside Municipal Code sets maximum development standards for parcels zoned as R-3-1500. Building(s) as tall as 30 feet could be developed to accommodate the 199 units. Common usable open space and private usable open space will be included as a design feature of the proposed project to increase the scenic quality of the proposed project site. Based on a maximum density of 199 units on the subject site, a minimum of 59,700 square feet of common usable space will be required as part of the proposed project. The proposed project will also be required to include private usable open space per unit. Ground floor units will be required to include 100 square feet per unit of private usable open space and upper story units will be required to include 50 square feet per unit of private usable open space. On-site water-efficient landscaping will be provided and continuously maintained as set forth in Chapter 19.570 of the Riverside Municipal Code to increase the scenic quality of the proposed project site.</p> <p>The City of Riverside adopted the <i>Riverside Citywide Design Guidelines and Sign Guidelines</i> in 2007, and amended the guidelines in January 2019. Chapter III, Section B of the document provides residential design guidelines for multi-family residential uses. As the proposed project applicant develops the site plan for the subject parcel, the applicant will be required to review the guidelines and implement design features to comply with City requirements in providing development of scenic</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
---	---------------------------------------	---	-------------------------------------	------------------

quality. The Zoning Code requires the applicant to submit a Design Review application for review and approval. With the above-stated mechanisms in place, the proposed project will not conflict with applicable zoning and other regulations governing scenic quality. Direct, indirect, and cumulative impacts will be **less than significant** with implementation of the proposed project and no mitigation will be required.

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"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**1d. Response:** (Source: General Plan 2025, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines, Hawthorne Residential Project 2017 IS/MND)

**Less Than Significant Impact.** The proposed project will be located in an area with existing outdoor lighting sources. Currently, sources of nighttime light originate from railroad operations to the south, residential uses and streetlights. New sources of light and glare may be generated during proposed project construction, but would be temporary and would cease upon construction completion.

Although the proposed project does not have finalized site plans at this time, it is assumed that proposed lighting on the subject site will be typical of a multi-family residential use, including lights from inside of units, outside patio lights, porch lights, emergency building lighting, common use area lighting, parking lot lighting, and entrance lighting. Any proposed lighting will be directed, oriented, and shielded to prevent light from shining onto adjacent properties. Although the proposed project will increase lighting on the subject site compared to current conditions, the lighting would not result in substantial increases in light or glare above and beyond what is already occurring in the surrounding uses. Any new lighting proposed or required for the proposed project will be constructed in accordance with Chapter 19.556-Lighting of the City’s Municipal Code. Prior to the issuance of a building permit, the applicant will be required to lighting plans, for review and approval. As such, the proposed project will have **less than significant impacts** directly, indirectly, or cumulatively that would adversely affect day or nighttime views due to glare and lighting. No mitigation is required.

**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 Department of Conservation (DOC) as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**2a. Response:** (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability and Department of Conservation 2016a, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** The proposed project site is designated as “Urban and Built-Up Land” by the DOC and as depicted in Figure OS-2 Agricultural Suitability, in the City’s General Plan 2025. Since the site is already developed and is not located on any designated Farmland, no conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (collectively known as “Important Farmland”) to non-agricultural land use would occur. Therefore, the proposed project will have **no impact** directly, indirectly, or cumulatively to Important Farmland. No mitigation is required.

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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

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

**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, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** The proposed project site is zoned R-1-7000 - Single Family Residential Zone; thus, the site is not zoned for agricultural use. According to the DOC Williamson Act map and Figure OS-3, Williamson Act Preserves, in the City’s General Plan 2025, Williamson Act contracts are not located on the site. Therefore, the proposed project will have **no impact** directly, indirectly, or cumulatively to existing zoning for agricultural use or Williamson Act contract lands. No mitigation is required.

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, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** The proposed project site is zoned R-1-7000 - Single Family Residential Zone; therefore, the site is not zoned for forest land. No forest land, timberland, or Timberland Production areas are on the site. Therefore, the proposed project will have **no impact** directly, indirectly, or cumulatively to existing zoning for forest land, timberland or Timberland Production areas. No mitigation is required.

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, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** The former Hawthorne Elementary School occupied the site. The school buildings have been demolished. The site is not occupied or designated as forest land. Therefore, the proposed project will have **no impact** directly, indirectly, or cumulatively to forest land. No mitigation is required.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**2e. Response:** (Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, General Plan 2025 FPEIR – Appendix I – Designated Farmland Table, Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** Future development would occur on a school site on which the school buildings have been previously demolished. The site is designated as “Urban and Built-Up Land” by the DOC Farmland Mapping and Monitoring Program and as depicted in Figure OS-2, Agricultural Suitability in the City’s General Plan 2025. As such, no conversion of Farmland to non-agricultural use would occur. There is no forest land on site. Parcels surrounding the subject site are not designated as agricultural or forest land use; as such, implementation of the proposed project would not result in conversion of nearby Farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, the proposed project will have **no impact** directly, indirectly, or cumulatively related to conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No mitigation is required.

**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"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

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

**3a. Response:** (Source: South Coast Air Quality Management District’s 2007 Air Quality Management Plan (AQMP))

**Less Than Significant Impact.** The AQMP is based on regional growth projections developed by the Southern California Association of Governments (SCAG). The proposed land use mix included in the proposed project will require a General Plan Amendment from MDR – Medium Density Residential to HDR – High Density Residential and a Zoning Code Amendment from R-1-7000 – Single Family Residential to R-3-1500 – Multiple Family Residential Zone for the project site. The City’s General Plan is consistent with the SCAG Regional Comprehensive Plan Guidelines and the South Coast Air Quality Management District (SCAQMD) AQMP. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation, and (2) is consistent with the growth assumptions in the AQMP.

1. The proposed project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated above; therefore, the proposed project would not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.
2. The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities. Because the proposed project would require an amendment to the City’s General Plan, a consistency analysis is required to assess the population growth assumptions in the Basin 2016 AQMP.

With respect to the second criterion for determining consistency with AQMP Growth assumptions, the projections in the AQMP for achieving air quality goals are based on assumptions in SCAG’s 2016 Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS) regarding population, housing, and growth trends. According to the 2016 RTP/SCS, the estimated population for the City of Riverside in 2012 was approximately 310,700 persons.<sup>1</sup> In 2040, the City of Riverside is anticipated to have a population of approximately 386,600 persons. Therefore, the forecast population for the City of Riverside will grow by approximately 75,900 persons between 2012 and 2040. The proposed project’s 199 residential dwelling units would introduce an estimated net residential population of approximately 569 persons, based on the household size of 2.86 persons per unit for multifamily housing units. Thus, project residents would account for less than 1 percent of the population growth forecast by SCAG in the City of Riverside between 2012 and 2040. Because similar projections form the basis of the 2016 AQMP, it can be concluded that the proposed project would be consistent with the projections in the AQMP.

Based on the discussion and the consistency analysis presented above, the proposed project is consistent with the City’s General Plan and the regional AQMP. A **less than significant impact** would occur; therefore, no mitigation is required.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**3b. Response:** (Source: 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, Revised Hawthorne Residential Development Project Air Quality and Greenhouse Gas Emission Analysis Technical Memorandum (LSA Project No. SWK1901), LSA, November 1, 2019, [Appendix A])

**Less Than Significant Impact.** The 2017 IS/MND considered construction air quality impacts would result in a maximum emissions of 7.60 pounds per day for volatile organic compounds (VOC), 52.36 pounds per day for nitrogen oxides (NOx), 24.47 pounds per day for carbon monoxide (CO), 0.04 pound per day for sulfur oxides (SOx), 11.11 pounds per day for coarse particulate matter (particulate matter less than 10 microns in size; PM<sub>10</sub>), and 7.17 pounds per day for fine particulate matter

<sup>1</sup> Southern California Association of Governments. 2016. Regional Transportation Plan/Sustainable Community Strategies. Appendix: Demographics & Growth Forecast.



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

(particulate matter less than 2.5 microns in size; PM<sub>2.5</sub>), which all are below the SCAQMD thresholds of 75 pounds per day of VOC, 100 pounds per day of NO<sub>x</sub>, 550 pounds per day of CO, 150 pounds per day of SO<sub>x</sub>, 150 pounds per day of PM<sub>10</sub>, and 55 pounds per day of PM<sub>2.5</sub>. The 2017 IS/MND analyzed long-term operational air quality impacts from mobile source emissions generated from project-related traffic and from stationary source emissions generated directly from natural gas. The 2017 IS/MND concluded that the previously approved project would not have resulted in exceedances of SCAQMD thresholds for VOC, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub> from mobile or stationary sources. In summary, the 2017 IS/MND concluded air quality impacts were less than significant and mitigation was not warranted.

**Construction Emissions:** The tentative project construction schedule for the proposed residential development included in the proposed project is based on a probable start date of early 2020 and a planned completion date of late 2021. As shown in Table B, the proposed project’s regional construction emissions would be less than the SCAQMD thresholds. Therefore, the proposed project would also not result in a cumulatively considerable increase in emissions due to construction-related emissions.

**Table B: Short-Term Regional Construction Emissions**

Construction Phase	Total Regional Pollutant Emissions (lbs/day)							
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	Fugitive PM <sub>10</sub>	Exhaust PM <sub>10</sub>	Fugitive PM <sub>2.5</sub>	Exhaust PM <sub>2.5</sub>
<b>Approved Project Peak Daily Emissions</b>	<b>7.60</b>	<b>52.36</b>	<b>24.47</b>	<b>0.04</b>	<b>11.11</b>		<b>7.17</b>	
<b>Proposed Project</b>								
Site Preparation	4.17	42.47	22.24	0.04	7.25	2.20	3.93	2.02
Grading	2.51	26.43	16.66	0.03	2.72	1.27	1.36	1.17
Building Construction	2.91	21.78	23.01	0.05	1.73	1.14	0.46	1.07
Paving	1.33	12.96	15.21	0.02	0.17	0.68	0.04	0.62
Architectural Coatings	62.62	1.61	2.89	0.01	0.32	0.10	0.09	0.10
<b>Proposed Project Peak Daily Emissions</b>	<b>62.62</b>	<b>42.47</b>	<b>23.01</b>	<b>0.05</b>	<b>9.45</b>		<b>5.95</b>	
<b>SCAQMD Thresholds</b>	<b>75.00</b>	<b>100.00</b>	<b>550.00</b>	<b>150.00</b>	<b>150.00</b>		<b>55.00</b>	
<b>Exceed SCAQMD Thresholds?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>		<b>No</b>	

Source: LSA (November 2019).

CO = carbon monoxide  
 lbs/day = pounds per day  
 NO<sub>x</sub> = nitrogen oxides  
 PM<sub>10</sub> = particulate matter less than 10 microns in size

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size  
 SCAQMD = South Coast Air Quality Management District  
 SO<sub>x</sub> = sulfur oxides  
 VOC = volatile organic compounds

Fugitive dust emissions are generally associated with land clearing and exposure of soils to the air and wind, as well as cut-and-fill grading operations. Dust generated during construction varies substantially on a project-by-project basis, depending on the level of activity, the specific operations, and weather conditions at the time of construction. Similar to the approved project, the revised project will be required to comply with SCAQMD Rule 403 to control fugitive dust. Architectural coatings contain VOCs that are an ozone (O<sub>3</sub>) precursor. Application of architectural coatings for the proposed peak construction day is estimated to result in a peak of 62.6 pounds per day (lbs/day) of VOC, which is higher than the peak daily VOC emissions for the approved project. However, the VOC emissions associated with the proposed project would not exceed the SCAQMD VOC threshold of 75.0 lbs/day. Therefore, although the proposed project would result in higher peak daily VOC emissions than the approved project, it would not contribute to new significant construction-related air quality impacts that were not identified in the 2017 IS/MND.

Local pollutant concentrations are initially addressed using the SCAQMD localized significance threshold (LST) look-up table methodology. The maximum daily disturbed acreage is assumed to be approximately 4.5 acres. In order to determine the applicability of the SCAQMD’s LST look-up tables for the minor amount of construction activities and the small amount of

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

equipment utilized, it was assumed that the look-up table for the 5-acre LST would be sufficient for the residential apartment land uses. The closest sensitive receptors to the project site are the existing residences adjacent to the northern, southern, and eastern boundaries of the site. Table C identifies the emissions thresholds for local pollutants with receptors at a distance of 82 feet (25 meters) for a 4.5-acre site and shows that the emissions threshold increases with the size of the site. Therefore, the proposed project would not contribute to new significant construction-related air quality impacts that were not identified in the 2017 IS/MND.

**Table C: Construction Localized Impacts Analysis**

Emissions Sources	NOx (lbs/day)	CO (lbs/day)	PM <sub>10</sub> (lbs/day)	PM <sub>2.5</sub> (lbs/day)
Maximum On-site Emissions	42	22	9.2	5.9
<b>Local Significance Threshold</b>	<b>253</b>	<b>1,461</b>	<b>12.0</b>	<b>7.3</b>
Significant Emissions?	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Compiled by LSA (November 2019).

Note: Source Receptor Area – Metropolitan Riverside County, 4.5 acres, receptors at 25 meters (82 feet) distance.

CO = carbon monoxide  
 lbs/day = pounds per day  
 NOx = nitrogen oxides

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size  
 PM<sub>10</sub> = particulate matter less than 10 microns in size

The project is required to comply with regional rules that assist in reducing short-term air pollutant emissions. SCAQMD Rule 403 requires that fugitive dust be controlled with best-available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. The 2017 identified **Standard Conditions AQ-1 through AQ-4**, which would be implemented to facilitate compliance with applicable SCAQMD Rules. These conditions are equally applicable to the proposed project. No new conditions or mitigation is warranted.

**Operational Emissions:** Long-term air pollutant emission impacts are those associated with stationary sources and mobile sources involving any project-related changes. The proposed project would result in net increases in both stationary and mobile-source emissions over existing conditions; however, based on trip generation factors provided in the *Traffic Impact Analysis* prepared for the proposed project (LSA 2019), the proposed project would generate 1,457 average daily trips (ADTs), higher than the 514 ADTs identified in the approved project. The modeling is compliant with SCAQMD Rule 445 and assumes there would be no woodstoves and any fireplaces would be gas powered. California Code of Regulations, Title 24 Parts 6 and 11 requires “Green” building practices that meet the California Building Energy Efficiency Standards and CALGreen Building Standards to reduce the impact on the environment, decrease energy costs, and create healthier living through improved indoor air quality and safer building materials. The modeling incorporates Energy Efficiency Standards and CALGreen Building Standards such as photovoltaic energy for 53 percent of project power needs, 7 percent of high efficient lightings, use of energy efficient appliances, and water-efficient faucets. Table D provides a comparison of the long-term operational emissions associated with the proposed project and the approved project.

**Table D: Opening Year Regional Operational Emissions**

Source	Pollutant Emissions (lbs/day)					
	VOC	NOx	CO	SOx	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Approved Project Peak Daily Emissions</b>	<b>3.92</b>	<b>10.57</b>	<b>20.57</b>	<b>0.056</b>	<b>4.1</b>	<b>1.24</b>
<b>Proposed Project</b>						
Area	5.11	3.00	17.63	0.02	0.32	0.32
Energy	0.06	0.53	0.22	<0.01	0.04	0.04
Mobile	2.56	18.15	27.52	0.12	8.71	2.38
<b>Proposed Project Peak Daily Emissions</b>	<b>7.73</b>	<b>21.67</b>	<b>45.37</b>	<b>0.14</b>	<b>9.07</b>	<b>2.74</b>
<b>SCAQMD Thresholds</b>	<b>55.00</b>	<b>55.00</b>	<b>550.00</b>	<b>150.00</b>	<b>150.00</b>	<b>55.00</b>
<b>Exceed SCAQMD Thresholds?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

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

Source: LSA (November 2019).

CO = carbon monoxide  
 lbs/day = pounds per day  
 NO<sub>x</sub> = nitrogen oxides  
 PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size  
 SCAQMD = South Coast Air Quality Management District  
 SO<sub>x</sub> = sulfur oxides  
 VOC = volatile organic compounds

The 2017 IS/MND concluded that operation of the approved project would not violate any air quality standard or substantially contribute to an existing or projected air quality violation. As shown in Table D, project-related increases of all criteria pollutants would not exceed the corresponding SCAQMD daily emission thresholds for any criteria pollutants. While the proposed project would result in higher peak daily emissions than the approved project, it would not contribute to new significant operation-related air quality impacts that were not identified in the 2017 IS/MND. In addition, the proposed project would not result in a cumulatively considerable increase in emissions due to operation-related emissions.

For a worst-case scenario assessment, the emissions shown in Table E include all on-site project-related stationary sources and 5 percent of the project-related new mobile sources, which is an estimate of the amount of project-related new vehicle traffic that will occur on site.

**Table E: Long-Term Operational Localized Impacts Analysis**

Emissions Sources	Pollutant Emissions (lbs/day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
On-Site Emissions	4	19	0.8	0.4
<b>Localized Significance Thresholds</b>	<b>270</b>	<b>1,577</b>	<b>4</b>	<b>2</b>
<b>Exceed Localized Significance Thresholds?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: LSA (August 2019).

Note: Source Receptor Area – Metropolitan Riverside County, 4.5 acres, receptors at 25 meters (82 feet), on-site traffic 5 percent of total.

CO = carbon monoxide  
 lbs/day = pounds per day  
 NO<sub>x</sub> = nitrogen oxides

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size  
 PM<sub>10</sub> = particulate matter less than 10 microns in size

The 2016 AQMP describes and evaluated regional/area-wide conditions within the Basin and sets regional emission significance thresholds for both construction and operation of development projects. The SCAQMD recommends that a project’s potential contribution to cumulative impacts should be assessed using the same significance criteria as those for project-specific impacts. If a project does not exceed the SCAQMD recommended daily regional emission thresholds, the project-specific impacts would also not result in a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment. The emissions detailed in Tables B-E indicate the project would not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation. While the proposed project would contribute emissions to the cumulative condition, the project’s long-term operational emissions would not exceed the SCAQMD’s criteria pollutant threshold; therefore, the project’s contribution to the long-term condition would not be cumulatively considerable. The 2017 IS/MND concluded that the localized emissions from operational activities would be less than significant. Table E shows that the localized operational emissions from the proposed project would not exceed the LSTs. The proposed project would not contribute to new significant construction-related air quality impacts that were not identified in the 2017 IS/MND.

**Standard Conditions.** The following Standard Conditions are regulatory requirements that would be implemented to facilitate compliance with existing applicable regulations/Rules during construction.

**Standard Condition AQ-1: Compliance with SCAQMD Rules 402 and 403.** During construction, the construction contractor shall comply with the South Coast Air Quality Management District (SCAQMD) Rules 402 and 403 for controlling fugitive dust emissions and construction equipment emissions. In compliance with Rule 403, fugitive dust shall be controlled with best-available

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
---	---------------------------------------	---	-------------------------------------	------------------

control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, dust suppression techniques shall be implemented to prevent fugitive dust from creating a nuisance off site. The following applicable dust suppression techniques from Rule 403 shall be implemented during project construction:

- Nontoxic chemical soil stabilizers shall be applied according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Active sites shall be watered at least twice daily. (Locations where grading is to occur shall be thoroughly watered prior to earthmoving.)
- All trucks hauling dirt, sand, soil, or other loose materials shall be covered, or at least 2 feet (0.6 meter) of freeboard (vertical space between the top of the load and the top of the trailer) shall be maintained in accordance with the requirements of California Vehicle Code (CVC) Section 23114.
- Construction access roads shall be paved at least 100 feet (30 meters) onto the site from the main road.
- Traffic speeds on all unpaved roads shall be reduced to 15 miles per hour (mph) or less.

Additionally, the following construction emissions control measures from the SCAQMD CEQA Handbook are required to further minimize fugitive dust emissions:

- Disturbed areas shall be revegetated as quickly as possible.
- All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.
- All streets shall be swept once per day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- Wheel washer devices shall be installed at locations where vehicles enter and exit unpaved roads onto paved roads, or vehicles and any equipment leaving the site shall be washed each trip.
- All on-site roads shall be paved as soon as feasible, watered periodically, or chemically stabilized.
- The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times.
- The construction contractor shall select the construction equipment used on site based on low-emission factors and high-energy efficiency. The construction contractor shall ensure that construction-grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturers' specifications.
- The construction contractor shall utilize electric or diesel-powered equipment in lieu of gasoline-powered engines where feasible.
- The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.

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

	<ul style="list-style-type: none"> <li>The construction contractor shall time the construction activities so as to not interfere with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.</li> <li>The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.</li> </ul>
<p><b>Standard Condition AQ-2:</b></p>	<p><b>Compliance with Title 13, California Code of Regulations, Section 2449(d)(d).</b> Operators of applicable off-road vehicles (self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on-road) must limit idling to no more than five (5) minutes:</p> <ul style="list-style-type: none"> <li>All construction vehicles shall be prohibited from idling in excess of five (5) minutes, both on and off site.</li> </ul>
<p><b>Standard Condition AQ-3:</b></p>	<p><b>Compliance with applicable California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program Measures.</b></p> <ul style="list-style-type: none"> <li>At least 50 percent of construction materials (including, but not limited to, soil, mulch, vegetation, concrete, lumber, metal, and cardboard) shall be recycle/reused.</li> <li>“Green building materials” (e.g., those materials that are rapidly renewable or resource-efficient, and recycled and manufactured in an environmentally friendly way) shall be used for at least 10 percent of the project, as specified on the California Department of Resources Recycling and Recovery website.</li> </ul>
<p><b>Standard Condition AQ-4:</b></p>	<p><b>Compliance with Title 24, Energy Conservation and Green Building Standards.</b> Project design shall comply with Title 24 of the California Code of Regulations established by the California Energy Commission (CEC) regarding energy conservation and green building standards. The project applicant shall incorporate the following into the final project building plans:</p> <ul style="list-style-type: none"> <li>Low-emission water heaters shall be used. Solar water heaters are encouraged.</li> <li>Exterior windows shall utilize window treatments for efficient energy conservation.</li> </ul>

c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	-------------------------------------	--------------------------	--------------------------

**3c. Response:** (Source: *Multiple Air Toxics Exposure Study in the South Coast Air Basin, South Coast Air Quality Management District, May 2015.*)

**Less Than Significant Impact With Mitigation Incorporated.** The SCAQMD has conducted four Multiple Air Toxics Exposure Studies (MATES), the most recent being MATES IV (SCAQMD 2015).<sup>2</sup> These are monitoring and evaluation studies conducted in the South Coast Air Basin (Basin). The MATES IV Study includes a monitoring program, an updated emissions inventory of toxic air contaminants (TACs), and a modeling effort to characterize risk across the Basin. The MATES studies do not provide land use development recommendations. The modeling program includes a network of 10 fixed sites used to monitor TACs once every six days for one year. The nearest MATES IV fixed monitoring station was located at 5888 Mission Boulevard in the City of Jurupa Valley, approximately 5.9 miles northwest of the site. In addition to the 10 fixed sites, mobile monitoring platforms were deployed that focused on local scale studies at locations for short time periods. For the modeling analysis conducted for the MATES IV study, emissions over the Basin were estimated and allocated to 2 kilometer by 2 kilometer (1.2 mile × 1.2 mile) geographic grids. A regional dispersion model was used to estimate the annual average concentrations in each grid cell.

The MATES IV Study data for the project vicinity comprehensively reflect increased TAC-source cancer risks affecting the City and project site, including increased cancer risks due to freeway, roadway, and rail line pollutant sources. Based on the

<sup>2</sup> Final Report, *Multiple Air Toxics Exposure Study in the South Coast Air Basin*, South Coast Air Quality Management District, May 2015.

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

SCAQMD's MATES IV Carcinogenic Risk Interactive Map,<sup>3</sup> the northern corner of the site is located within a grid cell with an estimated carcinogenic risk of 801 to 1,000 per million. The balance of the site has an estimated carcinogenic risk of 501 to 800 per million. While these are very high risk levels, the average risk level is now about 65 percent lower than the estimated risk shown in the MATES III report for the 2004–2006 time period, which reflects the success of various control strategies to reduce exposure to air toxics in the region.

The project proposes multiple-family residential land uses that would be located approximately 200 feet southeast of the 10-lane State Route 91. Additionally, the project is approximately 50 feet north of an existing double-tracked rail line utilized by BNSF Railway trains, Amtrak passenger rail, and the Riverside Transit Agency Metrolink passenger rail. The 2005 California Air Resources Board (ARB) guidance noted information made available through the MATES-IV Study, City's Policy AQ-1.3, and configuration and design of the project would suggest that further assessment of the existing freeway-source and railroad-source pollutant impacts are warranted. An Air Toxic Health Risk Assessment (HRA) was previously prepared for the project site. The HRA identified sources of TACs within 0.25 mile of the project. There are no permitted facilities emitting TACs within 0.25 mile of the site. Vehicle traffic on Indiana Avenue and SR-91 and trains passing on the tracks to the south of the project site are also sources of TACs within range of the project site.

The site-specific health risk levels are identified in Table F.

**Table F: Health Risk Levels for on-site Residents**

Location	Maximum Cancer Risk (risk per million) <sup>12</sup>	Maximum Noncancer Chronic Risk <sup>1</sup>	Maximum Noncancer Acute Risk (Hazard Index)
Children (9-year exposure)	813	0.26	0.014
Adults (30-year exposure) (MICR)	1170		

Source: Table A, *Health Risk Assessment Hawthorne Residential Development Project, City of Riverside, County of Riverside, California*, LSA, August 2017.

<sup>1</sup> The Maximum Cancer Risk and Maximum Noncancer Risks noted in the table represents the ambient/baseline, as the proposed project does not add any Toxic Air Contaminant (TAC) emissions. Thus, there is no marginal/incremental increase of TAC with implementation of the proposed project.

<sup>2</sup> Based on the South Coast Air Quality Management District's MATES IV Study, the project site is located within a grid cell with an estimated carcinogenic risk of 501 to 1,000 per million. The California Environmental Quality Act (CEQA) case (*California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369) established that CEQA does not require the analysis of the existing air environment on a project. As noted above, the proposed project does not add any TAC emissions.

MICR = maximum individual cancer risk

While the risks identified in Table F are higher than the SCAQMD threshold for carcinogenic health risk of 10 in a million, the health risk level is attributed to the existing sources such as frequent nearby Metrolink and BNSF freight trains and heavy traffic on the nearby SR-91 freeway. Under the existing condition, the project area has been measured to have a carcinogenic risk level of 501 to 1,000 per million in the MATES IV study.<sup>4</sup>

As with the approved project, the proposed project would not add any TAC emissions. Similar to the approved project, a feasible measure that could be implemented to reduce these health risks would be to install air filtration systems in the multiple-family residences. Air filtration systems are available with efficiencies equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 16 as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2. The average particle size efficiency (PSE) removal based on ASHRAE Standard 52.2 for MERV 16 is approximately 95 percent for 0.3 to 1.0 µg/m<sup>3</sup> (diesel particulate matter) and 95 percent for 1.0 to 10 µg/m<sup>3</sup> (PM<sub>10</sub> and PM<sub>2.5</sub>). The proposed project would install these systems on the residences to reduce the exposure to the ambient TACs. Table G details the reduced health risk levels that would result. With MERV 16 filtration, the exposure to TACs for these residents would be substantially lower than the ambient/baseline TAC concentration levels.

<sup>3</sup> <http://www3.aqmd.gov/webappl/OLWeb/OL.aspx?jurisdictionID=AQMD.gov&shareID=73f55d6b-82cc-4c41-b779-4c48c9a8b15b>, site accessed March 1, 2017.

<sup>4</sup> South Coast Air Quality Management District (SCAQMD), 2015, *MATES IV Multiple Air Toxics Exposure Study*. <http://www.aqmd.gov/home/library/air-quality-data-studies/health-studies/mates-iv>.

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

**Table G: Health Risk Levels for the on-site Residents with MERV 16 Air Filtration Systems**

Location	Maximum Cancer Risk (risk per million) <sup>12</sup>	Maximum Noncancer Chronic Risk <sup>2</sup>	Maximum Noncancer Acute Risk (Hazard Index)
Children (9-year exposure)	41	0.013	0.0007
Adults (30-year exposure) (MICR)	58		

Source: Table B, *Health Risk Assessment Hawthorne Residential Development Project, City of Riverside, County of Riverside, California, LSA, August 2017.*

<sup>1</sup> Based on the South Coast Air Quality Management District’s MATES IV Study, the project site is located within a grid cell with an estimated carcinogenic risk of 501 to 1,000 per million. The California Environmental Quality Act (CEQA) case (California Building Industry Association v. Bay Area Air Quality Management District (2015) 62 Cal.4th 369) established that CEQA does not require the analysis of the existing air environment on a project. The proposed project does not add any TAC emissions.

<sup>2</sup> The Maximum Cancer Risk with MERV 16 Air Filtration Systems substantially reduces the ambient/baseline Toxic Air Contaminant concentration levels shown in Table F.  
MICR = maximum individual cancer risk

The health risks identified are only an approximation of potential health risk. Additionally, **Mitigation Measure AQ-2** would ensure the owners/tenants of residences within the project site are provided sufficient notice on potential health risk. Although the proposed project does not add any TAC emissions, implementation of **Mitigation Measures AQ-1 and AQ-2** would ensure impacts are **less than significant**.

**Mitigation Measure AQ-1** Prior to the issuance of building permits, the applicant shall provide to the City for review and approval, evidence that in-house filtration systems with efficiencies equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 16 as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2 are installed in on-site residential structures.

**Mitigation Measure AQ-2** Prior to the issuance of building permits, the applicant shall provide to the City for review and approval, a copy of a *Toxic Air Contaminant Disclosure* that will be presented to prospective tenants of residences within the project site. The *Toxic Air Contaminant Disclosure* shall convey information to prospective tenants about potential TAC exposure at the project site. As approved by the City, the *Toxic Air Contaminant Disclosure* shall contain the language dictated by State law in conjunction with rental/lease agreements.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**3e. Response:**

**Less Than Significant Impact.** SCAQMD Rule 402 regarding nuisances states “A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause injury or damage to business or property.”

During construction, the various diesel-powered vehicles and equipment in use on the site may create other emissions, including objectionable odors, from exhaust. Additionally, the installation of asphalt may generate odors. These odors are temporary and not likely to be noticeable beyond the project boundaries. Project construction would include best available control measures as required by SCAQMD Rule 1113 for architectural coatings.

The type of facilities that are considered to have objectionable odors include wastewater treatment plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. Generally, residential uses are not associated with foul odors. Therefore, other emissions such as objectionable odors posing a health risk to existing and future off-site uses would not occur as a result of the proposed project. Impacts related to generation of other

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

emissions such as objectionable odors affecting substantial numbers of people would be **less than significant**. No mitigation is required.

#### 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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	-------------------------------------	--------------------------	--------------------------

**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, Riverside County Integrated Project Conservation Summary Report Generator, Burrowing Owl Habitat Suitability Assessment for the Hawthorne Elementary School Project in the City of Riverside (LSA Project Numbers SWK1602 and DVP1901 [Appendix B), Hawthorne Residential Project 2017 IS/MND)

**Less Than Significant With Mitigation Incorporated.** The data and findings of the *Riverside County Integrated Project Conservation Summary Report Generator, Results of Burrowing Owl Habitat Assessment for the Hawthorne School Site* contribute to the biological resource analysis associated with the proposed project. A search of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) database in 2017 identified no potential for candidate, sensitive, special-status species, or suitable habitat for such species on the subject site.

A habitat assessment to determine the site’s suitability to accommodate burrowing owl (*Athene cunicularia*) was conducted in May 2017 for the project site. The habitat assessment concluded that foraging habitat suitable for burrowing owl is not present on the subject site and no burrows potentially occupied by burrowing owl were found on the site. Overall, the subject site is unsuitable for burrowing owls due to lack of foraging areas on site and in the adjacent areas and the numerous buildings and trees that provide cover for avian and mammalian predators and increase risk of predation. Based on a July 2019 survey (Appendix B), the conditions on site remain unsuitable for burrowing owl. The on-site grasses are not mowed regularly and are even less suitable due to their height. Furthermore, more than half of the site is outside the designated survey area for burrowing owl under MSHCP Area.

Ornamental landscaping, including trees, existing on the site, may provide nesting habitat for birds. Such areas on site may support nests utilized by birds protected under the Migratory Bird Treaty Act or the California Fish and Wildlife Code (Sections 3503, 3503.5, and 3515). The proposed project may have direct and indirect effects to migratory birds. Direct effects may result from the removal and destruction of nesting bird habitat (e.g., trees and shrubs) and indirect effects may result from increased noise and human presence during construction activities that may cause birds to abandon nests or that may negatively affect nestlings. The approved project required the completion of a nesting bird survey prior to any ground-disturbing activities. Preliminary tree removal has occurred on site. As required by **Mitigation Measure BIO-1**, nesting surveys were conducted on July 11, 15, and 20, 2019. While five nests were observed, all nests were determined to be inactive. The continuation of tree-removal would require further nesting surveys, per **Mitigation Measure BIO-1**. The proposed project will have a **less than significant impact with implementation of mitigation** directly, indirectly, and cumulatively on candidate, sensitive, or special status species and their habitats. Since there have been no changes from 2017 conditions to the project area and the features within and adjacent to the project area, the report findings, conclusion, and mitigation measure remain valid.

**Mitigation Measure BIO-1** If the project activities are planned during the bird nesting season (February 15 to August 31) nesting bird survey(s) consisting of up to three site visits within the week prior to tree-removal



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

shall be conducted to ensure birds protected under the Migratory Bird Treaty Act are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional measures are required. If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, or near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the City. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the City and construction supervisor that activities may resume.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**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, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** The uses on the subject site have not changed since being analyzed under the 2017 IS/MND. No riparian habitat or other sensitive natural community exists on the site or in close proximity to the site. The proposed project will have **no impact** directly, indirectly, and cumulatively on riparian habitat or other sensitive natural biological community. No mitigation is required.

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**4c. Response:** (Source: City of Riverside GIS/CADME USGS Quad Map, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** The subject site is developed/improved in an urbanized area. The proposed project site does not contain any marsh, vernal pools, or coastal areas that are State or federally protected wetlands. As such, the proposed project will have **no impact** directly, indirectly, or cumulatively to state or federally protected wetlands through direct removal, filling, hydrologic interruption, or other means. No mitigation is required.

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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**4d. Response:** (Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** The proposed project is located in an urbanized area and is not occupied by habitats that would allow for the movement of migratory fish or wildlife species. There are no established native resident or migration wildlife corridors, nor

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

would the proposed project impede the use of native wildlife nursery sites. The proposed project will have **no impact** to wildlife movement or impede the use of native wildlife nursery sites directly, indirectly, or cumulatively. No mitigation is required.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**4e. Response:** (Source: *Urban Forestry Policy Manual, Hawthorne Residential Project 2017 IS/MND*)

**Less Than Significant Impact.** The proposed project is required to comply with Riverside Municipal Code Section 16.72.040 establishing the MSHCP mitigation fee and Section 16.40.040 establishing the Threatened and Endangered Species Fees. Although landscaping plans have not been prepared as part of the proposed project, it is assumed that some forms of ornamental vegetation will be planted on site. As a condition of approval, the applicant is required to prepare and submit a landscaping plan for the proposed project to the City, prior to the issuance of building permits. If the landscaping plans of the proposed project include planting street trees in the City right-of-way, then the applicant will comply with the *Urban Forestry Policy Manual*, which documents guidelines for the planting, pruning, preservation, and removal of all trees in the City right-of-way. The *Urban Forestry Policy Manual* does not apply to the ornamental landscaping on the proposed project site. Therefore, impacts would be **less than significant** with implementation of the proposed project. No mitigation is required.

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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**4f. Response:** (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, Hawthorne Residential Project 2017 IS/MND*)

**No Impact.** The proposed project is located on a previously developed/improved site within an urbanized area. The proposed project is not located in an area subject to Cell Criteria under the MSHCP and, therefore, has no Conservation requirements toward building out the MSHCP Reserve. As such, implementation of the proposed project will have **no impact** on the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan directly, indirectly, or cumulatively. No mitigation is required.

**5. CULTURAL RESOURCES**

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the <i>CEQA Guidelines</i> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**5a. Response:** (Source: *Cultural Resources Assessment-Hawthorne Elementary School Project, Hawthorne Residential Project 2017 IS/MND, Cultural Resource Assessment for the Hawthorne Elementary School Project in the City of Riverside (LSA Project Numbers SWK1602 and DVP1901) [Appendix C]*)

**No Impact.** As part of the 2017 Project approval, a Cultural Resources Assessment was prepared to determine if development on the subject site would affect historical resources. Since the buildings and features within and adjacent to the project area remain substantially unchanged from their 2017 conditions, the report findings, conclusions, and recommendations remain the 2017 Cultural Resources Assessment remain valid (Appendix C).

The former Hawthorne Elementary School site was determined to be a historic-period resource and was evaluated. The built environment resource did not meet any of the criteria for listing in the National Register of Historic Places, the California

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

Register of Historical Resources, or for local designation. Therefore, it is not a “historical resource” as defined by CEQA. No archaeological resources were identified within the proposed project area, which was both severely disturbed and partially obscured; therefore, the sensitivity of the subject site for potential subsurface resources is negligible. A segment of the Upper Riverside Canal (33-4495H) is adjacent to the southern boundary of the proposed project and was found to be abandoned; this segment has sustained alterations and has lost integrity. Therefore, it is not historically significant individually and does not contribute to the significance of a larger historical resource. No further cultural resource investigations or monitoring are recommended for the proposed project. The school buildings have been demolished; therefore, no **no impact** related to this issue would occur. No mitigation is required.

b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**5b. Response:** (Source: General Plan 2025 FPEIR – Figures 5.5-1 Archaeological Sensitivity and 5.5-2 Prehistoric Cultural Resource Sensitivity; Cultural Resources Assessment-Hawthorne Elementary School Project, , Hawthorne Residential Project 2017 IS/MND)

**Less Than Significant Impact.** According to the Riverside General Plan 2025 Final Program Environmental Impact Report (FPEIR) Figures 5.5-1 and 5.5-2, the proposed project site is in an area of unknown archaeological and low prehistoric cultural resource sensitivity. Conditions on site remain substantially unchanged. The Cultural Resource Assessment prepared for the 2017 Project continues to be applicable to the proposed project, and included a records search of all recorded historic and prehistoric archeological sites within a 1-mile radius of the subject site, as well as a review of known cultural resource survey and excavation reports. An on-site pedestrian survey was conducted in August 2016 to identify and document on-site cultural resources and areas that might be sensitive for buried cultural resources.

The records search indicated 12 cultural studies have been conducted and 26 cultural resources were documented within one mile of the subject site; however, no cultural resources have been documented on the site. The records search also indicated that no previously recorded archaeological or historic resources are within or near the proposed project site. Furthermore, no archaeological resources were identified during the on-site pedestrian survey conducted in August 2016. The sensitivity of the proposed project site for potential subsurface cultural resources is negligible. In the unlikely event that cultural resources are identified during earthmoving activities associated with the proposed project, those activities will be halted in the vicinity of the find until it can be assessed for significance by a qualified archaeologist (**Standard Condition CR-1**). With implementation of **Standard Condition CR-1**, impacts related to previously undiscovered archaeological resources would be **less than significant** and no mitigation is required.

**Standard Condition CR-1** *Discovery of Archaeological Resources.* Prior to commencement of grading activities, the City of Riverside Director of Building & Safety, or designee, shall verify that all project grading and construction plans include notes specifying that if inadvertent archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code (PRC) Section 21083.2. Construction personnel shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in PRC Section 21083.2.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**5d. Response:** (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Hawthorne Residential Project 2017 IS/MND)

**Less Than Significant Impact.** An on-site pedestrian survey was conducted in August 2016. No known human remains were present on the proposed project site and there were no facts or evidence to support the idea that Native Americans or people

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

of European descent are buried on the subject site. Conditions on-site remain substantially unchanged. In the unlikely event that human remains are encountered during proposed project grading, the proper authorities will be notified, and standard procedures for the respectful handling of human remains during earthmoving activities will be followed. Compliance with these provisions (specified in **Standard Condition CR-2**) would ensure that any potential impacts to unknown buried human remains would be **less than significant** by ensuring appropriate examination, treatment, and protection of human remains as required by State law. No mitigation is required.

**Standard Condition CR-2** *Discovery of Human Remains.* Consistent with the requirement of California Code of Regulations (CCR) Section 15064.5(e), if human remains are encountered, work within 25 feet of the discovery shall be redirected and the Riverside County Coroner notified immediately. State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the property owner, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. As determined necessary by the City and MLD, **Mitigation Measures TRI-1** through **TRI-3** shall apply (See response 17b.).

**6. ENERGY**

Would the project:

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**6a. Response:** (Source: *City of Riverside Public Utilities, 2018 Integrated Resource Plan, Resource Operations and Strategic Analytics Division; Riverside Public Utilities, Power Resources Virtual Tour*)

**Less Than Significant Impact.** The Riverside Public Utilities (RPU) provides electrical service to approximately 109,300 customers across the City of Riverside. As of December 2017, RPU served approximately 97,400 residential uses, 11,000 small and medium-sized commercial uses, and 850 industrial uses. Riverside receives 14 percent of its power from geothermal resources, less than 1 percent from solar resources, 3 percent from wind resources, 2 percent from hydropower resources, 31 percent from coal-fire resources, 4 percent from nuclear resources, and 262 megawatts (MW) from internal generation resources. As of 2017, the peak electrical demand in the City of Riverside is 604.4 MW per day.

The proposed project will comply with Building Energy Efficient Standards included in Title 24 of the California Code of Regulations (CCR), which requires new residential development to incorporate energy efficiency standards into the proposed project design. In addition, the proposed project will implement General Plan policies that focus on energy conservation. The proposed project will promote and encourage energy conservation (Policy PF-6.3) through green design mechanisms and will encourage energy-efficient development through its site plan and building design standard guidelines (Policy PF-6.4). The proposed project will also promote green building design (Policy PF-6.5). Prior to final building permit approval, the City of Riverside will review the project design to ensure that energy efficient standards consistent with Title 24 and General Plan requirements are being implemented. Therefore, the proposed project will not result in any potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during construction or operation. Direct, indirect, and cumulative impacts will be **less than significant**. No mitigation is required.

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

b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**6b. Response:** (Source: City of Riverside Public Utilities, 2018 Integrated Resource Plan, Resource Operations and Strategic Analytics Division; Riverside Public Utilities, Power Resources Virtual Tour)

**Less Than Significant Impact.** The proposed project will implement General Plan policies and energy regulation including Title 24 requirements. Prior to final building permit approval, the City of Riverside will review the project design to ensure that energy efficient standards consistent with Title 24 and General Plan requirements are being implemented. As such, implementation of the proposed project will not conflict with or obstruct State or local plans for renewable energy or energy efficiency. Direct, indirect, and cumulative impacts will be **less than significant**. No mitigation is required.

**7. GEOLOGY AND SOILS**

Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**7ai. Response:** (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones & General Plan 2025 FPEIR Appendix E – Geotechnical Report, Hawthorne Residential Project 2017 IS/MND, Review of Previous Documents and Observation of Existing Conditions, APN 233-170-001 and APN233-180-007, Previously Hawthorne Elementary School, Riverside, California [Appendix F].)

**Less Than Significant Impact.** The proposed project is not located within an Alquist-Priolo zone. The site does not contain any known fault; as such, the potential for fault rupture will be low. Development of the potential multistory, multifamily residential use on the site would require proper engineering techniques to be implemented in conformance with California Building Code (CBC) standards and project-specific geotechnical recommendations. The geotechnical recommendations previously identified for the site remain applicable, as appropriately updated to conform to building code(s) that in effect at the time of project design. Implementation of **Standard Condition GEO-1** would ensure that seismic ground shaking will be reduced to **less than significant** levels directly, indirectly, and cumulatively, and no mitigation is required.

**Standard Condition GEO-1** Compliance with Applicable California Building Code and Project-specific Geotechnical Recommendations. Prior to the approval of grading and/or building permits, the applicant shall provide evidence to the City for review and approval that on-site structures, features and facilities have been designed and will be constructed in conformance with applicable provisions of the California Building Code and the recommendations cited in the project-specific geotechnical investigation.

ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

**7aii. Response:** (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report, Review of Previous Documents and Observation of Existing Conditions, APN 233-170-001 and APN233-180-007, Previously Hawthorne Elementary School, Riverside, California [Appendix F], Hawthorne Residential Project 2017 IS/MND)

**Less Than Significant Impact.** The San Jacinto Fault Zone (located in the northeastern portion of the City) and 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 at the proposed project site. The proposed project will be developed to CBC standards and project-specific geotechnical recommendations. The geotechnical recommendations previously identified for the site remain applicable, as appropriately updated to conform to building code(s) that in effect at the time of project

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

design. Because the proposed project will comply with CBC regulations that protect habitable structures from seismic hazards, direct, indirect, or cumulative impacts associated with strong seismic ground shaking will have a **less than significant impact** and no mitigation is required.

iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**7a.iii. 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 Preliminary Soil Investigation Report, Hawthorne Residential Project 2017 IS/MND)

**Less Than Significant Impact.** The subject site has been disturbed, is currently developed, and the on-site alluvial and silty sands are not considered susceptible to liquefaction. In 2017, a site specific soils report stated, "... a potential for loss of bearing capacity due to liquefaction is not expected at the site since there is not an upper potentially liquefiable layer at a depth shallower than the estimated depth where the induced vertical stress in the soil is 10% of the bearing pressure imposed by the proposed foundation systems." The proposed project will incorporate recommended design measures and will adhere to CBC regulations to ensure that impacts related to seismic-related ground failure and liquefaction are reduced.

While the City of Riverside General Plan 2025 FPEIR identifies the site as being with an area of "high" liquefaction potential, recent (2017) and historic reports anticipate groundwater deeper than 100 feet below ground level. Due to the depth of groundwater and adherence to CBC regulations, it is reasonable to conclude that the proposed project will have low seismic-related ground failure and seismic-related risk. Direct, indirect, and cumulative impacts would be **less than significant** and no mitigation is required.

iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**7a.iv. 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 Preliminary Soil Investigation Report (Appendix E), Hawthorne Residential Project 2017 IS/MND)

**No Impact.** According to Figure 5.6-1 of the FPEIR, the subject site is located on land identified as having 0 to 10 percent slope. The site has been previously excavated, filled, graded and leveled; as such, no slopes susceptible to landslides are located on the site. There will be **no impact** directly, indirectly, or cumulatively related to landslides with implementation of the proposed project. No mitigation is required.

b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**7b. Response:** (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code, Hawthorne Residential Project 2017 IS/MND)

**Less Than Significant Impact.** Topsoil on the subject site consists of alluvial and silty sands while native alluvial soils, medium dense silty fine to medium sands and fine sandy silts are present underneath superficial sediments. During development of the proposed project, grading and construction activities have the potential to cause erosion of on-site topsoil. The construction contractor would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) to establish erosion and sediment controls for construction activities. The proposed project is subject to Title 17 of the City's Municipal Code, which regulates erosion control for development activities. Direct, indirect, and cumulative impacts will be **less than significant** as the proposed project will comply with State and federal erosion control requirements as well as Title 17 of the City's Municipal Code.

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"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

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

**7c. Response:** (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Figure 5.6-1 - Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, and Appendix E – Geotechnical Report, Review of Previous Documents and Observation of Existing Conditions, APN 233-170-001 and APN233-180-007, Previously Hawthorne Elementary School, Riverside, California [Appendix F], Hawthorne Residential Project 2017 IS/MND, California Department of Water Resources Water Data Library)

**Less Than Significant Impact.** Implementation of the proposed project will occur on a vacant school site on which the school buildings have been demolished. The property has previously been graded and disturbed for development purposes. The soils on the proposed project site consist of native alluvial soils, medium dense silty fine to medium sands and fine sandy silt underneath superficial deposits. The site is topographically flat with elevation changes up to about 10 feet. Liquefaction primarily occurs in saturated loose, fine-to-medium-grained alluvial soils in areas where the groundwater table is within 50 feet of the surface. During the approval process of the 2017 Project, seven exploratory boreholes were drilled (October 2015 and January 2017) to determine the type of below-surface soil and on-site water table depth. The exploratory boreholes revealed that the water table on the proposed project site is more than 50 feet below the surface. Nearby groundwater levels at State Well Station 339250N1174150W001 (1.27 miles from the proposed project site) were measured at 102 feet as recently as April 2019,<sup>5</sup> confirming that groundwater levels near the site are deep enough to reduce potential concerns about on-site liquefaction events. Additionally, a soils report that was prepared for the 2017 Project on the subject site concluded "...a potential for loss of bearing capacity due to liquefaction is not expected at the site since there is not an upper potentially liquefiable layer a depth shallower than the estimated depth where the induced vertical stress in the soil is 10 percent of the bearing pressure imposed by the proposed foundation system." As the land on the site is relatively flat and the surrounding topography is flat and developed, the potential for on or off-site landslides affecting the proposed project are non-existent. Based on the geotechnical report prepared for the 2017 Project and considering conditions have not changed on site since approval of the report, lateral spreading, subsidence or collapse of on-site soils are not anticipated to occur.

While the City of Riverside General Plan 2025 FPEIR identifies the proposed project site as being within an area of "high" liquefaction potential, recent (2017 and 2019) and historic reports anticipate groundwater deeper than 100 feet below ground level. Prior to issuance of final building permits, the City of Riverside will inspect the proposed project plans to ensure design incorporates applicable features to reduce potential impacts resulting from unstable geologic units or soil. The geotechnical recommendations previously identified for the site remain applicable, as appropriately updated to conform to building code(s) that in effect at the time of project design. Due to the depth of groundwater, compliance with the City's codes will sufficiently ensure that impacts related to geologic conditions are reduced to **less than significant impacts** directly, indirectly, and cumulatively. Mitigation is not required.

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?





**7d. Response:** (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** The soils on the subject site consist of alluvial and silty sands, both of which have a low percentage of clay content. The amount and type of clay in soils determines susceptibility to shrink-swell issues. As the proposed project will not be located on a site containing soil with clay, anticipated shrink-swell of on-site soils will be negligible. There will be **no impact** directly, indirectly, or cumulatively, with implementation of the proposed project and mitigation is not required

e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems





<sup>5</sup> California Department of Water Resources, Water Data Library, [http://wdl.water.ca.gov/waterdatalibrary/groundwater/hydrographs/br\\_hydro.cfm?CFGRIDKEY=46718](http://wdl.water.ca.gov/waterdatalibrary/groundwater/hydrographs/br_hydro.cfm?CFGRIDKEY=46718). Accessed July 9, 2019.

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

where sewers are not available for the disposal of waste water?				
---	--	--	--	--

**7e. Response:** (Source: Hawthorne Residential Project 2017 IS/MND)

**No Impact.** The proposed project will be served by existing sewer infrastructure. A septic tank or alternative wastewater disposal system is not part of the proposed project. Therefore, the proposed project will have **no impact** and mitigation is not required.

f. 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"/>
---	--------------------------	-------------------------------------	--------------------------	--------------------------

**7e. Response:** (Source: General Plan 2025 Policy HP-1.3, Hawthorne Residential Project 2017 IS/MND)

**Less Than Significant Impact With Mitigation Incorporated.** The subject site contains artificial fills and older alluvial fan deposits. The older alluvial fan deposits may contain fossils of extinct animals and, as such, these deposits are considered to have high paleontological sensitivity. Design of the proposed project will require construction activities intruding into older alluvial fan deposits with high paleontological sensitivity. **Mitigation Measure GEO-1** will be implemented to reduce potential impacts to paleontological resources due to proposed project implementation. As such, direct, indirect, and cumulative impacts will be **less than significant with mitigation incorporated**.

**Mitigation Measure GEO-1** A paleontologist shall be hired by the applicant to develop a Paleontological Resource Impact Mitigation Program (PRIMP) for the proposed project. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the project area, as well as procedures for monitoring, fossil preparation, and identification, curation into a repository, and preparation of a report at the conclusion of grading. The following shall also be implemented:

- Excavation and grading activities in deposits with high paleontological sensitivity (older alluvial fan deposits) shall be monitored by a paleontological monitor following a PRIMP. No monitoring is required for excavations in rocks with no paleontological sensitivity (artificial fill).
- If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction away from the area of the find in order to assess its significance.
- Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a scientific institution.
- At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of monitoring program.
- In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist should be contacted to assess the find for significance. If determined to be significant, the fossil shall be collected from the field.

**8. GREENHOUSE GAS EMISSIONS**

Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**8a. Response:** (Source: Revised Hawthorne Residential Development Project Air Quality and Greenhouse Gas



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

*Emission Analysis Technical Memorandum (LSA Project No. DVP1901)*

**Less Than Significant Impact.** The proposed project construction emissions were calculated using CalEEMod Version 2016.3.2. CalEEMod calculates emissions from off-road equipment usage and on-road vehicle travel associated with haul, delivery, and construction worker trips. GHG emissions during construction were forecast based on the proposed construction schedule and applying the mobile source derived from the SCAQMD-recommended CalEEMod. The calculations of the emissions generated during project construction activities reflect the types and quantities of construction equipment that would be used to grade the project site, construct the proposed residential buildings, and plant new landscaping within the project site. Table H lists the annual CO<sub>2</sub>e emissions based on the results from CalEEMod.

**Table H: Construction Greenhouse Gas Emissions**

Construction Phase		Total Regional Pollutant Emissions (MT/year)			
		CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
2020	Site Preparation	17.54	<0.01	0	17.68
	Grading	27.44	<0.01	0	27.65
	Building Construction	391.94	0.06	0	393.45
2021	Building Construction	84.05	0.01	0	84.37
	Paving	213.57	0.07	0	215.19
	Architectural Coating	5.13	<0.01	0	5.14
<b>Total Construction Emissions</b>		<b>739.66</b>	<b>0.15</b>	<b>0</b>	<b>743.47</b>

Source: LSA (November 2019).

Notes:

CH<sub>4</sub> = methane

CO<sub>2</sub> = carbon dioxide

CO<sub>2</sub>e = carbon dioxide equivalent

MT/year = metric tons per year

N<sub>2</sub>O = nitrous oxide

Long-term operation of the proposed project would generate GHG emissions from area and mobile sources and indirect emissions from stationary sources associated with energy consumption. The emission calculations for the proposed project include credits or reductions for consistency with regulatory requirements and project design measures set forth in this GHG analysis, such as reductions in energy or water demand. The GHG emission estimates presented in Table I show the emissions associated with the level of development envisioned by the proposed project at project opening in comparison to the GHG emissions estimates for the approved project, as reported in the 2017 IS/MND.

**Table I: Operational Greenhouse Gas Emissions**

Source	Pollutant Emissions (MT/yr)					
	Bio-CO <sub>2</sub>	NBio-CO <sub>2</sub>	Total CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
<b>Approved Project Emissions</b>						<b>1,373</b>
<b>Revised Project Construction Emissions</b>						
Construction emissions amortized over 30 years	0	24.63	24.36	<0.01	0	24.75
<b>Modified Project Operational Emissions</b>						
Area Sources	0	43.97	43.97	<0.01	<0.01	44.29
Energy Sources	0	629.32	629.32	0.01	<0.01	630.96
Mobile Sources	0	1,893.31	1,893.31	0.10	0	1,895.85
Waste Sources	18.58	0	18.58	1.10	0	46.04
Water Usage	3.29	132.49	135.78	0.34	<0.01	146.86
<b>Total Modified Project Emissions</b>	<b>21.87</b>	<b>2,723.71</b>	<b>2,745.59</b>	<b>1.55</b>	<b>0</b>	<b>2,788.75</b>

Source: LSA (November 2019).

Note: Numbers in table may not appear to add up correctly due to rounding of all numbers to two significant digits.

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

Bio-CO<sub>2</sub> = biologically generated CO<sub>2</sub>  
 CH<sub>4</sub> = methane  
 CO<sub>2</sub> = carbon dioxide  
 CO<sub>2</sub>e = carbon dioxide equivalent

MT/yr = metric tons per year  
 N<sub>2</sub>O = nitrous oxide  
 NBio-CO<sub>2</sub> = Non-biologically generated CO<sub>2</sub>

The proposed project is estimated to result in GHG emissions of 2,789 metric tons of CO<sub>2</sub>e per year. By comparison, the 2017 IS/MND estimated the GHG emissions associated with the approved project to be 1,373 metric tons of CO<sub>2</sub>e per year. The GHG emission estimates presented in Table I show that the proposed project would generate 1,416 MT CO<sub>2</sub>e per year more than what was estimated for the Approved Project. Therefore, the proposed project would generate slightly higher GHG emissions than the approved project. However, the resultant GHG emissions remain below the SCAQMD Interim GHG Significant Threshold and the proposed project would not impede or interfere with achieving the State’s emissions reduction objectives in AB 32 (and SB 32). Therefore, the proposed project’s impacts related to GHG emissions would remain **less than significant** and no mitigation is required.

b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**8b. Response: (Source: Revised Hawthorne Residential Development Project Air Quality and Greenhouse Gas Emission Analysis Technical Memorandum (LSA Project No. DVP1901))**

**Less Than Significant Impact.** *State CEQA Guidelines* Section 15064(b) provides that the “determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data,” and further states that an “ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting.”

The City adopted its Riverside Restorative Growthprint (RRG) Economic Prosperity Action Plan (RRG-EPAP) and Climate Action Plan (RRG-CAP) in January 2016. In 2014, the City was one of 12 that collaborated with the Western Riverside Council of Governments (WRCOG) on a Subregional Climate Action Plan (Subregional CAP) that includes 36 measures to guide the City’s GHG reduction efforts through 2020. Through the WRCOG Subregional CAP process, the City has committed to a 2020 emissions target of 2,224,908 metric tons of carbon dioxide-equivalent gases (MT CO<sub>2</sub>e), which is 26.4 percent below the City’s 2007 baseline and 15 percent below 2010 emissions. This represents a reduction of 779,304 MT CO<sub>2</sub>e from the City’s 2020 business-as-usual (BAU) forecast. The City is aiming for a 2035 emissions target of 1,542,274 MT CO<sub>2</sub>e, which is 49 percent below the 2007 baseline and represents a reduction of 2,120,931 MT CO<sub>2</sub>e from the 2035 BAU forecast.

Because climate change impacts are cumulative in nature, no typical single project can result in emission of such a magnitude that it, in and of itself, would be significant on a project basis. The project’s operational emission of 2,790 MT CO<sub>2</sub>e/year is less than the SCAQMD-recommended interim threshold of 3,500 MT CO<sub>2</sub>e/year for residential uses. Therefore, the proposed project would not result in a significant impact on GHG emissions.

The proposed project would be consistent with the strategies and goals from the RRG-CAP. Table J identifies the applicable strategies and goals from the RRG-CAP and identifies how the proposed project achieves compliance. In order to ensure that the proposed project complies with and would not conflict with or impede the implementation of reduction goals identified in AB 32, EO S-3-05, and other strategies to help reduce GHGs to the level proposed by the Governor, **Standard Condition GCC-1** shall be implemented. **Standard Condition GCC-1** includes implementation of reduction goals identified in the Riverside RRG-CAP, AB 32, the EO S-3-05, and other strategies to help reduce GHGs. With implementation of **Standard Condition GCC-1**, project impacts related to greenhouse gas emissions would be **less than significant** and no mitigation is required.

**Table J: Project Compliance with Greenhouse Gas Emission Reduction Strategies**

Strategy	Project Compliance
<b>Energy Efficiency Measures</b>	

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

<p><b>Measure SR-2: 2016 California Building Energy Efficiency Standards (Title 24, Part 6).</b> Maximize energy efficiency building and appliance standards, and pursue additional efficiency efforts including new technologies, and new policy and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California (including both investor-owned and publicly owned utilities).</p> <p><b>Green Building Strategy.</b> Expand the use of green building practices to reduce the carbon footprint of California’s new and existing inventory of buildings.</p>	<p><b>Compliant.</b> The proposed project would comply with the requirements of Measure SR-2: 2016 California Building Energy Efficiency Standards (Title 24, Part 6)<sup>1</sup>, including measures to incorporate energy-efficient building design features detailed in Subchapter 7 (Low-rise Residential Buildings) Section 150.0 (Mandatory Features and Devices).</p>
---	--

**Water Conservation and Efficiency Measures**

<p><b>Measure W-1: Water Use Efficiency.</b> Reduce per capita water use by 20% by 2020. SB X7-7 is part of a California legislative package passed in 2009 that requires urban retail water suppliers to reduce per-capita water use by 10% from a baseline level by 2015, and to reduce per-capita water use by 20% by 2020. Green accountability performance (GAP) Goal 16 directly aligns with SB X7-7. In Southern California, energy costs and GHG emissions associated with the transport, treatment, and delivery of water from outlying regions are high. Therefore, the region has extra incentive to reduce water consumption. While this is considered a state measure, it is up to the local water retailers, jurisdictions, and water users to meet these targets.</p>	<p><b>Compliant.</b> The project would comply with the requirements of Measure W-1: Water Use Efficiency. Water-efficient irrigation systems and devices and drought-tolerant landscaping would be installed on the project site.</p>
--	---

**Solid Waste Reduction Measures**

<p><b>Measure SR-13: Construction and Demolition (C&amp;D) Waste Diversion.</b> Meet mandatory requirement to divert 50% of C&amp;D waste from landfills by 2020 and exceed requirement by diverting 90% of C&amp;D waste from landfills by 2035. Effective July 1, 2014, CALGreen, the State’s Green Building Standards Code, requires jurisdictions to divert a minimum of 50% of their nonhazardous C&amp;D waste from landfills. Reductions for the year 2020 assume that 100% of new construction and applicable retrofit projects meet the minimum diversion rates established by the state. For 2035, this measure assumes that C&amp;D waste diversion would increase to 90% for new construction and retrofit projects. This increase is in line with GAP Goal 6.A which aims to develop measures to encourage that a minimum of 90% of recoverable waste from all construction sites be recycled throughout Riverside by 2015, beginning with 40% in 2010 and increasing by 10% each year thereafter.</p>	<p><b>Compliant.</b> The project would comply with Measure SR-13: Construction and Demolition Waste Diversion. At least 50 percent of the demolished and/or grubbed construction materials (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) would be reused/recycled.</p>
---	--

**Transportation and Motor Vehicle Measures**

<p><b>Measure SR-6: Pavley and Low Carbon Fuel Standard (LCFS).</b> ARB identified this measure as a Discrete Early Action Measure. This measure would reduce the carbon intensity of California’s transportation fuels by at least 10 percent by 2020.</p> <p><b>Measure SR-12: Electric Vehicle Plan and Infrastructure.</b> SCAG has developed a regional plug-in electric vehicle (PEV) readiness plan, and WRCOG has a similar sub regional plan for PEV readiness. Together, these plans identify viable locations for charging stations, changes to development codes, and other strategies to encourage the purchase and use of electric vehicles. This measure is anticipated to reduce nearly 82,000 MT CO<sub>2e</sub> in participating WRCOG jurisdictions by 2020.</p>	<p><b>Compliant.</b> The project does not involve the manufacture, sale, or purchase of vehicles. However, vehicles that operate within and access the project site would comply with Measure SR-6: Pavley and Low Carbon Fuel Standard.</p> <p>Per the Municipal Code (Section 16.07.020), the City has adopted the California Green Building Standards Code (2016), which requires the pre-wiring of new residential development to facilitate the installation and use of EV charging stations (Section 4.106.4.2), the project would comply with Measure SR-12: Electric Vehicle Plan and Infrastructure.</p>
<p><b>Measure E-2: Shade Trees.</b> Strategically plant trees at new developments to reduce the urban heat island effect. Planting additional trees in urban environments has a number of benefits, including lowering peak-load energy demands during the hottest months, enhancing the visual aesthetic of a community, and naturally sequestering carbon dioxide. Properly selected and located shade trees can help keep indoor temperatures low, thereby reducing air conditioner demands and utility costs. Trees can also provide shade for parking lots and other paved areas, reducing urban heat island effect communitywide.</p>	<p><b>Compliant.</b> The project would comply with Measure E-2: Shade Trees. Landscaping and shade trees would be provided throughout the project site.</p>

Source: Riverside Restorative Growthprint, Climate Action Plan RRG – Part B.  
1. <http://www.energy.ca.gov/2015publications/CEC-400-2015-037/CEC-400-2015-037-CMF.pdf>

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

ARB = California Air Resources Board

GHG = greenhouse gas

**Standard Condition:** No mitigation is required; however, the following Standard Condition is a regulatory requirement that would be implemented to reduce impacts related to greenhouse gas emissions.

**Standard Condition GCC-1** *Greenhouse Gas Reduction Strategies.* To ensure the proposed project complies with and would not conflict with or impede the implementation of reduction goals identified in the Riverside RRG-CAP, Assembly Bill (AB) 32, the Governor’s Executive Order (EO) S-3-05, and other strategies to help reduce greenhouse gases (GHGs) to the level proposed by the Governor, the project will implement a variety of measures that will reduce its GHG emissions. To the extent feasible, and to the satisfaction of the City of Riverside (City), the following measures shall be incorporated into the design and construction of the project:

**Construction and Building Materials.**

- Use locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project.
- Recycle/reuse at least 50 percent of the demolished and/or grubbed construction materials (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) if feasible.
- Use “green building materials,” such as those materials that are resource-efficient and are recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project.

**Energy Efficiency Measures.**

- Design all project buildings to meet or exceed the California Building Code’s (CBC) Title 24 energy standard, including, but not limited to, any combination of the following:
  - o Increase insulation such that heat transfer and thermal bridging is minimized;
  - o Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption; and
  - o Incorporate ENERGY STAR® or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment.
- Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in buildings.
- Install “cool” roofs and cool pavements.
- Install energy-efficient heating and cooling systems, appliances and equipment, and control systems.
- Install solar lights or light-emitting diodes (LEDs) for outdoor lighting or outdoor lighting that meets the City Code.

**Water Conservation and Efficiency Measures.**

- Devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures that may be appropriate:
  - o Create water-efficient landscapes within the development.
  - o Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls.

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

- o Use reclaimed water, if available, for landscape irrigation within the project. Install the infrastructure to deliver and use reclaimed water, if available.
- o Design buildings to be water-efficient. Install water-efficient fixtures and appliances, including low-flow faucets and waterless urinals.
- o Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.

**Solid Waste Measures.**

- To facilitate and encourage recycling to reduce landfill-associated emissions, among others, the project will provide trash enclosures that include additional enclosed area(s) for collection of recyclable materials. The recycling collection area(s) will be located within, near, or adjacent to each trash and rubbish disposal area. The recycling collection area will be a minimum of 50 percent of the area provided for the trash/rubbish enclosure(s) or as approved by the Waste Management Department of the City of Riverside.
- Provide employee education on waste reduction and available recycling services.

**Transportation Measures.**

- To facilitate and encourage non-motorized transportation, bicycle racks shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval and shall be installed in accordance with those plans.
- Provide pedestrian walkway and connectivity requirements.

With implementation of **Standard Condition GCC-1**, the proposed project would not conflict with or impede implementation of the reduction goals identified in AB 32, EO S-3-05, and other strategies to help reduce GHGs to the level proposed by the Governor. Therefore, the proposed project would not generate greenhouse gas emissions, either directly or indirectly, which would have a significant impact on the environment. Associated impacts would be less than significant and no mitigation is required.

**9. HAZARDS AND 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"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**9a. Response:** (Source: Review of Previous Documents and Observation of Existing Conditions, APN 233-170-001 and APN 233-180-007, Previously Hawthorne Elementary School, Riverside, California [Appendix F], Hawthorne Residential Project 2017 IS/MND.)

**Less Than Significant Impact.** Construction of the proposed project has the potential to create a hazard to the public or environment through the routine transportation, use, and disposal of construction-related hazardous materials such as fuels, oils, solvents, and other materials. These materials are typical of materials delivered to and used on construction sites. The proposed project shall comply with all applicable federal, State, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous materials. Such applicable regulations include but are not limited to Title 49 of the Code of Federal Regulations implemented by Title 13 of the CCR, which describes strict regulations for the safe transportation of hazardous materials. Compliance with all applicable federal, State and local laws related to the transportation,

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

use and storage of hazardous materials would reduce the likelihood and severity of accidents during transit, use and storage to a **less than significant impact** directly, indirectly, and cumulatively. No mitigation is required.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**9b. Response:** (Source: Hawthorne Residential Project 2017 IS/MND; Phase I Environmental Site Assessment 6.85-acre Hawthorne Residential Development (APN's 233-170-001 & 233-180-007) located at the southwest corner of Indiana Avenue and Jackson Street in the City of Riverside, Riverside County, California; Phase II Hazmat Sampling and Testing Results Memorandum Hawthorne Property City of Riverside Environmental Site Assessment, Review of Previous Documents and Observation of Existing Conditions, APN 233-170-001 and APN 233-180-007, Previously Hawthorne Elementary School, Riverside, California [Appendix F].)

**Less Than Significant With Mitigation Incorporated.** A Phase I Environmental Site Assessment (ESA) was prepared for the approved project, in November 2016. A Phase II soil sampling and laboratory testing was completed for the approved project, in February 2017. Conditions on site remain substantially unchanged. A Phase I ESA was conducted on the subject site to identify, to the extent feasible, Recognized Environmental Conditions (REC) in connection with the property. The proposed project site was occupied by an operating school from 1966 to 2008; the school was closed down in 2008 and has been vacant to date. The Riverside County Environmental Health Department, Hazardous Materials Division was contacted and the agency responded in January 2017, indicating that there were no files or accidents involving hazardous materials on site. The Regional Water Quality Control Board (RWQCB) was contacted, and the agency indicated that no potential sites of contamination on or in the general area of the proposed project site are present.

Government agency databases were reviewed as part of the approved project and results indicated no previously permitted on-site hazardous material use, generation, storage, or disposal has occurred. No underground storage tanks have been permitted for the proposed project site and no unauthorized releases of petroleum hydrocarbons have been reported on the subject site. Based on available information, it was concluded that there is low to moderate probability of the proposed project site containing any REC, Controlled Recognized Environmental Conditions (CREC), Historic Recognized Environmental Conditions (HREC), or conditions that would threaten public health or safety. Since the proposed project site is near railroad tracks (abutting the site to the south), past agricultural uses occupied the site, and a 1960s school is currently occupying the site, the Phase II subsurface soil investigation and asbestos/lead-based paint testing occurred in January and February 2017. The soil samples did not show elevated levels of contamination above established standards or that exceeded recommended levels for future residential uses. As such, no subsequent soil remediation will be required prior to clearing/grubbing of the proposed project site. The sampling effort indicated asbestos containing material (ACM) is present in some of the former school buildings. Prior to building demolition, asbestos removal and disposal from the site was conducted. A certificate of completion for this activity was provided on September 13, 2019. Upon the removal of the asbestos and demolition of the former school building, and in light of the absence of soil contamination, no significant impact related to this issue would result from project development; therefore, no mitigation is warranted.

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"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**9c. 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; Hawthorne Residential Project 2017 IS/MND)

**Less Than Significant Impact.** Sherman Indian High School and Arlington High School are located approximately 0.25 mile north of and 1,000 feet southeast of the proposed project site, respectively. Development of the proposed project does pose a potential health risk to nearby existing schools; however, use of hazardous materials during construction and occupation of

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
---	---------------------------------------	---	-------------------------------------	------------------

the proposed project would be subject to all existing federal, State and local statues and regulations. Compliance with such regulations will ensure that students and teachers at these nearby schools are not exposed to hazardous materials.

Once developed, the proposed project would operate as a typical multi-family residential use and would not generate a substantial risk to human health through the release of hazardous materials. Materials such as commercial cleaners, household cleaners, landscaping fertilizer, and pool chlorine and acid could be used on site and, when not in use, will be stored on site in secure areas. The potential risks posed by the use and storage of these hazardous materials are primarily limited to the immediate vicinity of the materials. Residents may dispose of household hazardous waste every non-holiday Saturday from 9:00 am to 2:00 pm at the Agua Mansa Permanent HHW Facility. As such, impacts associated with the exposure of schools to hazardous materials caused by this project and will result in a **less than significant impact** directly, indirectly, and cumulatively. No mitigation is required.

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"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**9d. 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 EnviroStar Database Listed Sites, Review of Previous Documents and Observation of Existing Conditions, APN 233-170-001 and APN 233-180-007, Previously Hawthorne Elementary School, Riverside, California [Appendix F])

**Less Than Significant with Mitigation Incorporated.** No hazardous materials sites, compiled pursuant to Government Code Section 65962.5, are depicted on or adjacent to the proposed project site on the EnviroStor online database (accessed July 2019). The EnviroStor database does indicate a school investigation is currently occurring at the Arlington High School Campus at 2951 Jackson Street based on modernization work being completed at the school. A Draft Preliminary Environmental Assessment Workplan was received and reviewed by the Department of Toxic Substances Control (DTSC) in March 2019. The Workplan includes activities to investigate residual agricultural chemicals and arsenic, lead from LBP and termiticides that may pose a threat to human health and the environment. In addition, the General Plan 2025 FPEIR (Figure 5.7-1) does not list any hazardous waste sites on or adjacent to the proposed project site. Although these databases indicate no known on-site hazardous material sites, due to the railroad tracks abutting the site to the south and, past uses of agriculture on the property, soil sampling and laboratory testing were conducted in January and February 2017 for the approved project.

The results of the Phase II sampling and testing effort did not indicate any contamination above established standards or recommended levels for residential uses. The sampling effort indicated ACM is present in some of the former school buildings. Prior to building demolition, asbestos removal and disposal from the site was conducted. A certificate of completion for this activity was provided on September 13, 2019. Upon the removal of the asbestos and demolition of the former school building, and in light of the absence of soil contamination, no significant impact related to this issue would result from project development; therefore, no mitigation is warranted.

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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**9e. Response:** (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, Riverside County Airport Land Use Compatibility Plan (RCALUCP))

**No Impact.** The proposed project site is located 2.31 miles south of the Riverside Municipal Airport and is not located within an Airport Safety Zone, as depicted in Figure 5.7-2 of the General Plan 2025 PFEIR. Since the proposed project site is not within 2 miles of an airport and is not within an airport safety zone, no further compliance is necessary with any airport plan. Due to the location of the proposed project compared to the Riverside Municipal Airport, excessive noise from airport

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

operations are not anticipated to create a hazard for future residents living on the subject site. **No impacts** related to safety hazards for people residing or working in the proposed project area directly, indirectly, or cumulatively would occur. No mitigation measures are required.

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"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**9f. 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)

**Less Than Significant Impact.** The proposed project is located in an urbanized portion of Riverside and will be served by the surrounding network of existing, full improved streets. All surrounding streets have been designed to City Public Works and Fire Department standards. Any internal circulation of the proposed project will also be designed to be consistent with Public Works and Fire Department standards. If the multifamily residential use proposed on the project site is a gated community, a Knox box will be available at gate entrances to allow for emergency service access onto the site. The proposed project will also be required to comply with standards in the City’s Emergency Response Plan. Street closures may be necessary during construction activities; however, such closures will be temporary, detours will be established as applicable, and emergency service staff will be notified, so as not to interfere or impede with any emergency response or evacuation plan. Implementation of the proposed project will result in a **less than significant impact** related to impairing implementation of or physically interfering with an adopted emergency response or evacuation plan. No mitigation measures are required.

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"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**9g. Response:** (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside’s EOP, 2002, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM’s Strategic Plan)

**Less Than Significant Impact.** The proposed project site is located in an urbanized portion of Riverside within a Local Responsibility Area (LRA), and is categorized as LRA Unzoned, as defined by CalFire and the Fire Hazard Severity Zone Map program. The proposed project is not located in an area designated as a Very High Fire Severity Zone (VHFSZ) or adjacent to wildland areas. Implementation of the proposed project will not directly indirectly expose people or structures to significant loss, injury, or death related to wildland fires. Impacts will be **less than significant** and no mitigation measures are required.

## 10. HYDROLOGY AND WATER QUALITY

Would the project:

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**10a. Response:** (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water; Hawthorne Residential Project 2017 IS/MND)

**Less Than Significant Impact.** The proposed project is located on a 6.85-acre site along Indiana Avenue in the City of Riverside. The site is currently occupied by a vacant school that operated on site from 1966 to 2008. Implementation of the proposed project includes a General Plan amendment to the HDR land use designation, a rezoning request to R-3-1500, and the eventual development of a multifamily residential use (site plans have not been submitted; therefore, it is assumed that the multifamily residential use will be implemented per the development standards of the R-3-1500 zoning designation). Site



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
---	---------------------------------------	---	-------------------------------------	------------------

clearing, and grading of the proposed project site will disturb vegetation and surface soils, potentially resulting in erosion and sedimentation. If left exposed and with no vegetative cover, the site’s bare soil would be subject to wind and water erosion.

Since the proposed project involves more than one acre of ground disturbance, it is subject to National Pollution Discharge Elimination System (NPDES) requirements and must implement a Storm Water Pollution Prevention Plan (SWPPP). Implementation of site-specific best management practices (BMPs) as established by the SWPPP will ensure all impacts related to erosion and sedimentation from ground disturbance are less than significant. The Municipal Storm Water Permitting Program regulates storm water discharges from municipal separate storm sewer systems (MS4), which has been added in two phases. Under Phase 1, the Regional Water Quality Control Board (RWQCB) has adopted an NPDES Permit for medium (serving between 100,000 and 250,000 people) and large (serving 250,000 people) municipalities. Under Phase 2, the State Water Resources Control Board (SWRCB) issued a General Permit for the discharge of storm water from small MS4s to provide permit coverage for smaller municipalities. The City of Riverside is located in the Santa Ana River Region, which is within the Riverside County Drainage Management Plan (DAMP). The DAMP addresses the requirements of the MS4 permits issued by each RWQCB and are referred to as the “Third-term” MS4 Permits. The City is a permittee under the Third-term MS4 Permits. Under this permit, the City is required to enforce and comply with storm water discharge requirements.

A Water Quality Management Plan (WQMP) has not been prepared for the proposed project as site plans for the proposed project have not been submitted to the City. The WQMP, once prepared, will identify locations for drainage management areas on the site, grading techniques to direct flow to on-site drainage, locations of on-site drainage swales, and similar drainage features.

Development of the site would have a similar potential to affect water quality. To address potential water contaminants, the proposed project is required to comply with applicable federal, State, and local water quality regulations, including the design and maintenance features detailed in a project-specific WQMP that will be prepared for the proposed project. The WQMP will be reviewed and approved as a routine action during the processing of the proposed project by the City; therefore, it is reasonable that the required measures and features detailed in this plan to safeguard water quality will be incorporated into the proposed project.

Given compliance with all applicable local, State, and federal laws regulating surface water quality, and preparation of a project-specific WQMP, the proposed project is anticipated to result in a **less than significant impact** directly, indirectly, and cumulatively to any water quality standards or waste discharge, surface waters and groundwater.

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"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**10b. 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 2015)

**Less Than Significant Impact.** Water service for the proposed project site will be provided by Riverside Public Utilities (RPU). RPU extracts groundwater from five groundwater basins, which accounts for the majority of its water supplies. Approximately 60 percent of the groundwater comes from the Bunker Hill Basin, within which water rights are adjudicated. RPU’s water rights are based on the long-term yield of the basin estimated for normal, dry, and multiple-dry years. Pursuant to the 2015 Urban Water Management Plan (UWMP), the RPU maintains sufficient supplies of water (including groundwater) during normal, dry, and multiple-dry years. The UWMP bases its demand estimates on broad categories of uses (e.g., single-family residential and commercial/industrial/institutional) and growth projections identified by the City. As the site has been previously developed with school uses, it is reasonable that a water demand for the site has been previously included in the estimates of future demand. RPU maintains sufficient water rights in local groundwater basins to meet current and projected future demands.

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
---	---------------------------------------	---	-------------------------------------	------------------

Although site plans have not been submitted at this time for the proposed project, it is assumed that the proposed project will be developed consistent with development standards of the R-3-1500 zoning designation as presented in Section 19.100 of the City's Municipal Code. The proposed project will be designed to maximize landscape areas, thereby minimizing the impervious area to the maximum extent possible. Additionally, the proposed project would be designed with drought-resistant landscaping, low-flush toilets, and low-flow faucets. The proposed project does not include water wells or excavations to a depth that would interfere with existing groundwater. Because local groundwater supplies are sufficient to supply growth within the RPU service area, and because the UWMP anticipates adequate existing and future water supplies to accommodate this growth, the proposed project will result in a **less than significant impact** to groundwater supplies and recharge either directly, indirectly, or cumulatively. No mitigation is required.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
--	--	--	--	--

i. Result in substantial erosion or siltation on-or-off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**10ci. Response: (Source: Hawthorne Residential Project 2017 IS/MND).)**

**Less Than Significant Impact.** Since the proposed project involves more than one acre of ground disturbance, it is subject to NPDES requirements and must implement a SWPPP. Implementation of site-specific BMPs as established by the SWPPP will ensure all impacts related to erosion, siltation, and sedimentation from ground disturbance and alteration of the existing drainage pattern are less than significant. Once the proposed project is developed, an increase in impervious surfaces will occur, thus reducing potential for substantial erosion or siltation on- or off-site. The proposed project will include a landscape plan that will include vegetated areas throughout the project site that will also reduce substantial erosion or siltation effects. Implementation of the proposed project will result in a **less than significant impact** related to substantial on- or off-site erosion or siltation. No mitigation is required.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or-off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**10cii. Response: (Source: Hawthorne Residential Project 2017 IS/MND).)**

**Less Than Significant Impact.** The proposed project would not have any direct effects on a stream or river, as none occurs on the subject site. The subject site, under existing conditions, does not have any features or facilities promoting infiltration except those that occur as surface runoff flows across the barren dirt to the existing storm drain in the north. A WQMP that will be prepared for any subsequent development to manage the maximum volume of runoff from the project site. The subject site will be graded to direct water flows to the drainage systems outlined in the WQMP. The internal drainage system on site will connect and discharge to the existing City storm drain. With implementation drainage design systems that will be outlined in the WQMP no flooding on- or off-site will result due to implementation of the proposed project. Impacts will be **less than significant** directly, indirectly, and cumulatively.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**10ciii. Response: (Source: Hawthorne Residential Project 2017 IS/MND).)**

**Less Than Significant Impact.** The WQMP required for subsequent development of the site will outline retention features to be implemented as part of the proposed project that would help prevent increases in the rate or volume of storm water runoff leaving the subject site. The proposed 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, BMPs will be implemented to reduce/eliminate adverse water quality impacts resulting from development. All impacts related to runoff during site preparation, and grading will be addressed by the SWPPP. The proposed project will be designed to maximize the landscape areas, thereby minimizing the impervious area to the maximum extent practicable. Based on similar types of multifamily

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

residential uses within the City, all runoff from the built project site will disperse into infiltration facilities or adjacent landscape planted areas prior to discharging into the receiving storm drain. As any sources of storm water pollution will be mitigated through adherence to NPDES permit requirements, the proposed project will not create or contribute runoff water exceeding the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. For these reasons, there will be a **less than significant impact** directly, indirectly, or cumulatively from storm water exceeding the capacity of existing or planned storm water drainage systems or substantial additional sources of polluted runoff.

iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**10civ. Response:** (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Panel Number 06065C0720G, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** Based on the Flood Hazard Areas and the National Insurance Map (Map Number 06065C0720G), the proposed project site is located in a 500-year flood area and has a 0.2 percent annual chance of flood. However, the proposed project site is not located within or near a 100-year flood hazard area as depicted on General Plan 2025 FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0720G Effective Date August 28, 2008). Therefore, structures and design features of the proposed project will not impede or redirect flood flows and **no significant impact** will occur directly, indirectly, or cumulatively. No mitigation is required.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**10d. Response:** (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality)

**Less Than Significant Impact.** The proposed project site is located inland and no large bodies of water are located within the site’s vicinity; therefore, the potential of tsunamis or seiches affecting the subject site is considered low. Further, the proposed project site and its surroundings have generally flat topography and are within an urbanized area not within proximity to Lake Mathews, Lake Evans, the Santa Ana River, Lake Hills, Norco Hills, Box Springs Mountain Area, or any of the nine arroyos that transverse the City and its sphere of influence. According to Figure OS-4 in the General Plan 2025, the closest arroyo is Mockingbird Canyon, located approximately one mile southeast of the proposed project. The proposed project site is not located near slopes or mountainous areas that would contribute to mudflow risks. Given the proposed project’s location and lack of features nearby that would pose a threat from seiche, tsunami, or mudflow, impacts are considered **less than significant** either directly, indirectly, or cumulatively. No mitigation is required.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**10e. Response: Source:**

**Less Than Significant Impact.** The proposed project is located within an urbanized portion of the City of Riverside. Since the proposed project involves more than one acre of ground disturbance, it is subject to NPDES requirements and must implement an SWPPP. Compliance with NPDES and implementation of an SWPPP will ensure the proposed project does not conflict or obstruct applicable City water quality control plans.

The proposed project will include a General Plan amendment and rezone to allow for development of a multifamily residential use on the subject site. Water service for the proposed project site will be provided by RPU. RPU extracts groundwater from five groundwater basins, which accounts for the majority of its water supplies. Approximately 60 percent of the groundwater comes from the Bunker Hill Basin, within which water rights are adjudicated. RPU’s water rights are based on the long-term yield of the basin estimated for normal, dry, and multiple-dry years. Pursuant to the 2015 UWMP, the RPU maintains sufficient supplies of water (including groundwater) during normal, dry, and multiple-dry years. The UWMP bases its demand estimates on broad categories of uses (e.g., single-family residential and commercial/industrial/institutional) and growth projections identified by the City. As the site has been previously developed with school uses, it is reasonable that a water demand for the

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

site has been previously included in the estimates of future demand. Therefore, implementation of the proposed project will not conflict with or obstruct implementation of the current groundwater management plan for the City of Riverside.

### 11. LAND USE AND PLANNING

Would the project:

a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**11a. Response:** (Source: General Plan 2025 Land Use and Urban Design Element, City of Riverside GIS/CADME map layers, 2014–2021 Housing Element General Plan 2025, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** The subject site is located in an urbanized portion of Riverside and is currently occupied by a vacant school. The current General Plan land use designation for the proposed project site is Medium Density Residential (MDR) and the current zoning designation is Single-Family Residential Zone (R-1-7000). The applicant of the proposed project has requested a General Plan land use amendment and rezoning of the subject site to be consistent with land use designations and zoning updates established in the recently approved 2014–2021 Housing Element of the General Plan 2025. As such, the proposed project includes a General Plan Amendment to change the designation from MDR to High Density Residential (HDR) and a rezone request from R-1-7000 Zone to Multiple Family Residential Zone (R-3-1500). The applicant’s request will result in the subject site having similar land use designations and zoning as surrounding parcels (APNs 233-170-002, 233-170-003, 233-180-010, 233-180-014, 233-180-017, 233-180-015, 233-160-025, 233-160-028, 233-160-018, 233-160-019, 233-170-005, 234-270-020, 233-150-012, 233-190-007, and 233-190-017) approved in the 2014–2021 Housing Element of the General Plan 2025. The subject site is currently served by fully improved public streets and other infrastructure and will not include design features that could alter the existing surrounding land use pattern or an established community. Therefore, **no impact** directly, indirectly, or cumulatively to an established community will occur. Mitigation is not required.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**11b. Response:** (Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines, 2014–2021 Housing Element General Plan 2025, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** The applicant of the proposed project is requesting a General Plan Amendment to HDR – High Density Residential and a Zoning Code Amendment to R-3-1500 – Multi-Family Residential Zone. As described above, in Response 11a, the change in land use designation and zoning will be consistent with land use and zoning designations of surrounding parcels. The proposed project is not located in other planned areas or other jurisdictions, besides the City of Riverside. As such, the proposed project will have **no impact** on any applicable land use plan, policy, or regulation directly, indirectly, or cumulatively. Mitigation is not required.

### 12. 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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**12a. Response:** (Source: General Plan 2025 Figure – OS-1 – Mineral Resources, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** According to Figure 5.10-1 of the General Plan 2025, the proposed project is located in Mineral Resource Zone 4 (MRZ-4). The MRZ-4 indicates insufficient data to determine whether mineral resources can be found on site. The subject site has already been disturbed and is currently occupied by a vacant school. Unknown mineral deposits would more than

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

likely not be discovered or disturbed during proposed project construction activities. As such, implementation of the proposed project will have no impact on statewide and regional mineral deposits directly, indirectly, or cumulatively. Mitigation is not required.

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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**12b. Response:** (Source: General Plan 2025 Figure – OS-1 – Mineral Resources, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** Review of the General Plan 2025 FPEIR indicates there are no mineral resource recovery sites delineated within the City of Riverside. Additionally, as described above in Response 12a, the subject site is located in MRZ-4 and implementation of the proposed project will not result in mineral resource losses. As such, implementation of the proposed project will have **no impact** on locally-important mineral resources recovery sites directly, indirectly, or cumulatively. Mitigation is not required.

**13. NOISE**

Would the project:

a. Result in 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 type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**13a. 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, Noise and Vibration Impact Analysis for the Revised Hawthorne Residential Development Project in the City of Riverside (LSA Project No. DVP1901) [Appendix D])

**No Impact.** The proposed General Plan Amendment and Zoning Code Amendment does not involve uses or activities that would increase ambient noise levels.

**Standard Conditions:** The following Standard Condition is a regulatory requirement that would be implemented to reduce noise impacts during future construction activities.

- Standard Condition NOI-1** *Construction Noise.* Prior to issuance of building permits, Planning staff, or designee, shall verify that all construction plans include notes stipulating the following:
- Construction activities shall be restricted within the City of Riverside to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturdays, and are prohibited on Sundays and federal holidays.
  - During all project site excavation, and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers’ standards.
  - The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

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

- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

Therefore, the project will have **no impact** on the exposure of persons to or the generation of noise levels in excess of established City standards either directly, indirectly or cumulatively.

b. Result in generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**13b. 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, Noise and Vibration Impact Analysis for the Revised Hawthorne Residential Development Project in the City of Riverside (LSA Project No. DVP1901) [Appendix E])

**No Impact.** The proposed General Plan Amendment and Zoning Code Amendment does not involve uses or activities that would result in any exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Therefore, the project will have **no impact** on the exposure of persons to the generation of excessive groundborne vibration or groundborne noise levels either directly, indirectly or cumulatively

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**13c. Response:** (Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours)

**No Impact.** The project site is located approximately 2.4 miles south of the Riverside Municipal Airport and outside the 55 dBA noise contour for the Riverside Municipal Airport. The project would not expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The project would have a **no impact** related to airport noise, and no mitigation is required.

#### 14. 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"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**14a. 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)

**Less Than Significant Impact.** The subject site is currently occupied by a vacant school. Implementation of the proposed project would include the development of a multifamily residential use with a maximum of 199 units (6.88-acre site × 29 dwelling units/gross acre). Site plans for the proposed project have not been developed as of the writing of this environmental document; as such, it is assumed that the maximum unit count of the proposed project will be consistent with the maximum allowable density of the R-3-1500 zoning development standards. With implementation of the proposed project, a population

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

increase of up to approximately 671 residents (3.37 persons/household × 199 units) could occur within the City of Riverside.<sup>6</sup> There is no certainty how many future residents of the proposed project would be existing City residents and how many would be new residents of the City. This population increase is planned based on anticipated population growth in the City discussed in the General Plan 2025. Table L details the 2018 and projected future (2040) population of the City and Riverside County.

**Table L: Population and Projections**

Jurisdiction	2018 Population	2040 Population Estimate
City of Riverside	330,063	386,600
Riverside County	2,480,758	3,167,584

Source: United States Census Bureau, American Fact Finder, City of Riverside and Riverside County, accessed July 15, 2019, [https://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml). City of Riverside Community & Economic Development Department Planning Division, *Initial Study Hawthorne Residential Project (TTM 37032) 9170 Indiana Avenue City of Riverside*, Table 13.A SCAG Population and Projections, pg. 63.

The land surrounding the subject site is currently developed and further development on the subject site would not induce additional unplanned population growth in the City. The proposed project will be constructed in accordance with related General Plan policies designed to minimize adverse conditions to population and housing increases for the City. Therefore, the proposed project will have a **less than significant impact** on population growth, directly, indirectly, and cumulatively. No mitigation is required.

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"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**14b. Response: (Source Hawthorne Residential Project 2017 IS/MND).**

**No Impact.** The subject site is currently occupied by a school that was vacated in 2008. Housing does not currently exist on the subject site. As such, with implementation of the proposed project, no housing will be displaced, eliminating the requirement of constructing replacement housing elsewhere. There will be **no impact** on existing housing either directly, indirectly, or cumulatively. No mitigation is required.

**15. PUBLIC SERVICES**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**15a. Response: (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1, Hawthorne Residential Project 2017 IS/MND)**

**No Impact.** The City of Riverside Fire Department provides fire protection service to the subject site. Fire Station 2, located at 9449 Andrew Street, approximately 0.62 mile from the subject site, will be the closest fire station serving the proposed project. The City’s Fire Department policy states that units will be located and staffed such that an effective response force of four units with 12 personnel minimum shall be available to all areas of the City within a maximum of 10 minutes (total response time). In addition, with implementation of General Plan 2025 policies and compliance with existing codes and standards for

<sup>6</sup> California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2019 with 2010 Census Benchmark, City of Riverside, <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>. Accessed July 5, 2019.

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

multifamily residential uses, there will be **no impact** related to the demand for additional fire facilities or services either directly, indirectly, or cumulatively, and no mitigation is required.

b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**15b. Response:** (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** The City of Riverside Police Department, through the Magnolia Neighborhood Policing Center (located at 10540-B Magnolia, approximately 1.6 miles from the subject site) will provide law enforcement service to the proposed project. The Riverside Police Department currently has sufficient staffing to continue to provide adequate service once the proposed Project is developed and the Police Department adequately responds to Priority 1 and Priority 2 calls throughout the City. The proposed project will implement Crime Prevention Through Environmental Design (CPTED) design techniques, which will discourage on-site crime and promote building security. 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. No mitigation is required.

c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------	--------------------------	--------------------------	-------------------------------------	--------------------------

**15c. 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, RUSD Schools Facilities Needs Analysis April 5, 2019, Hawthorne Residential Project 2017 IS/MND)

**Less Than Significant Impact.** The proposed project will result in a multifamily residential use being developed on the subject site, thus contributing to an increase of children attending schools in the Riverside Unified School District. As a site plan is not available for the proposed project as of the writing of this environmental document, it is assumed that 199 units will be developed based on the maximum density of the site’s zoning designation. The Riverside Unified School District (RUSD), in its *Schools Facilities Needs Analysis*, April 5, 2019, has determined the student generation rates for multifamily residential units that are developed within the school district’s jurisdiction. The student generation rates of elementary schools, middle schools, and high schools combined is 0.6389. Based on this generation rate, implementation of the proposed project has the potential to increase student population in the RUSD by 128 students.

Senate Bill 50, also known as Proposition 1A was enacted to direct development fees to local school districts for the expansion or construction of school facilities. The proposed project will be required to pay applicable local school fees prior to issuance of final building permits. The payment of required school fees will offset any impact to school services or facilities; therefore, a **less than significant** school impact would occur. No mitigation is required.

d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-----------	--------------------------	--------------------------	-------------------------------------	--------------------------

**15d. Response:** (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Hawthorne Residential Project 2017 IS/MND, Section 19.100.070 of the Riverside Municipal Code)

**Less Than Significant Impact.** Based on the maximum density of the subject site, the proposed project could increase the City’s population by up to 671 residents. The closest park to the proposed project is Arlington Park, located at 3860 Van Buren Boulevard.

As the population in the City grows, the need for park and other recreational facilities increases due to the additional strain on upkeep and maintenance that is required from the City. Specific site plans of the proposed project have not been drafted; as such, it is assumed that usable open space standards for the specific zoning of the subject site will be followed. Section 19.100.070 of the Municipal Code requires a minimum of 300 square feet of common usable open space per unit be developed for multifamily residential uses. As such, based on a maximum density of 199 units on the subject site, a minimum of 59,700



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

square feet of common usable space will be required as part of the proposed project. Section 19.100.070(4) of the Municipal Code requires (for a multifamily residential use consisting of 76 or more units) the proposed project to provide a large open area and include (but not be limited to) containing at minimum, four of the following recreational amenities:

- Tot lots with multiple play equipment;
- Pool and spa;
- Multi-purpose room equipped with a kitchen, defined areas for games, exercises, recreation, entertainment, etc.;
- Barbeque facilities equipped with multiple grills, picnic benches, etc. conveniently located throughout the site;
- Court facilities (e.g., tennis, volleyball, basketball, etc.);
- Jogging/walking trails with exercise stations;
- Community garden;
- Theater;
- Computer room; and/or
- Exercise room.

The proposed project will also be required to include private usable open space per unit based on development standards of the R-3-1500 zoning development standards as discussed in Section 19.100.070 of the Municipal Code. Ground floor units will be required to include 100 square feet per unit of private usable open space and upper story units will be required to include 50 square feet per unit of private usable open space. Prior to final plan approval, the applicant of the proposed project will have to show the City the development is consistent with the requirements and development standards of the City's Municipal Code.

In order to ensure that adequate park facilities are available for all residents, the City of Riverside requires all development projects to pay Park Development Impact Fees before issuing building permits. Through the payment of these fees, the funds needed to accommodate additional maintenance and upkeep of parks and other recreational services is fulfilled. Therefore, there will be a **less than significant impact** directly, indirectly, or cumulatively created by the construction of new or expansion of existing park facilities caused by the increase in the demand for park facilities or services. No mitigation is required.

e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**15e. Response:** (Source: General Plan 2025 Figure LU-8 – Community Facilities, FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers, Table 5.13-H – Riverside Public Library Service Standards, Hawthorne Residential Project 2017 IS/MND)

**No Impact.** The proposed project is located in the City of Riverside and is served by a number of nearby public facilities. The nearest library (Arlington Library), located at 9556 Magnolia Avenue, is approximately 0.9 mile from the proposed project. The Renck Community Center, located at 4015 Jackson Street, is approximately 0.94 mile, from the proposed project site. The proposed project will be adequately served by existing public facilities and will not require the development of new public facilities to be adequately served. 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 impact** directly, indirectly, or cumulatively. No mitigation is required.

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

**16. RECREATION**

Would the project:

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**16a. Response:** (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007, Hawthorne Residential Project 2017 IS/MND, Section 19.100.070 of the Riverside Municipal Code)

**Less Than Significant Impact.** The City of Riverside has a total of 48 developed parks and 11 undeveloped parks, totaling approximately 2,814 acres. The City’s parkland standard is 3 developed acres per 1,000 residents. Based on the maximum density scenario of zoning within the City, the buildout population is anticipated to reach 528,429 residents and require 1,585 acres of parkland to be consistent with the 3:1 park acres to population ratio. Based on the City’s existing park area inventory, at City buildout, there will not be a parkland deficit within the City (instead, a 1,229-acre surplus will exist). Implementation of the proposed project will increase the use of existing recreational facilities in the City but not to the point that substantial physical deterioration of the facility would occur or be accelerated.

The proposed project will comply with the development standards of the R-3-1500 zoning designation. Section 19.100.070 of the Municipal Code requires a minimum of 300 square feet of common usable open space per unit be developed for multifamily residential uses. As such, based on a maximum density of 199 units on the subject site, a minimum of 59,700 square feet of common usable space will be required as part of the proposed project. The proposed project will also be required to include private usable open space per unit based on development standards of the R-3-1500 zoning development standards as discussed in Section 19.100.070 of the Municipal Code. Ground floor units will be required to include 100 square feet per unit of private usable open space and upper story units will be required to include 50 square feet per unit of private usable open space. While these features will be available to project residents, the use of existing recreational areas may also occur, causing an incremental impact to existing facilities. The proposed project will be required to pay Park Development Impact Fees to cover the cost of elevated levels of maintenance; therefore, a **less than significant** direct, indirect, or cumulative impact on existing recreational facilities in the City will occur. No mitigation is required.

b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**16b. Response:** (Source: Hawthorne Residential Project 2017 IS/MND, Section 19.100.070 of the Riverside Municipal Code)

**Less Than Significant Impact.** The proposed project includes a General Plan Amendment to change the land use designation to HDR and rezone request to change the zoning to R-3-1500. These changes will allow the subject site to be developed with a multifamily residential use in accordance with the R-3-1500 development standards.

The proposed project does not include a site plan; therefore, the assumption is that development of the proposed project will include common and private usable open space pursuant to the development standards for R-3-1500 zoning under Section 19.100.070 of the Municipal Code. As such, based on a maximum density of 199 units on the subject site, a minimum of 59,700 square feet of common usable space will be required as part of the proposed project. Ground floor units will be required to include 100 square feet per unit of private usable open space and upper story units will be required to include 50 square feet per unit of private usable open space. The applicant of the proposed project will also be required to pay Park Development Fees to cover the cost of elevated levels of park maintenance. With implementation of the proposed project, direct, indirect, and cumulative impacts will be **less than significant**. No mitigation is required.

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

**17. TRANSPORTATION AND TRAFFIC**

Would the project:

a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	-------------------------------------	--------------------------	--------------------------

**17a. Response:** (Source: *Traffic Impact Analysis, Hawthorne Residential Development Projects, City of Riverside, Riverside County, California, LSA, October 2019 [Appendix E].*)

**Less Than Significant Impact with Mitigation Incorporated.** The City’s Traffic Impact Analysis (TIA) guidelines state that, for projects that include a General Plan Amendment (GPA) such as the proposed project, a significant impact would occur when the addition of the project related trips causes either peak hour LOS to degrade from acceptable (LOS A thru D) to unacceptable levels (LOS E or F) **or** the peak hour delay increases from “without project” to “with project” as follows:

- LOS A/B by 10.0 seconds;
- LOS C by 8.0 seconds;
- LOS D by 5.0 seconds;
- LOS E by 2.0 seconds; and
- LOS F by 1.0 second.

The project-specific TIA analyzed the following conditions:

- Existing Conditions;
- Existing with Project Conditions;
- Project Completion (2021) without Project Conditions;
- Project Completion (2021) with Project Conditions;
- Cumulative (2021) without Project Conditions;
- Cumulative (2021) with Project Conditions.
- Build-out (2040) Without Project Conditions;
- Build-out (2040) With Project Conditions.

The project is anticipated to generate 91 trips during the a.m. peak hours; 111 trips during the p.m. peak hour; and 1,457 daily trips. The distribution of project trips was developed based on the regional roadway network and the locations of residential, employment and commercial centers in relation to the proposed project site.

*Roadway Segments*

Under each condition, all study area roadway segments operate at an acceptable LOS; therefore, no significant impact would occur and no mitigation is required.

*Intersections*

Analysis of the “existing with project” and “existing without project” identified that study area intersections are forecast to operate at a satisfactory LOS<sup>7</sup>. For the project completion (2021) condition, with and without project, all study area

<sup>7</sup> Tables 7-A and 7-B, *Traffic Impact Analysis, Hawthorne Residential Development Project, City of Riverside, Riverside County, California, LSA, October 2019. (see Appendix E)*

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

intersections were determined to operate at a satisfactory LOS.<sup>8</sup> No significant impact would occur under these conditions; therefore, no mitigation is required.

Under the Cumulative (2021) without project condition, the intersection of Jackson Street/Indian Avenue is projected to operate at LOS E in the am peak hour and LOS D in the pm peak hour. Under the “with project” condition, no degradation of LOS or increase in delay in excess of the City’s LOS standard would occur; therefore, no significant impact at this intersection would occur under this condition. The intersection of Donald Avenue-Project Driveway/Indian Avenue would experience decreased LOS and an increase in delay in excess of the City’s LOS standard<sup>9</sup>; therefore, a significant cumulative impact at this intersection would occur. Mitigation Measure TRA-1 has been identified to address this significant impact.

Under the Buildout (2040) without project condition, the intersection of Jackson Street/Indian Avenue is projected to operate at LOS E in the am and pm peak hours. Under the “with project” condition, a similar LOS is identified. No increase in the delay at this location in excess of the City’s LOS standard would occur; therefore, no significant impact at this intersection would occur under this condition. The intersection of Donald Avenue-Project Driveway/Indian Avenue would experience decreased LOS and an increase in delay in excess of the City’s LOS standard<sup>10</sup>; therefore, a significant cumulative impact at this intersection would occur. Mitigation Measure TRA-1 has been identified to address this significant impact.

**Mitigation Measure TRA-1** Prior to issuance of certificate of occupancy, the Developer shall complete the following improvements, to the satisfaction of the Public Works Department:

Donald Avenue-Project Driveway/Indiana Avenue: Add a two-way left-turn (TWLTL) on Indiana Avenue.

Installation of the proposed would improve operations at the impacted intersection to LOS C under both the Cumulative (2021) and Buildout (2040) conditions<sup>11</sup> during AM and PM peak hour conditions. As mitigated, impacts related to this issue are reduced to a **less than significant** level.

b. Would the project conflict or be inconsistent with <i>CEQA Guidelines</i> Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**17b. Response: (Source: *CEQA Guidelines* Section 15064.3 )**

**No Impact.** *CEQA Guidelines* Section 15064.3, subdivision (b) establishes “vehicle miles traveled” criteria in lieu of LOS for analyzing transportation impacts and was signed into law as Senate Bill (SB) 743 in 2013. Regulatory changes to the *CEQA Guidelines* that implement SB 743 were approved by the Office of Planning and Research on December 28, 2018. However, lead agencies have until July 1, 2020, which is the statewide implementation date, to opt-in use of the new vehicle miles traveled (VMT) metric. In cases where lead agencies use LOS for analyzing transportation impacts, they may continue to do so until July 1, 2020. At this time, the City’s General Plan still identifies intersection thresholds of significance in accordance with LOS, *CEQA Guidelines* Section 15064.3, subdivision (b) does not apply to the proposed project. Therefore, **no impact** would occur and no mitigation is required.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

<sup>8</sup> Tables 7-C and 7-D, *Traffic Impact Analysis, Hawthorne Residential Development Project, City of Riverside, Riverside County, California, LSA, October 2019. (see Appendix E)*

<sup>9</sup> Tables 7-E and 7-F, *Traffic Impact Analysis, Hawthorne Residential Development Project, City of Riverside, Riverside County, California, LSA, October 2019 2019. (see Appendix E)*

<sup>10</sup> Tables 7-G and 7-H, *Traffic Impact Analysis, Hawthorne Residential Development Project, City of Riverside, Riverside County, California, LSA, October 2019. (see Appendix E)*

<sup>11</sup> Table 8-A and 8-B, *Traffic Impact Analysis, Hawthorne Residential Development Project, City of Riverside, Riverside County, California, LSA, October 2019. (see Appendix E)*

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

**17c. Response:** (Source: City of Riverside, Standard Drawings, Forms and Plans, <https://www.riversideca.gov/publicworks/drawings.asp>.)

**Less than Significant Impact.** Vehicular traffic to and from the project site would utilize the existing network of regional and local roadways that serve the project site area. The proposed project would introduce new roadways but would not introduce a land use that would conflict with existing urban land uses in the surrounding area. Primary access to the site is assumed to be at the intersection of Donald Avenue-Project Driveway/Indiana Avenue. The project would include Add a two-way left-turn (TWLTL) on Indiana Avenue. Secondary access points will be identified during the review and approval of any subsequent site plan; therefore, it is reasonable the project access and internal circulation will fully conform to adopted geometric design standards so that motorists entering and exiting the project site will enter/exit the site in a safe and efficient manner. Impacts related to hazardous design features would be **less than significant**, and no mitigation is required.

d. Result in inadequate emergency access?





**17d. Response:** (Source: Municipal Code and Fire Code )

**Less Than Significant Impact.** Primary access to the site is assumed to be at the intersection of Donald Avenue-Project Driveway/Indiana Avenue. Access for emergency vehicles would be provided via the primary project entrance. As required, the project will be conditioned to provide primary and alternative emergency access to/from the site. The ultimate design of any on-site development will be reviewed by the City and conditioned to provide appropriate access through and around the site. As approval of site access and internal circulation will be reviewed and approved prior to the development of any proposed uses, it is reasonable that any such project would provide adequate emergency; therefore impacts would be **less than significant impact** and no mitigation is required.

### 18. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?





**18a. Response:** (Source: Cultural Resources Assessment-Hawthorne Elementary School Project (Appendix D); AB 52 Consultation for the 2017 Project; Hawthorne Residential Project IS/MND, Cultural Resource Assessment for the Hawthorne Elementary School Project in the City of Riverside (LSA Project Numbers SWK1602 and DVP1901))

**No Impact.** The information regarding impacts to resources potentially eligible or listed in the California Register of Historical Resources is obtained from the Cultural Resources Assessment prepared for the 2017 Project. A Technical Memorandum has been prepared for the proposed project. Due to the unchanged condition of the site, the findings of the previous Cultural Resources Assessment remain valid. A cultural resources records search (August and September 2016) was conducted at the Eastern Information Center (EIC) of the California Historical Resources Information System (CHRIS) located at the University of California Riverside for a one-mile radius around the proposed project site. Data sources consulted at the EIC included:

- Archaeological site records;
- Historic U.S. Geological Survey (USGS) topographic maps;
- Reports from previous studies; and
- State Historic Resource Inventory (HRI) for Riverside County.

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
---	---------------------------------------	---	-------------------------------------	------------------

The proposed project site has been developed with institutional uses since 1966 and is surrounded by substantial urban development. The site has not been identified as a Native American sacred place, landscape, or feature of significant tribal cultural value during Native American consultation that occurred for the 2017 Project. As Native American consultation has occurred for the subject site within the last two years and the results of such consultation are applicable to the proposed project.

The school and associated features do not meet any of the criteria for listing in the National Register of Historic Places or California Register of Historical Resources or for local designation; therefore, it is not a historical resource as defined by CEQA. A segment of the Upper River Canal (33-4495H), adjacent to the southern border of the proposed project site, was evaluated and was found to have sustained alterations and has lost integrity; therefore, it is not historically significant individually and does not contribute to the significance of a larger resource. **No impact** related this this issue would occur and no mitigation measures are required.

<p>b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	-------------------------------------	--------------------------	--------------------------

**18b. Response: (Source: Cultural Resources Assessment-Hawthorne Elementary School Project (Appendix D); AB 52 Consultation for the 2017 Project; Hawthorne Residential Project IS/MND)**

**Less Than Significant With Mitigation Incorporated.** The information in this section is obtained from the Cultural Resources Assessment prepared for the 2017 Project.

In 2016, the City of Riverside sent out notices to interested California Native American Tribes and five tribes (Viejas Band of Kumeyaay, Agua Caliente Band of Cahuilla Indians, Soboba Band of Luiseño Indians, Gabrielino Band of Mission Indians – Kizh Nation, and Morongo Band of Mission Indians) responded as part of the 2016 SB 18 and AB 52 consultation effort. The Agua Caliente Band of Cahuilla Indians had no comments. Viejas Band of Kumeyaay Indians requested to be informed in the event inadvertent discovery of cultural artifacts, cremation sites, or human remains are encountered. The Soboba Band of Luiseño Indians requested Government to Government consultation and requested Native American monitoring to be present during any ground-disturbing activities and outlined procedures to be taken in the event cultural resources or human remains were to be discovered. The Gabrielino Band of Missions requested consultation and Native American monitoring during ground disturbing activities. The Morongo Band of Mission Indians provided standard conditions in the event human remains and Native American cultural resources were to be discovered. Because the project limits and site conditions remain unchanged, the City of Riverside has concluded that the SB 18 and AB 52 consultation conducted for the 2017 Project remains sufficient. As such, SB 18 and AB 52 consultation results from the 2017 Project, which was conducted in 2016, continue to be applicable to the proposed project.

While no occurrence of historic or prehistoric resources has been recorded on the proposed project site, based on Tribal consultation efforts occurring in 2016, a potential of the location of such resources on site could still occur. As such, the following mitigation measures will be implemented as part of the proposed project:

**Mitigation Measure TCR-1** At least 30 days prior to filing of a grading permit, the proposed project applicant shall contact and notify the consulting tribe(s) of anticipated grading and excavation activities. In conjunction with the City and the consulting tribe(s), the applicant shall develop a Tribal Cultural Resources Monitoring Agreement. A copy of the monitoring agreement shall be provided to the City prior to the issuance of a grading permit for the proposed project. The agreement shall address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the proposed project site. Details in the Plan shall include:

- Project grading and development scheduling.

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

	<ul style="list-style-type: none"> <li>The development of a rotating or simultaneous schedule in coordination with the applicant the designated Native American Tribal Monitor(s) during grading, excavation, and ground-disturbing activities on the site, including scheduling, safety requirements, duties, scope of work, reimbursement, and Native American Tribal Monitor(s) authority to stop and redirect grading activities in coordination with a qualified archaeologist.</li> <li>The protocols and stipulations that the City, tribe(s), and qualified archaeologist will follow in the event of inadvertent discovery of tribal cultural resources (see <b>Mitigation Measure TCR-2</b>).</li> </ul>
<b>Mitigation Measure TCR-2</b>	<p>In the event of an inadvertent discovery of any tribal cultural resource(s), the applicant shall relinquish ownership of all such resources, including (but not limited to) sacred items, burial goods, and related archaeological artifacts and burial remains. The applicant shall relinquish the artifacts through one or more of the following methods:</p> <ul style="list-style-type: none"> <li>A fully executed agreement with the consulting Native American tribe(s) for discovery of tribal cultural resources. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and recordation on appropriate Department of Parks and Recreation (DPR) 523-series forms have been completed. Non-tribal cultural resources will be addressed in coordination with the City and qualified archaeologist in accordance with professional standards.</li> <li>A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County be accompanied by payment of the fees necessary for permanent curation.</li> </ul>
<b>Mitigation Measure TCR-3</b>	<p>Prior to the issuance of a grading permit, the applicant shall submit to the City for review and approval, site plans showing evidence that planned on-site excavation activities conform to the applicable provisions of the Tribal Cultural Resources Monitoring Agreement.</p> <p>With implementation of these measures, potential impacts to Tribal Cultural Resources will be reduced to <b>less than significant with mitigation incorporated</b>.</p>

**19. UTILITIES AND SYSTEM SERVICES**

Would the project:

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**19a. 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)

**Less Than Significant Impact.** The proposed project will not result in the construction of new or expanded water or wastewater treatment facilities. The proposed project is consistent with the Typical Growth Scenario of the General Plan 2025

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

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).

On-site storm water drainage facilities will be developed as part of the proposed project site in conformance with the site-specific WQMP developed for any subsequent multifamily residential development. These on-site storm water drainage facilities will connect to existing storm water infrastructure in the City’s right-of-way. Off-site storm water drainage facilities will not need to be upgraded with implementation of the proposed project as existing infrastructure has enough capacity to accommodate development on the subject site.

Electrical, natural gas, and telecommunication infrastructure exists near the subject site, and once developed, the proposed project will connect to existing infrastructure. Implementation of the proposed project will not require development of new off-site electrical, natural gas, and telecommunication infrastructure. During construction, there is potential that some of these utilities may need to be relocated; however, any relocation will occur with the utility provider and City.

Direct, indirect, and cumulative impacts will be **less than significant** with implementation of the proposed project. No mitigation measures are required.

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"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**19b. 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)

**Less Than Significant Impact.** The City of Riverside will have sufficient water supplies available to adequately serve the project during normal, dry, and multiple dry years. The proposed project will connect to existing water infrastructure to provide the necessary construction and water needs for the project. The connection point for the water lines will be from infrastructure within existing adjacent roadways (specifically Indiana Avenue). The RPU’s UWMP estimates water supply and demand during normal, dry and multiple-dry years as shown below in Table M.

**Table M: Riverside Projected Water Supply/Demand (acre-feet/year)**

Year	Normal Year		Dry Year		Multiple-Dry Year	
	Supply	Demand	Supply	Demand	Supply	Demand
2020	116,903	95,221	96,288	95,221	102,364	95,221
2025	121,093	96,534	101,288	96,534	107,364	96,534
2030	124,703	99,015	104,088	99,015	110,614	99,015
2035	124,703	101,589	104,088	101,589	110,164	101,589
2040	124,703	104,257	104,088	104,257	110,164	104,247

The RPU’s 2015 Urban Water Management Plan prepared by the City of Riverside estimated a daily per capita water demand of 206 gallons. Implementation of the proposed project will result in a maximum population of 671 residents (3.37 persons/household × maximum of 199 units [per the maximum allowable density for the 6.85 acre site under the R-3-1500 zone]), with an estimated water usage of 138,226 gallons per day (0.42 acre-feet/day) or 50,452,490 gallons per year (154.8 acre-feet/year). This represents 0.14 percent of anticipated RPU water supplies in 2020 to 2040 (assuming worst-case multiple dry years). As shown above in Table M, sufficient water supplies are available to serve existing and projected future water demand under normal, dry and multiple-dry conditions.



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

Therefore, the proposed project will have a **less than significant impact** on water supplies in the City of Riverside during normal, dry, and multiple-dry years. No mitigation measures are required.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**19c. 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)

**No Impact.** The proposed project will not exceed RWQCB wastewater treatment requirements. The proposed 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** related to wastewater treatment directly, indirectly or cumulatively will occur.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**19d. Response:** (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area, CalRecycle Website)

**Less Than Significant Impact.** Solid waste generated during construction and operation of the proposed project will be disposed of at Badlands Landfill, located at 31125 Ironwood Avenue in Moreno Valley. The Badlands Landfill operates Monday through Saturday from 6:00 a.m. to 4:30 p.m. and accepts the following types of waste: agricultural, asbestos, ash, construction/demolition, contaminated soil, dead animals, green materials, industrial waste, inert waste, liquid waste, metals, mixed municipal, sludge (bio solids), tires, and wood waste. Riverside County, in April 2019, circulated a Notice of Intent (NOI) to adopt an IS/MND for the Badlands Landfill Integrated Project; a project to revise the landfill's Solid Waste Facility Permit to expand operations and capacity. The revised permit would increase the permitted disturbance area of the landfill from 278 acres to 811 acres, which includes expanding the disposal footprint from 150 acres to 396 acres, thereby providing an additional 50 years of needed landfill capacity. The permit would increase the maximum permitted daily tonnage by 500 tons per day (tpd), from 4,500 tpd to 5,000 tpd. The maximum design capacity of the landfill will increase from 34.4 million cubic yards to 86 million tons (cubic yards not stated), resulting in a new closure date of 2073.<sup>12</sup> The proposed project, once operational is estimated to generate a maximum of 1,393 pounds per day (0.69 tons per day),<sup>13</sup> which is well below the maximum permitted daily tonnage accepted by the Badlands Landfill.

Construction of the proposed project would also generate solid waste. Per the California Green Building Code, a minimum of 50 percent of debris will be diverted to a material recycling facility. Direct, indirect, and cumulative impacts to landfill capacity will be **less than significant** with implementation of the proposed project. No mitigation is required.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**19e. Response:** (Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)

**No Impact.** The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50 percent of all solid waste generated by January 1, 2000. The City is currently achieving a 60 percent diversion

<sup>12</sup> CEQAnet Web Portal, EA No. 2017-03: Badlands Landfill Integrated Project Notice of Completion, <https://ceqanet.opr.ca.gov/2019049142/2>. Accessed July 9, 2019.

<sup>13</sup> Solid Waste Estimate 7 pounds per day per dwelling unit for multifamily residential units × 199 dwelling units = 1,393 pounds per day.

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

rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50 percent of non-hazardous construction and demolition debris for all projects and 100 percent of excavated soil and land clearing debris for all non-residential projects beginning January 1, 2011. The proposed project will comply with the City's waste disposal requirements as well as the California Green Building Code and as such will not conflict with any federal, State, or local regulations related to solid waste. Therefore, **no impacts** related to solid waste statutes will occur directly, indirectly or cumulatively. No mitigation is required.

**20. WILDFIRE**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**20a. Response: (Source: Riverside Municipal Code Section 9.20.130; Section 19.100)**

**No Impact.** The proposed project includes a General Plan Amendment to an HDR land use and rezoning to the R-3-1500 designation, which will allow for development of a multifamily use on the subject site. The subject site is in an urbanized portion of Riverside and has been occupied by a school since the mid-1960s. New development that would occur on the proposed project site will not impair adopted emergency response plans or emergency evacuation plans of the City. Existing roadways provide access to the subject site; as such, new roadways that may affect emergency response or evacuations plans will not be developed as part of the proposed project. Section 9.20.130 of the Riverside Municipal Code indicates that the Emergency Services Administrator is responsible for the development and maintenance of the City of Riverside Emergency Operations Plan (EOP). The EOP provides for the effective mobilization of all of the resources of the City, both public and private, to meet any condition constituting a local emergency, state of emergency or state of war emergency and provides for the organization, powers and duties, services and staff of the emergency organization. As the project site is in the City of Riverside, any development that will occur on the proposed project site will be subject to the City of Riverside EOP.

The design of the proposed project will comply with the Riverside Municipal Code Section 19.100 related to the development standards for a multifamily residential use. Prior to the issuance of the final building permit, the City will review site plans for the proposed project to ensure that design features will not substantially impair emergency response or emergency evacuation plans of the City. **No impact** will occur directly, indirectly, or cumulative with implementation of the proposed project and no mitigation will be required.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**20b. Response: (Source: CalFire Fire Hazard Severity Zone Map Program)**

**Less Than Significant Impact.** The proposed project site is located in an urbanized portion of Riverside within a Local Responsibility Area (LRA) and is categorized as LRA Unzoned, as defined by CalFire and the Fire Hazard Severity Zone Map program. The proposed project site is topographically flat and, based on weather conditions, can be exposed to offshore (Santa Ana Winds) or onshore winds, similar to other urbanized portions of Riverside. If wildfires occur nearby, there is potential for smoke to drift into the City and increase pollutant concentrations for the residents at the proposed project site as well as residents in the City. Such conditions will most likely be temporary as fires that produce the smoke are controlled and extinguished. Due to the location of the proposed project site in a heavily urbanized area, the exposure of project occupants to uncontrolled spread of a wildfire is low. The City of Riverside has systems in place to protect residents in the event that wildfires are burning outside of the City limits and spreading toward the City.

Implementation of the proposed project will not exacerbate wildfire risks, exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Direct, indirect, and cumulative impacts will be **less than significant** with implementation of the proposed project. No mitigation will be required.

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

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**20c. Response: (Source: Riverside Municipal Code Section 19.100)**

**No Impact.** The proposed project consists of a General Plan Amendment to HDR and a rezone request to R-3-1500 to allow for a multifamily residential structure to be developed on the subject site. The proposed project applicant has not prepared site plans; however, as such the development of the multifamily residential structure will be subject to the maximum development standards for parcels zoned R-3-1500 per the Riverside Municipal Code Section 19.100. Typical of multifamily residential uses in urbanized portions of Riverside, it is assumed the proposed project would not include the development of infrastructure (e.g., roads, fuel breaks, or emergency water sources) that may exacerbate fire risk or cause temporary or ongoing impacts to the environment. Utilities to serve the project site already exist and development of the proposed project will connect to the existing utilities.

Prior to the issuance of the final building permit, the City will review site plans for the proposed project to ensure that design features will not exacerbate fire risk. The proposed project is not anticipated to install or require the maintenance of infrastructure that will exacerbate fire risk; as such, **no impact**, directly, indirectly, or cumulatively will occur. No mitigation is required.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**20d. Response: (Source: Hawthorne Residential Project 2017 IS/MND )**

**Less Than Significant Impact:** The proposed project is located on a site that is topographically flat (maximum elevation changes on the site of about 10 feet) and is surrounded by land that is topographically flat. Urban uses surround the proposed project site. The closest elevated terrain are hills located southeast of the site (approximately 1.6 miles from the subject site) and hills located west of the site (approximately 4 miles from the subject site); as a result, future residents and structures on the proposed project site will most likely not be exposed to significant risks from downslope flooding, landslides or drainage changes due to wildland fires. Direct, indirect, or cumulative impacts will be **less than significant** with implementation of the proposed project. No mitigation is required.

**21. 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"/>
---	--------------------------	-------------------------------------	--------------------------	--------------------------

**21a. Response: (Source: Hawthorne Residential Project 2017 IS/MND)**

**Less Than Significant Impact With Mitigation Incorporated.** The proposed project's impacts to biological and cultural resources were analyzed in this Initial Study and all direct and cumulative impacts were determined to have no impact, a less than significant impact, or rendered a less than significant impact with implementation of mitigation. Therefore, impacts to biological and cultural resources would be **less than significant with mitigation incorporated** and no additional mitigation is required.

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
---	---------------------------------------	---	-------------------------------------	------------------

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	-------------------------------------	--------------------------	--------------------------

**21b. Response: (Source: Hawthorne Residential Project 2017 IS/MND )**

**Less Than Significant With Mitigation Incorporated.** The proposed project’s potential cumulative impacts to air quality, biological resources, cultural resources, GHGs, hazards and hazardous materials, noise, traffic, and tribal cultural resources were analyzed in this Initial Study. All cumulative impacts related to these resource topics were less than significant or rendered less than significant with mitigation incorporated.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	-------------------------------------	--------------------------	--------------------------

**21c. Response: (Source: Hawthorne Residential Project 2017 IS/MND )**

**Less Than Significant Impact With Mitigation Incorporated.** Impacts related to aesthetics, air quality, geology and soils, GHGs, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, traffic, utilities and services, and wildfires that could potentially affect human beings directly or indirectly were analyzed in this Initial Study. All direct and cumulative impacts were less than significant or rendered less than significant with mitigation incorporated.

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
---	---------------------------------------	---	-------------------------------------	------------------

**This Page Intentionally Left Blank**

## MITIGATION AND MONITORING REPORTING PROGRAM

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
<b>Air Quality</b>	<b>AQ-1</b> Prior to the issuance of building permits, the applicant shall provide to the City for review and approval, evidence that in-house filtration systems with efficiencies equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 16 as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2 are installed in on-site residential structures.	Prior to the issuance of building permits.	Community & Economic Development Department, Planning and Building & Safety Divisions	Submittal of evidence of required filtration systems are included features of residential structures.
	<b>AQ-2</b> Prior to the issuance of building permits, the applicant shall provide to the City for review and approval, a copy of a <i>Toxic Air Contaminant Disclosure</i> that will be presented to prospective tenants of residences within the projects site. The <i>Toxic Air Contaminant Disclosure</i> shall convey information to prospective tenants about potential TAC exposure at the project site. As approved by the City, the <i>Toxic Air Contaminant Disclosure</i> shall contain the language dictated by State law in conjunction with rental/lease agreements.	Prior to the issuance of building permits.	Community & Economic Development Department, Planning and Building & Safety Divisions	Submittal and approval of required disclosure language.
<b>Biological Resources</b>	<b>BIO-1:</b> If the project activities are planned during the bird nesting season (February 15 to August 31) nesting bird survey(s) consisting of up to three site visits within the week prior to tree removal activities shall be conducted to ensure birds protected under the MBTA are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional measures are required. If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the City. No construction or ground disturbance activities	Prior to issuance of a grading permit and within one (1) week prior to initiating vegetation removal and/or ground disturbing activities.	Community & Economic Development Department, Planning and Building & Safety Divisions	Preconstruction Survey Report submitted to the City

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the City and construction supervisor that activities may resume.			
<b>Geology and Soils</b>	<p><b>GEO-1:</b> A paleontologist shall be hired by the applicant to develop a Paleontological Resource Impact Mitigation Program (PRIMP) for the proposed project. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the proposed project area, as well as procedures for monitoring, fossil preparation, and identification, curation into a repository, and preparation of a report at the conclusion of grading. The following shall also be implemented:</p> <ul style="list-style-type: none"> <li>• Excavation and grading activities in deposits with high paleontological sensitivity (older alluvial fan deposits) shall be monitored by a paleontological monitor following a PRIMP. No monitoring is required for excavations in rocks with no paleontological sensitivity (artificial fill).</li> <li>• If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction away from the area of the find in order to assess its significance.</li> <li>• Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a scientific institution.</li> <li>• At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of monitoring program.</li> <li>• In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the</li> </ul>	Prior to issuance of grading permits and during construction	Community & Economic Development Department, Planning and Building & Safety Divisions	Provide evidence that the Paleontological Resource Impact Mitigation Program has been prepared by a qualified paleontologist and to the satisfaction of the City Planner (or designee).

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	find shall be redirected and a paleontologist should be contacted to assess the find for significance. If determined to be significant, the fossil shall be collected from the field.			
<b>Transportation and Traffic</b>	<p><b>TRA-1:</b> Prior to the issuance of certificate of occupancy, the Developer shall complete the following improvements, to the satisfaction of the Public Works Department:</p> <p>Donald Avenue-Project Driveway/Indiana Avenue: Add a two-way left-turn (TWLTL) on Indiana Avenue.</p>	Prior to the issuance of certificate of occupancy.	Public Works Department	Acceptance of street improvements.
<b>Tribal Cultural Resources</b>	<p><b>TCR-1:</b> At least 30 days prior to filing of a grading permit, the proposed project applicant shall contact and notify the consulting tribe(s) of anticipated grading and excavation activities. In conjunction with the City and the consulting tribe(s), the applicant shall develop a Tribal Cultural Resources Monitoring Agreement. A copy of the monitoring agreement shall be provided to the City prior to the issuance of a grading permit for the proposed project. The agreement shall address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the proposed project site. Details in the Plan shall include:</p> <ul style="list-style-type: none"> <li>• Project grading and development scheduling.</li> <li>• The development of a rotating or simultaneous schedule in coordination with the applicant the designated Native American Tribal Monitor(s) during grading, excavation, and ground-disturbing activities on the site, including scheduling, safety requirements, duties, scope of work, reimbursement, and Native American Tribal Monitor(s) authority to stop and redirect grading activities in coordination with a qualified archaeologist.</li> <li>• The protocols and stipulations that the City, tribe(s) and qualified archaeologist will follow in the event of inadvertent discovery of tribal</li> </ul>	At least 30 days prior to issuance of grading permit.	<p>Community &amp; Economic Development Department, Planning and Historic Preservation Divisions</p> <p>Public Works</p>	Submittal of approved Tribal Cultural Resources Management Agreement between the applicant and the affected Native American tribal governments.



Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<p>cultural resources (see <b>Mitigation Measure TCR-2</b>)</p> <p><b>TCR-2:</b> In the event of an inadvertent discovery of any tribal cultural resource(s), the applicant shall relinquish ownership of all such resources, including (but not limited to) sacred items, burial goods, and related archaeological artifacts and burial remains. The applicant shall relinquish the artifacts through one or more of the following methods:</p> <ul style="list-style-type: none"> <li>• A fully executed agreement with the consulting Native American tribe(s) for discovery of tribal cultural resources. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and recordation on appropriate Department of Parks and Recreation (DPR) 523-series forms have been completed. Non-tribal cultural resources will be addressed in coordination with the City and qualified archaeologist in accordance with professional standards.</li> <li>• A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County be accompanied by payment of the fees necessary for permanent curation.</li> </ul>	<p>Upon discovery of inadvertent discovery and development of a reburial and/or curation agreement.</p>	<p>Community &amp; Economic Development Department, Planning and Historic Preservation Divisions</p> <p>Public Works</p>	<p>Submit and provide evidence that any inadvertent discovery of any tribal cultural resource has been appropriately and/or recorded, and relinquished to the consulting Native American tribe(s).</p> <p>Submit an approved curation method.</p>
	<p><b>TCR-3:</b> Prior to the issuance of a grading permit, the applicant shall submit to the City for review and approval, site plans showing evidence that planned on-site excavation activities conform to the applicable provisions of the Tribal Cultural Resources Monitoring Agreement.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Community &amp; Economic Development Department, Planning and Historic Preservation Divisions</p> <p>Public Works</p>	<p>Submit site plans showing evidence that planned on-site excavation activities conform to the applicable provisions of the Tribal Cultural Resources Monitoring Agreement.</p>



## RECOMMENDED STANDARD CONDITIONS OF APPROVAL

Impact Category	Standard Condition	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Air Quality	<p><b>Standard Condition AQ-1: Compliance with SCAQMD Rules 402 and 403.</b> During construction, the construction contractor shall comply with the South Coast Air Quality Management District (SCAQMD) Rules 402 and 403 for controlling fugitive dust emissions and construction equipment emissions. In compliance with Rule 403, fugitive dust shall be controlled with best-available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, dust suppression techniques shall be implemented to prevent fugitive dust from creating a nuisance off site. The following applicable dust suppression techniques from Rule 403 shall be implemented during project construction:</p> <ul style="list-style-type: none"> <li>• Nontoxic chemical soil stabilizers shall be applied according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).</li> <li>• Active sites shall be watered at least twice daily. (Locations where grading is to occur shall be thoroughly watered prior to earthmoving.)</li> <li>• All trucks hauling dirt, sand, soil, or other loose materials shall be covered, or at least 2 feet (0.6 meter) of freeboard (vertical space between</li> </ul>	Prior to the issuance of grading permits and during grading/construction activities	Community & Economic Development Department, Planning and Building & Safety Divisions	Submittal of evidence of required compliance with Rules 402 and 403.

Impact Category	Standard Condition	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<p>the top of the load and the top of the trailer) shall be maintained in accordance with the requirements of California Vehicle Code (CVC) Section 23114.</p> <ul style="list-style-type: none"> <li>• Construction access roads shall be paved at least 100 feet (30 meters) onto the site from the main road.</li> <li>• Traffic speeds on all unpaved roads shall be reduced to 15 miles per hour (mph) or less.</li> </ul> <p>Additionally, the following construction emissions control measures from the SCAQMD CEQA Handbook are required to further minimize fugitive dust emissions:</p> <ul style="list-style-type: none"> <li>• Disturbed areas shall be revegetated as quickly as possible.</li> <li>• All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.</li> <li>• All streets shall be swept once per day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).</li> <li>• Wheel washer devices shall be installed at locations where vehicles enter and exit unpaved roads onto paved roads, or vehicles and any equipment leaving the site shall be washed each trip.</li> </ul>			

Impact Category	Standard Condition	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<ul style="list-style-type: none"> <li>• All on-site roads shall be paved as soon as feasible, watered periodically, or chemically stabilized.</li> <li>• The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times.</li> <li>• The construction contractor shall select the construction equipment used on site based on low-emission factors and high-energy efficiency. The construction contractor shall ensure that construction-grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturers' specifications.</li> <li>• The construction contractor shall utilize electric or diesel-powered equipment in lieu of gasoline-powered engines where feasible.</li> <li>• The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.</li> </ul>			

Impact Category	Standard Condition	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<ul style="list-style-type: none"> <li>The construction contractor shall time the construction activities so as to not interfere with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.</li> <li>The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.</li> </ul>			
	<p><b>Standard Condition AQ-2: Compliance with Title 13, California Code of Regulations, Section 2449(d)(d).</b> Operators of applicable off-road vehicles (self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on-road) must limit idling to no more than five (5) minutes:</p> <ul style="list-style-type: none"> <li>All construction vehicles shall be prohibited from idling in excess of five (5) minutes, both on and off site.</li> </ul>	During grading and construction activities	Community & Economic Development Department, Planning and Building & Safety Divisions	Submittal of evidence of required compliance with the applicable rule.
	<p><b>Standard Condition AQ-3: Compliance with applicable California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program Measures.</b></p> <ul style="list-style-type: none"> <li>At least 50 percent of construction materials (including, but not limited to, soil, mulch, vegetation, concrete, lumber, metal, and cardboard) shall be recycle/reused.</li> </ul>	During grading and construction activities	Community & Economic Development Department, Planning and Building & Safety Divisions	Submittal of evidence of required compliance with applicable program measures.

Impact Category	Standard Condition	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<ul style="list-style-type: none"> <li>“Green building materials” (e.g., those materials that are rapidly renewable or resource-efficient, and recycled and manufactured in an environmentally friendly way) shall be used for at least 10 percent of the project, as specified on the California Department of Resources Recycling and Recovery website.</li> </ul>			
	<p><b>Standard Condition AQ-4: Compliance with Title 24, Energy Conservation and Green Building Standards.</b> Project design shall comply with Title 24 of the California Code of Regulations established by the California Energy Commission (CEC) regarding energy conservation and green building standards. The project applicant shall incorporate the following into the final project building plans:</p> <ul style="list-style-type: none"> <li>Low-emission water heaters shall be used. Solar water heaters are encouraged.</li> <li>Exterior windows shall utilize window treatments for efficient energy conservation.</li> </ul>	Prior to the issuance of building permits.	Community & Economic Development Department, Planning and Building & Safety Divisions	Submittal of evidence (plans) proposed structures incorporate the required energy conservation features.

Impact Category	Standard Condition	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
<b>Cultural Resources</b>	<p><b>Standard Condition CR-1</b> <i>Discovery of Archaeological Resources.</i> Prior to commencement of grading activities, the City of Riverside Director of Building &amp; Safety, or designee, shall verify that all project grading and construction plans include notes specifying that if inadvertent archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code (PRC) Section 21083.2. Construction personnel shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in PRC Section 21083.2.</p>	<p>Prior to and during the commencement of grading activities</p>	<p>Community &amp; Economic Development Department, Planning and Building &amp; Safety Divisions</p>	<p>Submittal of evidence construction documents include the required notes.</p>
	<p><b>Standard Condition CR-2</b> <i>Discovery of Human Remains.</i> Consistent with the requirement of California Code of Regulations (CCR) Section 15064.5(e), if human remains are encountered, work within 25 feet of the discovery shall be redirected and the Riverside County Coroner notified immediately State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the property owner, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. As determine necessary by the City and MLD, <b>Mitigation Measures TRI-1 through TRI-3</b> shall apply (See response 17b.)</p>	<p>During grading activities</p>	<p>Community &amp; Economic Development Department, Planning and Building &amp; Safety Divisions</p>	<p>Submittal of evidence of appropriate notification and consultation as required</p>



Impact Category	Standard Condition	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
<b>Geology and Soils</b>	<b>Standard Condition GEO-1</b> <i>Compliance with Applicable California Building Code and Project-specific Geotechnical Recommendations.</i> Prior to the approval of grading and/or building permits, the applicant shall provide evidence to the City for review and approval that on-site structures, features and facilities have been designed and will be constructed in conformance with applicable provisions of the California Building Code and the recommendations cited in the project-specific geotechnical investigation.	Prior to the issuance of building permits.	Community & Economic Development Department, Planning and Building & Safety Divisions	Submittal of evidence (plans) proposed structures incorporate and/or address the recommendations detailed in the project-specific geotechnical investigation.

<p><b>Greenhouse Gas Emissions</b></p>	<p><b>Standard Condition GCC-1</b> <i>Greenhouse Gas Reduction Strategies.</i> To ensure the proposed project complies with and would not conflict with or impede the implementation of reduction goals identified in the Riverside RRG-CAP, Assembly Bill (AB) 32, the Governor’s Executive Order (EO) S-3-05, and other strategies to help reduce greenhouse gases (GHGs) to the level proposed by the Governor, the project will implement a variety of measures that will reduce its GHG emissions. To the extent feasible, and to the satisfaction of the City of Riverside (City), the following measures shall be incorporated into the design and construction of the project:</p> <p><b>Construction and Building Materials.</b></p> <ul style="list-style-type: none"> <li>• Use locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project.</li> <li>• Recycle/reuse at least 50 percent of the demolished and/or grubbed construction materials (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) if feasible.</li> <li>• Use “green building materials,” such as those materials that are resource-efficient and are recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project.</li> </ul> <p><b>Energy Efficiency Measures.</b></p> <ul style="list-style-type: none"> <li>• Design all project buildings to meet or exceed the California Building</li> </ul>	<p>Prior to the issuance of building permits.</p>	<p>Community &amp; Economic Development Department, Planning and Building &amp; Safety Divisions</p>	<p>Submittal of evidence the project design incorporates the energy efficiency and conservation features detailed in this measure</p>
--	---	---	--	---

	<p>Code's (CBC) Title 24 energy standard, including, but not limited to, any combination of the following:</p> <ul style="list-style-type: none"> <li>o Increase insulation such that heat transfer and thermal bridging is minimized;</li> <li>o Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption; and</li> <li>o Incorporate ENERGY STAR® or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment.</li> </ul> <ul style="list-style-type: none"> <li>• Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in buildings.</li> <li>• Install “cool” roofs and cool pavements.</li> <li>• Install energy-efficient heating and cooling systems, appliances and equipment, and control systems.</li> <li>• Install solar lights or light-emitting diodes (LEDs) for outdoor lighting or outdoor lighting that meets the City Code.</li> </ul> <p><b>Water Conservation and Efficiency Measures.</b></p> <ul style="list-style-type: none"> <li>• Devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following,</li> </ul>			
--	--	--	--	--

	<p>plus other innovative measures that may be appropriate:</p> <ul style="list-style-type: none"> <li>o Create water-efficient landscapes within the development.</li> <li>o Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls.</li> <li>o Use reclaimed water, if available, for landscape irrigation within the project. Install the infrastructure to deliver and use reclaimed water, if available.</li> <li>o Design buildings to be water-efficient. Install water-efficient fixtures and appliances, including low-flow faucets and waterless urinals.</li> <li>o Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.</li> </ul> <p><b>Solid Waste Measures.</b></p> <ul style="list-style-type: none"> <li>• To facilitate and encourage recycling to reduce landfill-associated emissions, among others, the project will provide trash enclosures that include additional enclosed area(s) for collection of recyclable materials. The recycling collection area(s) will be located within, near, or adjacent to each trash and rubbish disposal area. The recycling collection area will be a minimum of 50 percent of the area provided for the trash/rubbish</li> </ul>			
--	--	--	--	--

	<p>enclosure(s) or as approved by the Waste Management Department of the City of Riverside.</p> <ul style="list-style-type: none"> <li>• Provide employee education on waste reduction and available recycling services.</li> </ul> <p><b>Transportation Measures.</b></p> <ul style="list-style-type: none"> <li>• To facilitate and encourage non-motorized transportation, bicycle racks shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval and shall be installed in accordance with those plans.</li> <li>• Provide pedestrian walkway and connectivity requirements.</li> </ul>			
--	---	--	--	--

Impact Category	Standard Condition	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Noise	<p><b>Standard Condition NOI-1</b> <i>Construction Noise.</i> Prior to issuance of building permits, Planning staff, or designee, shall verify that all construction plans include notes stipulating the following:</p> <ul style="list-style-type: none"> <li>• Construction activities shall be restricted within the City of Riverside to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturdays, and are prohibited on Sundays and federal holidays.</li> <li>• During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.</li> <li>• The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.</li> <li>• The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</li> </ul>	Prior to the issuance of grading or construction permits and during construction	Community & Economic Development Department, Planning and Building & Safety Divisions	Submittal of evidence the construction plans include notes detailing the construction noise reduction measures.

**This Page Intentionally Left Blank**

**Appendix A**

**Air Quality Validation Memorandum**



**This Page Intentionally Left Blank**

**Appendix B**

**Biological Resources Validation Memorandum**

**This Page Intentionally Left Blank**

**Appendix C**

**Cultural Resources Validation Memorandum**

**This Page Intentionally Left Blank**

**Appendix D**

**Noise and Vibration Memorandum**

**This Page Intentionally Left Blank**

**Appendix E**

**Traffic Impact Analysis**



**This Page Intentionally Left Blank**

**Appendix F**

**Geotechnical and Hazardous Materials Revalidation Memorandum**

**This Page Intentionally Left Blank**

**Appendix G**

**2017 IS/MND**

**This Page Intentionally Left Blank**