



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

DRAFT MITIGATED NEGATIVE DECLARATION

WARD: 7

1. **Case Number:** P19-0283 (PRD), P19-0284 (TM37740), P19-0285 (DR), P20-0295 (VR)
2. **Project Title:** Bushnell Planned Residential Development (PRD)
3. **Hearing Date:** June 25, 2020
4. **Lead Agency:** City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Regine Osorio, City of Riverside, Associate Planner
6. **Phone Number:** 951-826-5712
7. **Project Location:** The 6.75-acre project site is situated east of Bushnell Ave., west of Hedrick Ave., north of Wells Ave., and south of Gramercy Place. The project site is located in the neighborhood of in the City of Riverside, California. The project site includes Assessor Parcel Numbers (APNs) 147-160-007, 147-140-014, -015 & -027. The project site is located in Section 11, Township 3 South, Range 6 West, San Bernardino Baseline and Meridian on the US Geological Survey Riverside West, California 7.5-minute topographic quadrangle. Refer to Exhibit 1 Regional Context and Exhibit 2, Project Area Map.
8. **Project Applicant/Project Sponsor's Name and Address:**
Dean Cook
Cook Development Group
2625 Augusta Way
Tustin, Ca 92782
9. **General Plan Designation:** SRR – Semi-Rural Residential
10. **Zoning:** RR –Rural Residential
11. **Existing Setting:** The project site consists of four contiguous parcels, one of which is developed with an existing one-story single-family residence home and a driveway access off Bushnell Road. The remaining three parcels are currently vacant and undeveloped. Bushnell Road, located on the westerly side of the property, is a 66-foot residential collector road that serves the project site.
12. **Description of Project:** The proposed project includes the following entitlement applications: P19-0283 (PRD), P19-0284 (TM37740), P19-0285 (DR), and P20-0295 (VR). The 6.75-acre project will subdivide the existing four parcels into 22 lots (Tract Map No. 37740) and develop the lots with 21 single family residential units and a community park (0.74 acre). The existing residence will remain and placed in its own lot ("Lot 22"). The lot sizes range from 5,563 to 16,376 square feet (SF) with an average of 9,684 square feet or 0.22-acre. The

proposed project involves the grading and construction of single-family residential units, a community park, a 28-foot private road, off-site improvements on Bushnell, and a pedestrian trail. The park will include a covered picnic area, play area, barbeque grills, open turf, a walking/jogging path, and an exercise station.

Single Family Residences

The proposed single-family residences will be one story in height and consist of two primary floor plans. As shown on the table below, the residences floor area would range in size from Plan 1 being 1,904 SF and would provide 4 bedrooms and 2 bathrooms while Plan 2 would have a floor area of 2,204 SF and would provide 5 bedrooms and 3 bathrooms. There are eleven (11) Plan 1 units, and eight (8) plan 2 units. Additionally, each of the residences would include a front porch, rear yard private open space that would have an average of 4,287 of private open space area, and an attached two-car garage (44 total spaces). The Project would also include 34 guest parking spaces along the private street “A”.

Table: Plan 1 and Plan 2 Floor Plan Characteristics

	Floor Area	Total Dwelling	Garage	Porch	Optional Outdoor Room	Bedrooms	Baths
Plan 1	1,904 SF	1,904 SF	417 SF	65 SF	260 SF	4	2
Plan 2	2,204 SF	2,204 SF	417 SF	228 SF	260 SF	5	3

Onsite and Offsite Street Improvements

The project includes the development of 28-foot two-way private street “Street A” system that will be approximately 1,053-feet long, with a lot area of 34,332 SF, which can be accessed from Bushnell Road to serve the 22 lots. The private street will serve 21 homes which will exceed the 16 homes and 600 linear foot limited by Title 18 of the Riverside Municipal Code (RMC), which requires a variance, P20-0295 (VR). Bushnell Road will be improved with a 4-foot wide sidewalk and designed to Public Works street classification standards. The existing right-of-way is currently at 25-foot but will be extended to 32-foot with the proposed project.

Common Open Space and Recreational Park

The proposed project includes a community park for the Planned Residential Development. The community park/common space has a lot area of 32,310 SF which is 0.74 acre. The minimum common space required is 500 SF per lot and the project provides 1,468 SF per lot. The community park will include amenities such as a covered picnic area, barbeque, open turf, dry stream, play area, exercise stations with equipment, and a walking/jogging path that borders the community park. The park provides connectivity to the sidewalks via a raised crosswalk on two areas of the park.

Landscaping

The entry/exit gate of the development will have a colored and stamped accent paving/band with a dry stream infiltration area. Trees (36-inch box sized) will be provided by the entry gate, these accent trees include the Strawberry Tree, Cork Oak, and Desert Museum Palo Verde. Trees within the development will be provided in the size of 15 gallons, these trees include the Cork Oak, Chilean Mesquite and Desert Museum Palo Verde. Street trees will be provided in the size of 24” box and will include the Thornless Honey locust, Golden Rain Tree, and Holly Oaks that will serve “Street A”. Park trees will also be provided in 24-inch box size and will include California Sycamores, and Evergreen Chine Elms. The Project is to provide shading requirements of 14,950 SF of sidewalks and driveway shading, and 7,625 SF of tree shading. The percent of hardscape shading is 51-percent. The total landscaping for the Project is approximately 89,300 sf which includes the common area (26,165 SF), front yards (20,060 SF), and slopes (43,070 SF). The common area will be served by turf, planter, and a dry stream while front yards will be served with planter and wood mulch. The rear yards will not be landscaped, for the new homeowners, to landscape as they choose.

Walls and Fences

The proposed project consists of a 6-foot tall split-face block wall. The walls that are facing interior lots are to be one-sided with split-face walls facing exterior of the property. Walls along the street/public areas are to be two-sided split faced. The split-faced walls will be facing out from the property. The color of the block walls would be tan. Additionally, the proposed perimeter wall, PVC fence (vinyl panels), and tubular steel fence would all be 6-foot tall. The 6-foot tall white PVC will also provide the side yard fences with 3-foot wide gates on the garage side of the houses. Precast decorative concrete cap and the precast pilaster cap colors are to be brown. The 6-foot tall tubular steel fence color is to be black.

Drainage

There is a high point at the northerly end of the site and the existing drainage terminates at both Bushnell Avenue and Hedrick Avenue. The proposed grading will follow the existing ridgeline as best as possible and drain the site to both Bushnell Avenue and Hedrick Avenue. The proposed grading areas and proposed drainage systems are in conformance with the City of Riverside Drainage Master Plan and proposed Land Use. Roof runoff will be directed into vegetated swales which will drain into bottomless catch basins. The proposed houses are set as close to the street as possible to reduce the footprint of the driveways. Driveway runoff will be directed to a strip of pervious paver section covered in river rock. Both the bottomless catch basin and the pervious pavers will allow for stormwater to be infiltrated.

Grading

The earthwork quantities expected, as outlined in the Conceptual Grading Plan for the project is 13,000 cubic yards (CY) of cut and 11,900 CY of fill, resulting in a net excess of 1,100 CY of export. Although the grading will result in an anticipated 1,100 CY of fill, this fill can be incorporated into the building pads such that there is not export needed.

Construction and Operation

Construction is anticipated to occur over an approximate 15-month period. The first 3 months of construction would include site preparation and grading. The following 12 months of construction would include building construction, roadway paving, architectural coatings/painting and landscaping. The project is anticipated to be constructed and operational sometime between late 2021 and early 2022.

Density Bonus Findings and Justifications

For a proposed development to qualify for the Superior Density Bonus, as defined by 19.780.050 – Density and Findings, a minimum of five items, as outlined in City of Riverside Title 19, Chapter 19.780.050A(1)b must be demonstrated and designed within the proposed development. This proposed project qualifies by meeting the standard for the following items:

- (2) Orientation for solar design.
- (4) The location of trees and plantings to provide fifty percent (50%) shading for sidewalks, patios, and driveways.
- (5) The installation of light-colored materials and/or vegetation for at least 50% of sidewalks, patios and driveways.
- (6) The design of the lot such that at least 70% of the built environment that is permeable and designed to capture water runoff for infiltration on-site, vegetative landscape, and impermeable surfaces that are designed to direct all runoff toward an appropriate permanent infiltration feature.
- (7) The design and installation of erosion control measures to include portion of the lot are located on a steep slope, reduce long-term runoff effects through use of terracing and retaining walls; and for every 500 feet of disturbed lot area (including the area under the roof), one tree, four 5-gallon shrubs, or 50 SF of native groundcover shall be planted. And,
- (8) The site designed by a licensed or certified landscape design or engineering professional such that it is demonstrated that all water runoff for the home is managed through an on-site design element.

Therefore, the proposed project qualifies for the Superior Density Bonus by providing for 6 (one more than the minimum of 5) of the required number of items as outlined in the City of Riverside RMC Title 19, Chapter 19.780.050A(1)b.

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

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Single-Family Residential; One existing residence and vacant parcels	SRR—Semi-Rural Residential	RR – Rural Residential
North	Single-Family Residential	SRR—Semi-Rural Residential	RR – Rural Residential
East	Single-Family Residential and Vacant parcels	SRR—Semi-Rural Residential; PF – Public Facilities	RR – Rural Residential
South	Single-Family Residential	SRR—Semi-Rural Residential; MDR – Medium Density Residential	RR – Rural Residential; R-1-7000 – Single Family Residential; R-3-1500 – Multi-Family Residential
West	Single-Family Residential; Vacant parcels; La Sierra Park	SRR—Semi-Rural Residential; P –Public Park	RR – Rural Residential; PF – Public Facilities

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

California State Water Resources Control Board – to obtain coverage under the General Construction Storm Water Permit (Water Quality Order 2009-0009-DWQ) regulating storm water runoff from construction sites one (1) acre in size and greater.

15. 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.?

Per AB 52, Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such project. On August 1, 2019 the City of Riverside sent the required notices to the relative tribes though certified mail. The following Native American Tribes were notified: Morongo Band of Mission Indians, San Gabriel Band of Mission Indians, Gabrieleno Band of Mission Indians – Kizh Nation, Pechanga Band of Luiseño Mission Indians, Soboba Band of Luiseño Indian, Rincon Band of Luiseño Indians, Morongo Band of Mission Indians, Cahuilla Band of Indians, San Manuel Band of Mission Indians, Agua Caliente Band of Cahuilla Indians. As a result of AB 52 consultation with interested tribes, mitigation measures (MM Cul-1 through MM Cul-4) will be applied to the project.

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

- a. City of Riverside, General Plan 2025
- b. City of Riverside, General Plan 2025 FPEIR

17. List of Appendices

- a) Appendix A: Air Quality/ Greenhouse Gas Analysis, Prepared by Albert A. Webb Associates, 2019
- b) Appendix B: Cultural Resources Assessment, Prepared by BCR Consulting, 2019
- c) Appendix C: Preliminary Soil Investigation Report, Prepared by GeoMat Testing Laboratories, Inc., 2018
- d) Appendix D: Water Quality Management Plan, Prepared by B & W Consulting Engineers, Inc., 2019

18. Acronyms

AICUZ -	Air Installation Compatible Use Zone Study
AQMP -	Air Quality Management Plan
AUSD -	Alvord Unified School District
CEQA -	California Environmental Quality Act
CMP -	Congestion Management Plan
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
EOP -	Emergency Operations Plan
FEMA -	Federal Emergency Management Agency
FPEIR -	GP 2025 Final Programmatic Environmental Impact Report
GIS -	Geographic Information System
GhG -	Green House Gas
GP 2025 -	General Plan 2025
IS -	Initial Study
kBTU	Kilo British Thermal Units
LHMP -	Local Hazard Mitigation Plan
MARB/MIP -	March Air Reserve Base/March Inland Port
MJPA-JLUS -	March Joint Powers Authority - Joint Land Use Study
MSHCP -	Multiple-Species Habitat Conservation Plan
MVUSD -	Moreno Valley Unified School District
NCCP -	Natural Communities Conservation Plan
OEM -	Office of Emergency Services
OPR -	Office of Planning & Research, State
PEIR -	Program Environmental Impact Report
PRD -	Planned Residential Development
PW -	Public Works, Riverside
RCALUC -	Riverside County Airport Land Use Commission
RCALUCP -	Riverside County Airport Land Use Compatibility Plan
RCP -	Regional Comprehensive Plan
RCTC -	Riverside County Transportation Commission
RMC -	Riverside Municipal Code
RPD -	Riverside Police Department
RPU -	Riverside Public Utilities
RTIP -	Regional Transportation Improvement Plan
RTP -	Regional Transportation Plan
RUSD -	Riverside Unified School District
SCAG -	Southern California Association of Governments
SCAQMD -	South Coast Air Quality Management District
SCH -	State Clearinghouse

SKR-HCP -	Stephens' Kangaroo Rat - Habitat Conservation Plan
SWPPP -	Storm Water Pollution Prevention Plan
USGS -	United States Geologic Survey
WMWD -	Western Municipal Water District
WQMP -	Water Quality Management Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less Than Significant With Mitigation Incorporated” 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 checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service 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.

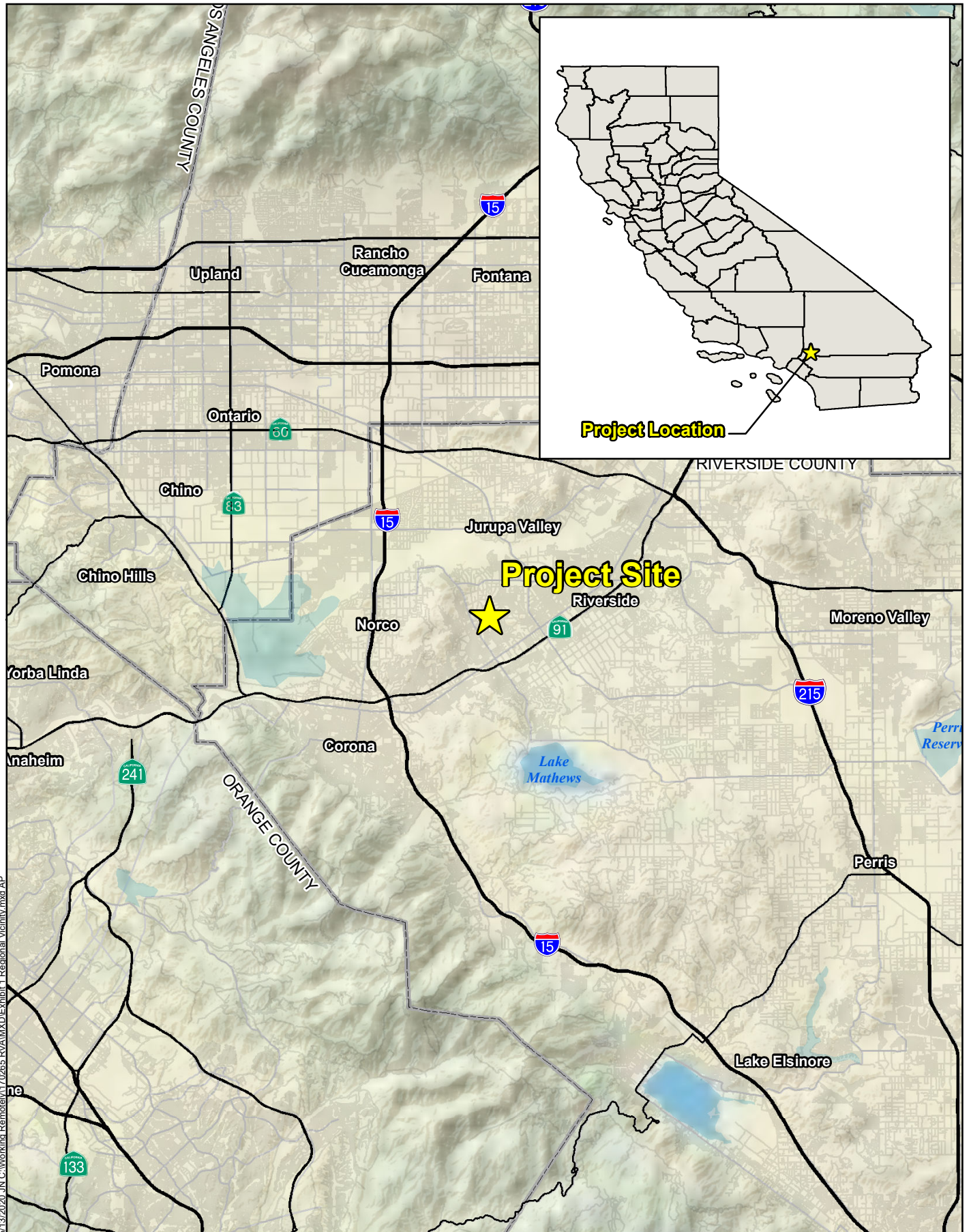
☐

Signature _____

Date _____

Printed Name & Title Regine Osorio, Associate Planner

For City of Riverside



BUSHNELL PLANNED RESIDENTIAL DEVELOPMENT

Regional Vicinity

Figure 1



0 2.5 5 Miles

GENERAL NOTES

1. THE PROJECT SITE IS NOT WITHIN AN AREA OF OVERFLOW OR INUNDATION.
2. EXISTING TOPOGRAPHY IS BASED ON SURVEY PREPARED BY IW CONSULTING ENGINEERS.
3. ABANDON AND REMOVE ANY ON-SITE IRRIGATION LINES.
4. NO PLOTTABLE EASEMENTS OF RECORD.
5. NO EXISTING DRAIN PIPES OR CULVERT.
6. THE PROJECT SITE IS NOT WITHIN A DESIGNATED FLOOD WAY AND THERE ARE NO TRIBUTARY WATERCOURSES OR OFF SITE.
7. NO PHASING PROPOSED AT THIS TIME.

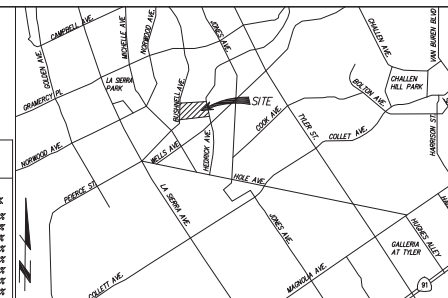
SITE PLAN TENTATIVE TRACT MAP 37740 CITY OF RIVERSIDE

PARKING SUMMARY

Lot Number	PRIVATE/ON-SITE PARKING AREA	TOTAL PARKING SPACES	PUBLIC/OFF-SITE PARKING AREA	TOTAL PARKING SPACES
1-22	2,107 (0 GARAGE)	44		
Offsite			34	34
SUM				78

LOT SUMMARY

Lot Number	Lot Area	LOT WIDTH	LOT DEPTH	PLAN NUMBER	REVERSE	PRIVATE OPEN SPACE AREA	LOT COV %
1	12,403	77'	159'	2	YES	5,622	22.76%
2	10,394	53'	159'	2	NO	4,654	27.16%
3	6,548	55'	159'	2	YES	4,047	31.91%
4	12,023	75'	159'	2	YES	5,809	23.48%
5	11,325	94'	130'	2	YES	2,345	24.93%
6	6,765	57'	122'	1	NO	1,969	36.30%
7	6,203	51'	122'	1	NO	1,954	40.27%
8	6,203	51'	122'	1	YES	1,975	40.27%
9	6,811	56'	122'	2	YES	2,189	41.44%
10	17,333	75'	189'	2	YES	8,461	16.29%
11	8,994	50'	175'	1	NO	4,419	27.77%
12	9,939	55'	175'	2	YES	5,128	26.40%
13	9,722	50'	187'	1	YES	5,352	25.69%
14	10,216	50'	199'	1	YES	5,837	24.45%
15	10,651	50'	208'	1	YES	6,438	22.86%
16	18,191	71'	176'	1	YES	11,289	13.73%
17	11,253	79'	107'	2	YES	6,885	21.30%
18	5,776	54'	107'	1	NO	1,549	43.25%
19	5,777	54'	107'	1	YES	1,350	43.44%
20	5,778	54'	107'	1	YES	1,350	43.23%
21	6,299	59'	107'	2	NO	1,475	44.82%
22	8,599	60'	120'	N/A	N/A	3,604	21.08%
SUM	212,733					93,501	
AVERAGE	9,670					4,250	
PLAN 1 TOTAL				11			
PLAN 2 TOTAL				10			
STREET "A" 34,332							
LOT "B" 32,310							
LOT "C" 128							
LOT "D" 1,200							
(COMMON OPEN SPACE REQUIRED = 500 SF/LOT)							
(COMMON OPEN SPACE)(32,310/22 = 1,468/LOT)							



VICINITY MAP

THOMAS GUIDE - PAGE 714, D-5 & E-5 (2000 EDITION)

NOT TO SCALE

OWNER/DEVELOPER SOILS ENGINEER

BUSHNELL DEVELOPMENT, LLC
2625 AUGUSTA WAY
TUSTIN, CA 92782
(714) 504-5295
CONTACT: DEAN COOK

ENGINEER

WOODARD GROUP
7223 MAGNOLIA AVENUE
RIVERSIDE, CA 92504
PH: (951) 907-5077
CONTACT: ANDREW WOODARD

FIELD SURVEY

IW CONSULTING ENGINEERS, INC.
DATE: NOVEMBER 17, 2006

LAND USE/ZONING

EXISTING LAND USE: SEMI-RURAL RESIDENTIAL
EXISTING ZONING: R-R RURAL RESIDENTIAL
PROPOSED LAND USE: SEMI-RURAL RESIDENTIAL
PROPOSED ZONING: R-R RURAL RESIDENTIAL

ARCHITECT

KEVIN L. CROOK ARCHITECT, INC.
1360 KEYMOULDS AVENUE
SUITE 110
IRVINE, CA 92614
PH: (949) 660-1587 X102

ACREAGE

APN: 147-160-007 & 008, 147-140-014, 015, & 019 = 6.64 ACRES
GROSS = 6.64 ACRES
DISTURBED AREA = 6.64 ACRES
S.D.D. = 1329 S.F.
NET = 6.61 ACRES

LEGAL DESCRIPTION

LOTS 21 AND 23 AND PORTIONS OF LOTS 20, 33, & 34 AS SHOWN BY MAP OF DIVISIONA ON FILED IN BOOK 11, PAGE 98 AND 99 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

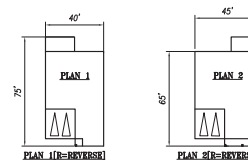
UTILITY PROVIDERS

WATER: RIVERSIDE PUBLIC UTILITIES
SEWER: CITY OF RIVERSIDE
ELECTRICITY: RIVERSIDE PUBLIC UTILITIES
GAS: THE GAS COMPANY
TELEPHONE: AT&T
TELEVISION: AIR WAVES / CHARTER COMMUNICATIONS

BENCHMARK

POINT 0, 72-43
P.K. NAIL AND CITY TAG IN THE NORTHERLY CURB OF HOLE AVENUE 40 FEET EASTERLY OF THE CENTERLINE OF HIRS AVE.
ELEVATION=705.52 (NAND 29)

NOTE: NO PLOTTABLE EASEMENTS OF RECORD WITHIN THE PROJECT AREA.



LEGEND

EXISTING PROPERTY LINE	EXISTING RIGHT OF WAY
EXISTING CENTERLINE	EXISTING CURB
EXISTING DRIVE	EXISTING SIDEWALK
EXISTING DRIVE ROAD	EXISTING DRIVE STRIPE
EXISTING EASEMENT	EXISTING EASEMENT MAJOR
EXISTING EASEMENT MINOR	EXISTING FENCE
EXISTING BUILDING	EXISTING CONCRETE
PROPOSED UNDERGROUND UTILITY	EXISTING UNDERGROUND UTILITY
EXISTING EDGE OF PAVEMENT	PROPOSED EDGE OF PAVEMENT
EXISTING DRIVE ELEVATION	EXISTING DRIVE ELEVATION
EXISTING SPOT ELEVATION	EXISTING SPOT ELEVATION
PROPOSED SINGLE LINE	PROPOSED RETAINING WALL

PROPOSED AC PAVEMENT	PROPOSED LANDSCAPE
PROPOSED CONCRETE	PROPOSED LANDSCAPE INFILTRATION TRENCH
PROPOSED DECORATIVE CROSSWALK	

GRAPHIC SCALE
SCALE: 1" = 40'

BUSHNELL AVENUE

HEDRICK AVENUE



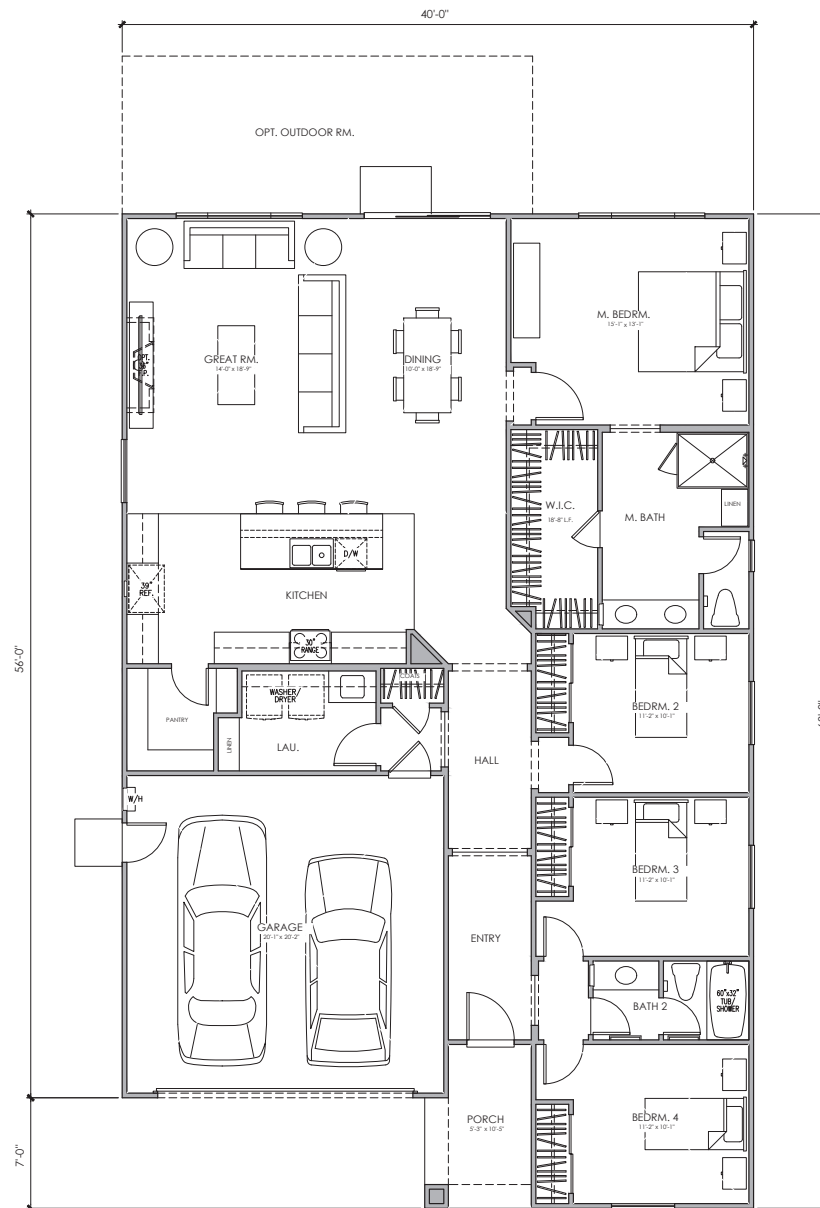
Not to Scale

P19-0283 (PD), P19-0284 (TM), P19-0285(DR), P20-0295 (VR) - Exhibit 8 - Initial Study - Mitigated Negative Declaration (IS-MND) and MMRP

BUSHNELL PLANNED RESIDENTIAL DEVELOPMENT

Site Plan

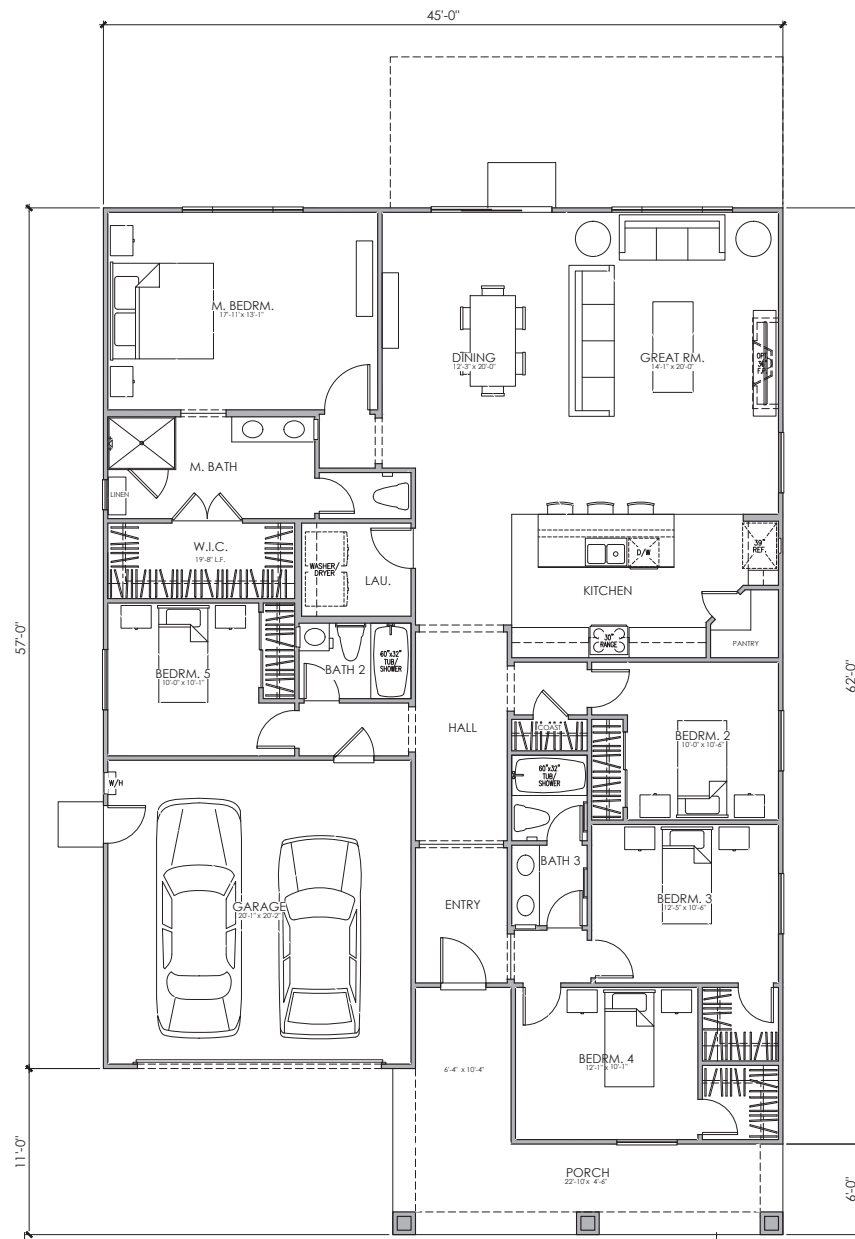
Figure 3



AREA TABULATION	
CONDITIONED SPACE	
FLOOR AREA	1,904 SQ. FT.
TOTAL DWELLING	1,904 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH	65 SQ. FT.
OPT. OUTDOOR RM.	260 SQ. FT.

FLOOR PLAN
PLAN 1 "A"
4 BEDROOM, 2 BATH





AREA TABULATION

CONDITIONED SPACE

FLOOR AREA 2,204 SQ. FT.

TOTAL DWELLING 2,204 SQ. FT.

UNCONDITIONED SPACE

GARAGE 418 SQ. FT.
 PORCH 228 SQ. FT.
 OPT. OUTDOOR RM. 260 SQ. FT.

FLOOR PLAN
 PLAN 2 "A"
 5 BEDROOM, 3 BATH





ENVIRONMENTAL INITIAL STUDY

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- 8) The explanation of each issue should identify:
- a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1a. Response: <i>(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)</i> Less Than Significant Impact. The City’s General Plan 2025 policies aim at balancing development interests with broader community preservation objectives. The project site and vicinity are not designated by the City’s General Plan for the preservation or uniqueness of scenic views. The closest scenic boulevards are La Sierra Avenue (0.7 miles), and Van Buren Blvd (2.2 miles), but neither are visible from the project site. The Citywide Design and Sign Guidelines limit impacts to aesthetic resources by first defining, then reducing interruptions of scenic vistas, maintaining and enhancing scenic resources and visual character, and reducing light and glare. The Citywide Design and Sign Guidelines encourage high-quality design, and implementation of the Guidelines will reduce any potential impacts to less than significant. Through compliance with zoning code’s building height, setback and landscaping requirements - direct, indirect and cumulative impacts to scenic vistas are less than significant impact .				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1b. Response: <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City’s Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone)</i> Less Than Significant Impact. There are no scenic highways within the City that could potentially be impacted. The nearest scenic highway is State Highway 74 (24 miles from project site), which is outside the city boundary. The City’s General Plan 2025 designates several roadways as Scenic Boulevards and Parkways in order to protect scenic resources and enhance the visual character of Riverside. The closest designated scenic boulevards are Van Buren Blvd. and La Sierra Avenue, but neither are visible from the project site. The project site is surrounded by existing single-family residential development and some scattered undeveloped/vacant lots. The Citywide Design and Sign Guidelines limit impacts to aesthetic resources by first defining, then reducing interruptions of scenic vistas, maintaining and enhancing scenic resources and visual character, and reducing light and glare. The Citywide Design and Sign Guidelines encourage high-quality design, and implementation of the Guidelines will reduce any potential impacts to less than significant. Further, there are no trees, rock outcroppings, and historic buildings which could be potentially impacted as a result of this project. Through compliance with zoning code’s building height, setback and landscaping requirements - direct, indirect and cumulative impacts to scenic resources are less than significant impact .				
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site the site and its surroundings? (Public views are those that are experienced from a publicly-accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1c. Response: <i>(Source: General Plan 2025)</i>				

Less Than Significant Impact. Construction of the proposed residential development on the project site would alter the existing visual character of the largely vacant project site. However, the project site is located in an area designated for residential uses and is surrounded on all sides by existing single-family residences. The project is not located in a historic district or a specific plan and does not involve any historic resources. The proposed project will comply with all pertinent design requirements of the Zoning Code and the Citywide Design Guidelines to assure quality site design and building architecture that is of high quality. This includes installation of landscaping. Landscaping provided will be accent trees for the entry/exit gate, street trees that will run parallel with “Street A”, park trees that will serve the community park. Shrub and groundcover will be provided by native plants that will serve for common areas, front yards, and slopes. The total landscaping for the project is approximately 89,300 SF which includes the common area (26,165 SF), front yards (20,060 SF), and slopes (43,070 SF). The common area will be served by turf, planter, and a dry stream while front yards will be served with planter and wood mulch. Due to all these factors, direct, indirect and cumulative impacts on the visual character and quality of the site are **less than significant impacts**.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

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1d. Response: (Source: General Plan 2025, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines)

Less Than Significant Impact. Development of the proposed project will include outdoor lighting. All lighting will comply with the development standards contained in the City’s Zoning Code (Title 19). Chapter 19.590 (Performance Standards) requires that on-site lighting be arranged as to reflect away from adjoining property or any public streets. Light shall not be directed skyward or in a manner that interferes with aircraft operation. As shown in the City’s General Plan EIR Figure 5.1-2, Mt. Palomar Nighttime Lighting Policy Area, the site is not within the Mount Palomar Lighting Area. The area surrounding the project site is developed with residential units. Compliance with Zoning Code and California Building and Green Code standards will reduce potential impacts to day or nighttime views in the area to **less than significant** levels, directly, indirectly and cumulatively.

2. AGRICULTURE AND FOREST RESOURCES:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

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2a. Response: (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability & General Plan 2025 FPEIR –

No Impact. The project site is located within an urbanized area. A review of Figure OS-2 – Agriculture Sustainability of the General Plan 2025 reveals that the project site is identified and designated as an Urban and Built-Up Land. The project site is also not designated as, or in close proximity to, any land classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the map prepared by the California Department of Conservation. Therefore, the project will have **no impact**, directly, or cumulatively.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

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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)

Less Than Significant Impact. A review of Figure 5.2-2 – Williamson Act Preserves of the General Plan 2025 FPEIR reveals that the project site is not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. Moreover, the project site is zoned for rural residential along with adjacent parcels. The Zone established is to provide areas for single-family residences on large lots where flexible provisions apply pertaining to the keeping of farm animals such as horses, ponies, mules, cows, goats, sheep, and swine under Future Farmers of America-supervised and 4-H-supervised projects. These zones are established in those areas of the City where the keeping of such animals is already prevalent. It is also the intent of the Rural Residential zone to provide opportunities for persons whose lifestyles include the keeping of such animals in areas where such animal-keeping activities minimize impact to other residential properties. The proposed project does not conflict with existing zoning or a Williamson Act contract and therefore, the project will have **less than significant impact** directly, indirectly or cumulatively.

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| 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)

No Impacts. The City of Riverside has no forest land that can support 10-percent native tree cover, nor does it have any timberland. The project site is zoned RR (Rural Residential). The project site is not zoned for forest land or timberland uses. Therefore, **no impacts** will occur from this project directly, indirectly or cumulatively.

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| 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"/> |
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2d. Response: (Source: GIS Map – Forest Data)

No Impacts. The City of Riverside has no forest land that can support 10-percent native tree cover, nor does it have any timberland; therefore, **no impacts** will occur from this project directly, indirectly or cumulatively.

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| 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"/> |
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2e. Response: (Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves)

No Impacts. The project is located in a developed area of the City. Additionally, the site is identified as urban/built out land by the California Department of Conservation and does not support agricultural resources or operations. The project will not result in the conversion of designated farmland to non-agricultural uses. In addition, there are no agricultural resources or operations, including farmlands within proximity of the subject site. The City of Riverside has no forest land that can support 10-percent native tree cover. Therefore, **no impacts** will occur from this project directly, indirectly or cumulatively to conversion of Farmland, to non-agricultural use or to the loss of forest land.

3. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

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| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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3a. Response: (Source: South Coast Air Quality Management District's 2007 Air Quality Management Plan (AQMP))

No Impact. The proposed Planned Residential Development is consistent with the General Plan 2025 Program “Typical Growth Scenario” in all aspects. The Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive program that will lead the SCAB into compliance with all Federal and State air quality standards. The City of Riverside is located within the Riverside County sub region of the SCAG projections. The General Plan 2025 FPEIR determined that implementation of the General Plan 2025 would generally meet attainment forecasts and attainment of the standards of the AQMP. The General Plan 2025 contains policies to promote mixed use, pedestrian-friendly communities that serve to reduce air pollutant emissions over time and this project is consistent with these policies. Because the proposed project is consistent with the 2007 AQMP, the proposed project will not conflict or obstruct implementation of the applicable air quality plan – AQMP and therefore this project will have no impact directly, indirectly or cumulatively to the implementation of an air quality plan.

- 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?

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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, Bushnell Planned Residential Development (PRD)/ Tract 37740 Air Quality/ Greenhouse Gas Analysis July 2019, CalEEMod Version:2016.3.2)*

Less Than Significant. Per the GP 2025 FPEIR, AQMP thresholds indicate future construction activities under the General Plan are projected to result in significant levels of NOx and ROG, both ozone precursors, PM-10, PM-2.5 and CO. Although long-term emissions are expected to decrease by 2025, all criteria pollutants remain above the SCAQMD thresholds.

The portion of the Basin within which the City is located is designated as a non-attainment area for ozone, PM-10 and PM-2.5 under State standards, and as a non-attainment area for ozone, carbon monoxide, PM-10, and PM-2.5 under Federal standards.

Because the proposed project is consistent with the General Plan 2025, cumulative impacts related to criteria pollutants as a result of the project were previously evaluated as part of the cumulative analysis of build out anticipated under the General Plan 2025 Program. As a result, the proposed project does not result in any new significant impacts that were not previously evaluated and for which a statement of overriding considerations was adopted as part of the General Plan 2025 FPEIR. Therefore, cumulative air quality emissions impacts are **less than significant**.

- c. Expose sensitive receptors to substantial pollutant concentrations?

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c. Response: *(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District’s 2016 Air Quality Management Plan, Bushnell Planned Residential Development (PRD)/ Tract 37740 Air Quality/ Greenhouse Gas Analysis July 2019)*

Less than Significant Impact. Construction is anticipated to occur over an approximate 15-month period. The first 3 months of construction would include site preparation and grading. The following 12 months of construction would include building construction, roadway paving, architectural coatings/painting and landscaping. The project is anticipated to be constructed and operational sometime between late 2021 and early 2022.

Short-term impacts associated with construction from General Plan 2025 typical build out will result in increased air emissions from grading, earthmoving, and construction activities. Mitigation Measures of the General Plan 2025 FPEIR requires individual development to employ construction approaches that minimize pollutant emissions (General Plan 2025 FPEIR MM AIR 1- MM AIR 5, e.g., watering for dust control, tuning equipment, limiting truck idling times).

The closest sensitive receptors are the adjacent residences surrounding the project site. In conformance with the General Plan 2025 FPEIR MM AIR 1 and MM AIR 7, CalEEMod (version 2016.3.2) computer model analyzed short-term construction and long-term operational related impacts of the project and determined that the proposed project would not exceed SCAQMD thresholds for short-term construction and long-term operational impacts.

Table 1 – Unmitigated Estimated Maximum Daily Construction Emissions

Activity	Peak Daily Emissions (lb/day)					
	VOC	NO _x	CO	SO ₂	PM-10	PM-2.5
SCAQMD Daily Construction Thresholds	75	100	550	150	150	55
Grading 2019 ^a	2.67	28.63	17.00	0.03	3.99	2.63
Building Construction 2020	1.65	16.49	13.57	0.02	1.23	0.93
Paving 2019 ^a	1.64	15.52	15.37	0.03	1.01	0.81
Architectural Coating 2020	1.61	4.51	5.09	0.01	0.35	0.31
Maximum¹	4.31	44.15	32.37	0.06	5.00	3.44
Exceeds Threshold?	No	No	No	No	No	No

Note: ¹ Maximum emissions are the greater of either the sum of grading and paving or the sum of building construction and architectural coating, since these activities overlap. Maximum emissions shown in bold.

^a. To evaluate Project compliance with SCAQMD Rule 403 for fugitive dust control, the Project utilized the mitigation option of watering the Project site three times daily which achieves a control efficiency of 61 percent for PM-10 and PM-2.5 emissions. Two (2) one-way vendor trips were added to the grading and paving activities to account for water truck trips.

Table 2 – Unmitigated Estimated Daily Project Operation Emissions (Summer)

Source	Peak Daily Emissions (lb/day)					
	VOC	NO _x	CO	SO ₂	PM-10	PM-2.5
SCAQMD Daily Thresholds	55	55	550	150	150	55
Area ^a	0.92	0.37	1.89	0.00	0.04	0.04
Energy	0.02	0.16	0.07	0.00	0.01	0.01
Mobile	0.42	3.02	5.05	0.02	1.53	0.42
Total	1.36	3.55	7.01	0.02	1.58	0.47
Exceeds Threshold?	No	No	No	No	No	No

Note: Emissions reported as zero are rounded and not necessarily equal to zero.

^a. All fireplaces were assumed to be natural gas burning per SCAQMD Rule 445.

Table 3 – Unmitigated Estimated Daily Project Operation Emissions (Winter)

Source	Peak Daily Emissions (lb/day)					
	VOC	NO _x	CO	SO ₂	PM-10	PM-2.5
SCAQMD Daily Thresholds	55	55	550	150	150	55
Area ^a	0.92	0.37	1.89	0.00	0.04	0.04
Energy	0.02	0.16	0.07	0.00	0.01	0.01
Mobile	0.36	3.02	4.37	0.02	1.53	0.42

Total	1.30	3.55	6.33	0.02	1.58	0.47
Exceeds Threshold?	No	No	No	No	No	No

Note: Emissions reported as zero are rounded and not necessarily equal to zero.

^a. All fireplaces were assumed to be natural gas burning per SCAQMD Rule 445.

Table 4 – Unmitigated Localized Significance Threshold (LST) Results for Daily Construction Emissions

Pollutant	Peak Daily Emissions (lb/day)			
	NO _x	CO	PM-10	PM-2.5
LST Threshold for 2-acre at 25 meters ^a	170	883	7	4
Grading 2019	28.35	16.29	3.81	2.58
Building Construction 2020	15.60	12.50	0.91	0.84
Paving 2019	15.24	14.66	0.82	0.76
Architectural Coating 2020	4.49	4.88	0.30	0.30
Maximum¹	43.59	30.95	4.63	3.34
Exceeds Threshold?	No	No	No	No

Note: ¹ Maximum emissions are the greater of either the sum of grading and paving, or the sum of building construction and architectural coating, since these activities overlap.

^a. Per LST Look-Up Tables within SCAQMD Final Localized Significance Threshold Methodology, Revised July 2008. Project site is located within Source Receptor Area 23. Daily disturbance area is three acres based on CalEEMod guidance (<http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/cal-eemod-guidance.pdf?sfvrsn=2>); therefore the 2-acre thresholds were used to present a conservative analysis). The closest existing sensitive receptors are the adjacent residences. According to LST methodology, projects with boundaries closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters. Therefore, a receptor distance of 25 meters (85 feet) was used.

Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations and a **less than significant impact** will occur directly, indirectly or cumulatively for this project.

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"/>
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3d. Response: (Source: Bushnell Planned Residential Development (PRD)/ Tract 37740 Air Quality/ Greenhouse Gas Analysis July 2019)

Less Than Significant Impact. While exact quantification of objectionable odors cannot be determined due to the subjective nature of what is considered “objectionable,” the nature of the proposed residential development project and associated infrastructure improvements present a potential for the generation of objectionable odors associated with construction activities. Single family residences are not typically associated with the generation of objectionable odors. However, the construction activities associated with the expected build out of the project site will generate airborne odors like diesel exhaust emissions and architectural coating applications. However, said emissions would occur only during daylight hours, be short-term in duration, and would be isolated to the immediate vicinity of the construction site. Therefore, they would not expose a substantial number of people to objectionable odors on a permanent basis. Therefore, the project will not cause objectionable odors affecting a substantial number of people and a **less than significant impact** directly, indirectly and cumulatively will occur.

4. BIOLOGICAL RESOURCES.

Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)				
<p>Less Than Significant Impact with Mitigation Incorporated. The project site is located within an urban built-up area and is surrounded by existing development and a search of the MSHCP database and other appropriate databases identified no potential for candidate, sensitive or special status species, suitable habitat for such species on site, Federal Species of Concern, California Species of Special Concern, and California Species Animal or Plants on lists 1-4 of the California Native plant Society (CNPS) Inventory. In addition, the project site is not located within a burrowing owl survey. Thus, there is little chance that any Federally endangered, threatened, or rare species or their habitats could persist in this area. However, trees on and adjacent to the site have the potential to support birds that are subject to the Migratory Bird Treaty Act (MBTA). Bird species that may occur in the project area include mourning dove (<i>Zenaida macroura</i>), Anna’s hummingbird (<i>Calypte anna</i>), black phoebe (<i>Sayornis nigricans</i>), American crow (<i>Corvus brachyrhynchos</i>), northern mockingbird (<i>Mimus polyglottos</i>), song sparrow (<i>Melospiza melodia</i>), and house finch (<i>Carpodacus mexicanus</i>). Raptors (i.e. birds of prey) such as red-tailed hawk (<i>Buteo jamaicensis</i>) and American kestrel (<i>Falco sparverius</i>) may also occur in the project areas. The MBTA prohibits the taking of migratory birds and their nests and eggs. If construction is initiated during the bird nesting season, a pre-construction survey would be required per Mitigation Measure BIO-1 to ensure that no nests are impacted. If an active nest is present, construction would be temporarily restricted in the immediate vicinity of the nest until nesting is complete. With implementation of Mitigation Measure BIO-1 below a less than significant impact directly, indirectly and cumulatively will occur to protected birds and their nests.</p>				
<p>Mitigation Measure</p> <p>Mitigation Measure BIO-1: In order to avoid impacts on nesting birds and raptors (common or special status) clearing, grubbing and grading activities should be scheduled during the non-breeding season (generally between July 1 and February 28/29 for nesting birds and between July 1 and January 31 for nesting raptors), to the extent practicable. If project timing requires that these construction activities be conducted during breeding season (generally between March 1 and June 30 for birds; between February 1 and June 30 for raptors), a pre-construction survey or multiple surveys shall be conducted by a qualified biologist no more than 72 hours prior to disturbance to confirm the absence of active nests. If no active nests are found, no further measures would be necessary. However, if the biologist finds an active nest of a bird protected under the MBTA or the California Fish and Game Code and determines that the nest may be impacted by clearing, grubbing or grading activities, the biologist shall identify an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activities. The active nest site shall be protected until the nesting activity has ended to ensure compliance with the MBTA and California Fish and Game Code. Construction and/or encroachment into the buffer area around a known nest shall only be allowed if the biologist determines that the proposed activity would not disturb the nest occupants.</p>				
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Pool, Google Maps)

No Impact. The project site is located within an urban built-up area, contains existing development. Generally, the surrounding area has been developed for many years and a long history of severe disturbance exists in the area, such that there is little chance that any riparian habitat could have persisted. Therefore, **no impact** to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service with implementation of the proposed project will occur directly, indirectly and cumulatively.

- c. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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4c. Response: (Source: City of Riverside GIS/CADME USGS Quad Map Layer, Google Maps)

No Impact. The project is located within an urbanized area where no federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) exist on site or within proximity to the project site. The project site does not contain any discernible drainage courses, inundated areas, wetland vegetation, or hydric soils and thus does not include USACE jurisdictional drainages or wetlands. Therefore, the proposed project would have **no impact** to federally protected wetlands as defined by Section 404 of the Clean Water Act directly, indirectly and cumulatively.

- 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?

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4d. Response: (Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage, Google Maps)

No Impact. The project site is not located within any MSHCP Criteria Cells, Cores, or Linkages. Further, the project site is significantly degraded and does not facilitate the movement of any native resident or migratory fish or wildlife species. The project site is surrounded by existing residential development. The project site is not used as a migratory wildlife corridor, nor does it qualify for use as a native wildlife nursery site. The project will result in **no impact** directly, indirectly and cumulatively to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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4e. Response: (Source: MSHCP, Title 16 Section 16.72.040 – Establishing the Western Riverside County MSHCP Mitigation Fee, Title 16 Section 16.40.040 – Establishing a Threatened and Endangered Species Fees, City of Riverside Urban Forest Tree Policy Manual)

Less Than Significant Impact. Implementation of the proposed Project is subject to all applicable Federal, State, and local policies and regulations related to the protection of biological resources and tree preservation. In addition, the project is required to comply with Riverside Municipal Code Section 16.72.040 establishing the MSHCP mitigation fee and Section 16.40.040 establishing the Threatened and Endangered Species Fees.

Any project within the City of Riverside's boundaries that proposes planting a street tree within a City right-of-way must follow the Urban Forest Tree Policy Manual. The Manual documents guidelines for the planting, pruning, preservation, and removal of all trees in City rights-of-way. There are no existing trees onsite. The specifications in the Manual are based on national standards for tree care established by the International Society of Arboriculture, the National Arborists Association,

and the American National Standards Institute. Any future project will be in compliance with the Tree Policy Manual when planting a tree within a City right-of-way, and therefore, impacts will be **less than significant**.

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

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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)*

No Impact. The project site is located on a previously disturbed site within an urbanized area and will not impact an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan directly, indirectly and cumulatively. The project site is within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) boundary but not in close proximity the nearest Criteria Cell (6 miles) and Conserved MSHCP Lands (Hidden Valley Wildlife Area – 3.5 miles). Therefore, the 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.

5. CULTURAL RESOURCES.

Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5 of the CEQA Guidelines?

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5a. Response: *(Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code, AB 52 Consultation and site specific Cultural Resources Assessment prepared by BCR Consulting LLC. in 2019)*

No Impact. The project is located on a site where no historic resources exist as defined in Section 15064.5 of the CEQA Guidelines. Research completed through the Eastern Information Center (EIC) revealed that 20 cultural resource studies have taken place resulting in 13 cultural resources recorded within one mile of the project site. Of the 20 previous studies, none has previously assessed the project site, and no cultural resources have been recorded within its boundaries. During the field survey, BCR Consulting archaeologists did not identify any cultural resources (including prehistoric or historic archeological sites or historic-period buildings within the project site boundaries. Artificial disturbances include industrial mowing which has shredded the majority of surface debris, and about six trees have been removed. The project site has also been subject to recent mechanical excavation and grading. Sediments include silty sand with some gravel present. Therefore, **no impacts** directly, indirectly and cumulatively to historical resources are expected.

- b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?

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5b. Response: *(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study and site specific Cultural Resources Assessment prepared by BCR Consulting LLC. in 2019)*

Less Than Significant Impact with Mitigation. The project is located on a site where no historic resources exist as defined in Section 15064.5 of the CEQA Guidelines. Research completed through the Eastern Information Center (EIC) revealed that 20 cultural resource studies have taken place resulting in 13 cultural resources recorded within one mile of the project site. Of the 20 previous studies, none has previously assessed the project site, and no cultural resources have been recorded within its boundaries. During the field survey, BCR Consulting archaeologists did not identify any cultural resources (including prehistoric or historic archeological sites or historic-period buildings within the project site boundaries. Artificial disturbances include industrial mowing which has shredded the majority of surface debris, and about six trees have been

removed. The project site has also been subject to recent mechanical excavation and grading. Sediments include silty sand with some gravel present.

Furthermore, the sediments, rocks, and topography of the project site did not exhibit any potential for significant cultural utility or sensitivity. As a result, BCR Consulting recommends a finding of no impacts to historical resources under CEQA for the current project. BCR Consulting also recommends that no additional cultural resources work or monitoring is necessary during proposed activities associated with the development of the project site. However, if previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary. Thus, implementation of appropriate mitigation measures (MM-Cul 1 through 4), are required to reduce potential impacts to cultural resources directly, indirectly and cumulatively as a result of the project to a **less than significant level**.

Mitigation Measures

MM-Cul- 1: Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and consulting tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the project site if the site design and/or proposed grades should be revised. In the event of inadvertent discoveries of archaeological resources, work shall temporarily halt until agreements are executed with consulting tribe, to provide tribal monitoring for ground disturbing activities.

MM-Cul-2: On call Project Archaeologist: Prior to the issuance of a grading permit, the Property Owner/Developer shall provide a letter from a County certified Archaeologist and Paleontologist stating that the Property Owner/Developer has retained these individuals, and that the Archaeologist and Paleontologist shall be on call during all grading and other significant ground-disturbing activities in native sediments.

MM-Cul-3: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:

- **Consulting Tribes Notified:** within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall establish monitoring agreements with the consulting tribes, and provide the city evidence thereof. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.
- **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and
- **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:
 - a) Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;
 - b) A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;
 - c) If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and
 - d) At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type

of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and interested tribes.

MM-Cul-4: Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Through implementation of appropriate mitigation measures (MM Cultural 1 through 4) impacts to tribal cultural resources directly, indirectly and cumulatively as a result of the project are reduced to a **less than significant level**.

c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5c. Response: *(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, and the AB 52 Consultation)*

Less Than Significant with Mitigation. The proposed Project is not located within a High or Medium Archeological Sensitivity Zone. In regard to Prehistoric Cultural Resources Sensitivity Zone, the Project is located in a Medium Sensitivity Zone. Where construction is proposed in undeveloped areas, disturbance on vacant lands could have the potential to disturb or destroy buried Native American human remains as well as other human remains, including those interred outside of formal cemeteries. Consistent with State laws protecting these remains, sites containing human remains must be identified and treated in a sensitive manner. In the event that Native American human remains are inadvertently discovered during project-related construction activities, there would be unavoidable significant adverse impacts to Native American resources, but implementation of **MM Cul 1 through 4** will, however, reduce impacts to human remains, including those interred outside of formal cemeteries to a **less than significant** level.

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"/>
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6a. Response: *(Source: City of Riverside, California, Five Year Integrated Resource Plan 2018)*

Less than Significant Impact. Construction activities for the proposed project would consume energy through the operation of heavy off-road equipment, trucks and worker traffic, primarily in the form of equipment fuel consumption. Construction is anticipated to take approximately 12-15 months. As the proposed project is small, approximately 7 acres and the construction of 21 new single-family residences, it would not require an extensive fleet of construction equipment or workers. In addition, construction equipment fleet turnover and increasingly stringent state and federal regulations on engine efficiency combined with local, state and federal regulations limiting engine idling times and requiring recycling of construction debris would further reduce the amount of transportation fuel demand during the project's construction. Due to the small construction site, small construction crew, and reductions in transportation fuel use, the proposed project would not result in wasteful and inefficient use of energy resources during construction and impacts would be **less than significant**.

Less than Significant Impact. Construction activities for the proposed project would consume energy through the operation of heavy off-road equipment, trucks and worker traffic, primarily in the form of equipment fuel consumption. Construction is anticipated to take approximately 12-15 months. As the proposed project is small, approximately 7 acres and the construction of 21 new single-family residences, it would not require an extensive fleet of construction equipment or workers. In addition, construction equipment fleet turnover and increasingly stringent state and federal regulations on engine efficiency combined with local, state and federal regulations limiting engine idling times and requiring recycling of construction debris would further reduce the amount of transportation fuel demand during the project's construction. Due to the small construction site,

small construction crew, and reductions in transportation fuel use, the proposed project would not result in wasteful and inefficient use of energy resources during construction and impacts would be **less than significant**.

The proposed Project would result in a long-term increase in demand for electricity and natural gas. However, the Project would be designed according to the most recent Title 24 standards of the California Code of Regulations. Part 6 of Title 24 specifically establishes energy efficiency standards for residential and non-residential buildings constructed in the State of California in order to reduce energy demand and consumption. Part 6 is updated periodically to incorporate and consider new energy efficiency technologies and methodologies. The most recent amendments, referred to as the 2019 California Building Codes, which include the California Green Building Standards Code (Title 24, Part 11) and the California Energy Code (Title 24 Part 6), which went into effect for all applications submitted on or after January 1, 2019. The proposed project would meet current Title 24 requirements. These measures would reduce inefficient, wasteful and unnecessary use of electricity or natural gas during operation of the Project and impacts would be **less than significant**.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

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6b. Response: (Source: City of Riverside, California, Five Year Integrated Resource Plan 2018)

No Impact. The City of Riverside has a Five-Year Integrated Resource Plan (2018), which includes renewable energy and energy efficiency plans and programs. The project would not obstruct the ability of the City to continue to contract with renewable energy purchase agreements pursuant to this plan or their recent planned portfolio. Compliance with the Integrated Resource Plan regulations will ensure that impacts related to renewable energy and energy efficiency would have **no impact** directly, indirectly and cumulatively.

7. GEOLOGY AND SOILS.

Would the project:

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

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7i. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones & General Plan 2025 FPEIR Appendix E – Geotechnical Report)

No Impact. Seismic activity is to be expected in Southern California. In the City of Riverside, there are no Alquist-Priolo zones. The project site does not contain any known fault lines and the potential for fault rupture or seismic shaking is low. Compliance with the California Building Code regulations will ensure that **no impacts** related to strong seismic ground will occur directly, indirectly and cumulatively.

ii. Strong seismic ground shaking?

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7ii. Response: (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report, Riverside General Plan 2025, Figure PS-1 Regional Fault Zones)

No Impact. The San Jacinto Fault Zone located outside of the northeastern portion of the City, and or the Elsinore Fault Zone, located in the southern portion outside of the City's Sphere of Influence, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. The San Jacinto Fault runs more than 125 miles, from northwest of El Centro in Imperial County to northwest of San Bernardino, passing through the intersection of Interstates 10 and 215, the city of Loma Linda and the Box Springs Mountains. This fault has the capability of producing up to a 7.0 magnitude earthquake. The Elsinore Fault Zone runs parallel of the eastside of the Cleveland National Forest from Chino Hills to San Diego, the closest point from the project site is approximately 12 miles west near corona. Moreover, as seen in (Figure PS-1 Regional Fault Zones) in the Riverside General Plan, all regional fault zones are outside of the City of Riverside boundary and proposed sphere of influence.

<p>Because the proposed project complies with California Building Code regulations, and the project site does not contain any known fault zones, impacts associated with strong seismic ground shaking will have no impact directly, indirectly and cumulatively.</p>				
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7iii. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, and Appendix E – Geotechnical Report)</p> <p>No Impact. The project site is not located in an area with very high, high, or moderate zones for liquefaction as depicted in the (General Plan 2025 Liquefaction Zones Map – Figure PS-2). Compliance with the California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction would have no impact directly, indirectly and cumulatively.</p>				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7iv. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code, and for projects over 1 acre: Storm Water Pollution Prevention Plan SWPPP, Preliminary Soil Investigation Report prepared by GeoMat Testing Laboratories, Inc. July 2018)</p> <p>No Impact. The project site and its surroundings have generally flat topography and are not located in an area prone to landslides per Figure 5.6-1 of the General Plan 2025 Program Final PEIR. Slopes proposed onsite will be graded no steeper than 2H:1V and considered to be grossly stable. Therefore, there will be no impact related to landslides directly, indirectly and cumulatively.</p>				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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, and for projects over 1 acre: SWPPP)</p> <p>Less Than Significant Impact. Erosion and loss of topsoil could occur as a result of the project. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, with the erosion control standards for which all development activity must comply (Title 18), the Grading Code (Title 17) also requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Titles 18 and 17 will ensure that soil erosion or loss of topsoil will be less than significant impact directly, indirectly and cumulatively.</p>				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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, Preliminary Soil Investigation Report prepared by GeoMat Testing Laboratories, Inc. July 2018)</p> <p>Less Than Significant Impact. The general topography of the subject site is slightly hilly with mild rolling hill slopes with gradients as steep as 5H:1V (Height: Vertical ratio). Total topographic relief across the site is estimated at approximately 50 feet as the elevation range is from 770 feet to 720 feet above mean sea level. Compliance with the City’s existing codes and the policies contained in the General Plan 2025 help to ensure that impacts related to geologic conditions are reduced to less than significant impacts level directly, indirectly and cumulatively.</p>				

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7d. Response: <i>(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)</i>				
<p>No Impact. The project is located on a site presents a low-moderate shrink-swell potential as the project site is characterized by Cieneba, Buchenau, and Fallbrook soil types.</p> <p><i>Expansive Soil</i></p> <p>Expansive soils are soils with a significant amount of clay particles that have the ability to give up water (shrink) or take on water (swell). Fine-grained soils, such as silts and clays, may contain variable amounts of expansive clay minerals. When these soils swell, the change in volume exerts significant pressures on loads that are placed on them. This shrink/swell movement can adversely affect building foundations, often causing them to crack or shift, with resulting damage to the buildings they support., Soils with High Shrink-Swell Potential shows general areas where the potential for shrink/swell occur (Figure 5.6-5 of the General Plan 2025 FPEIR). The project site is not within a designated area with soils with high shrink-swell potential</p> <p>Thus, the project site is not located in an area with mapped high shrink-swell potential soils and therefore less than significant impacts would occur, directly, indirectly or cumulatively.</p>				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7e. Response: <i>(Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)</i>				
<p>No Impact. The proposed project will be served by sewer infrastructure. Therefore, the project will have no impact</p>				
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7f. Response: <i>(Source: General Plan 2025 Policy HP-1.3, site specific Cultural Resources Assessment prepared by BRC Consulting LLC in June 2019)</i>				
<p>Less Than Significant Impact. Activities including construction-related and earth-disturbing actions, could damage or destroy fossils in rock units. As with archaeological resources, paleontological resources are generally considered to be historical resources, as defined in CEQA Guidelines Section 15064.5(a)(3)(D). Consequently, damage or destruction to these resources could cause a significant impact.</p> <p>A cultural resources survey prepared by BRC Consulting LLC, in June 2019 has determined that the proposed project has a low potential to uncover paleontological resources and is consistent with general Plan Policy HP-1.3 including compliance with the Federal Native American Graves Protection and Repatriation Act, and as such the project will have a less than significant impact directly or indirectly to a unique paleontological resource or site or unique geologic feature.</p>				
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: Air Quality/ Greenhouse Gas Analysis, Prepared by Albert A. Webb Associates, 2019, Appendix A)

Less Than Significant Impact. The proposed project includes construction of 21 new single-family residences in an area already developed with single-family residences and designated in the General Plan as Semi-Rural Residential and zoned as Rural Residential. Projects that are consistent with the projections of employment and population forecasts identified by the SCAG are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG’s modeling section to forecast travel demand and air quality for planning activities such as the RTP, the SCAQMD’s AQMP, RTIP, and the Regional Housing Plan. This project is consistent with the projections of employment and population forecasts identified by the SCAG that are consistent with the General Plan 2025 “Typical Growth Scenario.” However, due to the size and scope of the proposed project, a Climate Change Analysis was commissioned by the applicant to determine if the project related impacts (both construction and operational) would produce GhG emissions that would have a significant direct, indirect or cumulative impact on the environment.

The results of the Greenhouse Gas Analysis indicate that the proposed project will result in a net increase in approximately 512 metric tons per year of carbon dioxide equivalent (MTCO₂e). The City of Riverside has not adopted a threshold of significance for GhG emissions. The analysis methodologies from SCAQMD are used in evaluating potential impacts related to GhG from implantation fo the proposed project. SCAQMD does not have approved thresholds; however, the agency does have draft thresholds that provide a tiered approach to evaluate GhG impacts, which include:

- Tier 1: determine whether or not the project qualifies for any applicable exemption under CEQA;
- Tier 2: determine whether the project is consistent with greenhouse gas reduction plan, which would mean that it does not have significant greenhouse gas emissions; and
- Tier 3: determine if the project would be below screening values; if a project’s GhG emissions are under one of the following screening thresholds, then the project is less than significant:
 - All land use types: 3,000 MTCO₂e per year
 - Residential: 3,500 MTCO₂e per year
 - Commercial: 1,400 MTCO₂e per year
 - Mixed use: 3,000 MTCO₂e per year

In addition, SCAQMD methodology for determining GhG emissions from a project’s construction is to average those emissions over a 30-year span and then to add them to the project’s operational emissions to determine if the project would exceed the screening values listed above. To determine whether the project results in significant GhG emissions, the City of Riverside uses the conservative SCAQMD Tier 3 threshold of 3,000 MTCO₂e per year for all land use types. As outlined in Table 5 below the total project related GhG emissions are approximately 512 MTCO₂e per year and would not exceed the SCAQMD threshold of 3,000 MTCO₂e per year and potential impacts are **less than significant**.

The project will also comply with the City’s General Plan policies and State Building Code provisions designed to reduce GhGs. Finally, the Greenhouse Gas Analysis demonstrates that the project will not interfere with the state’s goals of reducing GhG emissions to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GhG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05.

Table 5 – Total Project-Related GHG Emissions

Source	Metric Tons per year (MT/yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Non-Industrial GHG Threshold¹	--	--	--	3,000
Amortized Construction ²	--	--	--	16.57
Area ³	5.40	0.00	0.00	5.44
Energy	152.00	0.00	0.00	152.43
Mobile	316.62	0.02	0.00	317.03
Solid Waste ⁴	1.80	0.11	0.00	4.45

Water ⁵	14.68	0.04	0.00	15.85
Total	490.50	0.16	0.00	511.77
Exceeds Threshold?				No

Note: Emissions reported as zero are rounded and not necessarily equal to zero.

¹ Draft GHG threshold for non-industrial projects per SCAQMD September 28, 2010 proposal ([http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-main-presentation.pdf?sfvrsn=2](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-main-presentation.pdf?sfvrsn=2)).

² Project construction-related GHG emissions of 496.96 MT CO₂E were amortized over 30 years per SCAQMD GHG Guidance ([http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-6/ghg-meeting-6-guidance-document-discussion.pdf?sfvrsn=2](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-6/ghg-meeting-6-guidance-document-discussion.pdf?sfvrsn=2)).

³ Area source GHG emission includes fireplaces. All fireplaces were assumed to be natural gas burning per SCAQMD Rule 445.

⁴ Solid waste emissions include solid waste diversion rate of 64%, per most recent 2006 data published for City of Riverside.

⁵ Water-related GHG emissions included 20% indoor water use reduction per CalGreen Code.

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"/>
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8b. Response: (Source: *Air Quality/ Greenhouse Gas Analysis, Prepared by Albert A. Webb Associates, 2019, Appendix A*)

Less Than Significant Impact. The SCAQMD supports State, Federal and international policies to reduce levels of ozone depleting gases through its Global Warming Policy and rules and has established an interim Greenhouse Gas (GhG) threshold. As indicated in Question A, above, the project would comply with the City's General Plan policies and State Building Code provisions designed to reduce GhG emissions. In addition, the project would comply with all SCAQMD applicable rules and regulations during construction of the 21 residential units and community park and will not interfere with the State's goals of reducing GhG emission to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GhG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Thus, a **less than significant impact** will occur directly, indirectly and cumulatively in this regard.

9. HAZARDS & HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9a. Response: (Source: *General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM's Strategic Plan*)

Less Than Significant Impact. The construction facilitated by this 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 as the project would include the delivery and disposal of hazardous materials such as fuels, oils, solvents, and other materials. These materials are typical of materials delivered to construction sites. However, due to the limited duration and scope of construction activities the potential for spills that could not immediately be cleaned up in accordance with Federal, State and local regulations are less than significant. The future use of the site as single family residences could include the storage and use of hazardous materials such as fuels, oils, solvents, pesticides, electronic waste, pool supplies, medications and other materials. As future residents are expected to generally comply with Federal, State, and local agencies applicable regulations related to the handling, storage and disposal of hazardous materials the proposed project is expected to have a **less than significant** impact directly, indirectly and cumulatively.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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conditions involving the release of hazardous materials into the environment?				
<p>9b. Response: <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan, DTSC EnviroStor Database Listed Sites).</i></p> <p>Less than Significant Impact. The project site does not contain any hazardous materials sites as documented in the California Department of Toxic Substances Control’s (DTSC) <i>EnviroStor</i> online database. Therefore, construction activities would not be expected to result in the release of any onsite hazardous materials. Also, compliance with all applicable Federal, State and local laws related to the transportation, 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.</p> <p>See response 7 A above. In summary, compliance with existing regulations would ensure that the public would not be exposed to any unusual or excessive risks related to hazardous materials as a result of this project. As such, impacts associated with the upset and accident conditions involving the release of hazardous materials into the environment would be a less than significant impact directly, indirectly and cumulatively.</p>				
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9c. Response: <i>(Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools, Figure 5.13-3 AUSD Boundaries, Table 5.13-E AUSD Schools, Figure 5.13-4 – Other School District Boundaries, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Google Maps).</i></p> <p>Less Than Significant Impact. The project site is located within a one-quarter radius of a school. The nearest schools are Twinhill Elementary which is approximately one-mile northwest from the project site and LA Granada Elementary which is approximately one-mile northwest of the project site. Myra Linn Elementary School is also near the project site which is about 1.5 miles southeast of the project site. Potential hazardous materials, such as fuel, paint products, lubricants, solvents, cleaning products, and fertilizers may be used and/or stored on site during construction and operation of the project. However, due to the limited quantities of these materials to be used by the project, they are not considered hazardous to the public at large. In accordance with the City’s Hazardous Materials Policy, the transport, use, and storage of hazardous materials during the construction and operation of the site would be conducted pursuant to all applicable local, State and federal laws, including but not limited to Title 49 of the Code of Federal Regulations for the safe transportation of hazardous materials, and in cooperation with the County’s Department of Environmental Health. Furthermore, the proposed land use, as residential, would not entail the manufacturing or disposal of hazardous materials. Compliance with all applicable local, State and federal laws would ensure a less than significant impact from routine transport, use, or disposal of hazardous materials. Compliance with all applicable Federal, State, and local regulations would reduce potential exposure of schools to hazardous materials from the project to a less than significant impact.</p>				
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9d. Response: <i>(Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)</i></p> <p>No Impact. A review of hazardous materials site lists compiled pursuant to Government Section Code 65962.5 found out that the project site is not included on any such lists. Therefor the project would have no impact to creating any significant hazard to public or environment, directly, indirectly, or cumulatively.</p>				

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9e. Response: <i>(Source: General Plan 2025 Figure PS-6A – Airport Safety Zones and Influence Areas, RCALUCP and March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</i> No Impact. The project site is not located within any airport land use plan area or compatibility zone. The project site is approximately 4 miles from Riverside Municipal Airport and is just outside the Airport Influence Area Compatibility Zones for that airport, or any other airport. Therefore, the project will have no impact resulting in a safety hazard for people residing or working in the project area directly, indirectly or cumulatively.				
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: <i>(Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside's EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM's Strategic Plan)</i> Less Than Significant Impact. The project will be served by existing, fully improved streets, Bushnell Ave as well as a network of on-site local streets. All streets have been designed to meet the Public Works and Fire Departments' specifications. As part of the project's construction, a temporary street closing will be necessary. Any street closing will be of short duration so as not to interfere or impede with any emergency response or evacuation plan. Therefore, the project will have a less than significant impact directly, indirectly and cumulatively to an emergency response or evacuation plan.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
9g. Response: <i>(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)</i> No Impact. The proposed project is located in an urbanized area where no wildlands exist and the property is not located within a Very High Fire Severity Zone (VHFSZ) or adjacent to wildland areas or a VHFSZ; therefore, no impact regarding wildland fires, either directly, indirectly or cumulatively from this project will occur.				
10. HYDROLOGY AND WATER QUALITY.				
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10a. Response: <i>(Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water, Project Specific Water Quality Management Plan prepared by B & W Consulting Engineers Inc. on April 2019)</i> Less Than Significant Impact. The project site is currently largely undeveloped with a small percent of impervious surface. Upon construction of the residential buildings, community park and streets of this project, the permeable area of the project site will increase. A preliminary WQMP has been submitted and approved by the Public Works Department for this project (Public Works No. PW19-0360). The project incorporates site design and source control BMPs (bottomless catch basins and pervious pavement). Roof runoff will be directed into vegetated swales which will drain into bottomless catch basins. The proposed houses are set as close to the street as possible to reduce the footprint of the driveways. Driveway runoff will be directed to a strip of pervious paver				

section covered in river rock. Both the bottomless catch basin and the pervious pavers will allow for stormwater to be infiltrated.

The applicant is proposing site design techniques and BMPs including minimizing urban runoff, minimizing the impervious footprint, and removing directly connected impervious areas. These techniques were obtained by maximizing permeable area, constructing to the minimum width and minimizing hardscape, whenever possible. These BMPs combined with compliance of existing statutes will have a **less than significant impact** directly, indirectly and cumulatively on to any water quality standards or waste discharge.

- b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

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10b. Response: (Source: General Plan 2025 Table PF-1 -- RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 -- RPU Projected Water Demand, RPU Map of Water Supply Basins, RPU Urban Water Management Plan and Project Specific Water Quality Management Plan prepared by B & W Consulting Engineers Inc. on April 2019)

No Impact. The proposed project is located within the Arlington Water Basin. This proposed project includes the construction of 21 new residential units with a community park and landscape improvements. The project is required to connect to the City's sewer system and comply with all NPDES and WQMP requirements that will ensure the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, there will be **no impact** to groundwater supplies and recharge either directly, indirectly or cumulatively.

- 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:

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- i. Result in substantial erosion or siltation on-or-off-site?

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10i Response: (Source: Project Specific Water Quality Management Plan prepared by B & W Consulting Engineers Inc. on April 2019)

Less Than Significant Impact. The project is subject to NPDES requirements; areas of one acre or more of disturbance are subject to preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) for the prevention of runoff during construction. Erosion, siltation and other possible pollutants associated with long-term implementation of projects are addressed as part of the Water Quality Management Plan (WQMP) and grading permit process. Therefore, the project will have a **less than significant impact** directly, indirectly or cumulatively to existing drainage patterns.

- ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or-off-site?

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10ii Response: (Source: Project Specific Water Quality Management Plan prepared by B & W Consulting Engineers Inc. on April 2019) edit as necessary

Less Than Significant Impact. The project site is not located within a flood hazard area. Underground storm drains and streets are designed to accommodate the 10-year storm flow from curb to curb, while 100-year storms are accommodated within street right-of-ways. The runoff from the project in a developed condition has been studied and is required to be attenuated on-site, so although the drainage pattern will be altered the off-site discharge is the same as the undeveloped condition. Therefore, there will be **less than significant impact** directly, indirectly or cumulatively in the rate or amount of surface runoff that it will not result in flooding on- or off-site.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10iii, iv Response: (Source: <i>Preliminary grading plan and Project Specific Water Quality Management</i>) Less Than Significant Impact. The project is over one acre in size and is required to have coverage under the State's General Permit for Construction Activities (SWPPP). As stated in the Permit, during and after construction, best management practices (BMPs) will be implemented to reduce/eliminate adverse water quality impacts resulting from development. Furthermore, the City has ensured that the proposed development does not cause adverse water quality impacts, pursuant to its Municipal Separate Storm System (MS4) permit through the project's WQMP. The proposed development will increase the amount of impervious surface area in the City. This impervious area includes paved roadways, sidewalks, and building rooftops; all sources of runoff that may carry pollutants and therefore has the potential to degrade water quality. This development has been required to prepare and implement a WQMP. Preliminary BMP's, in compliance with the WQMP, have been approved by Public Works. With implementation of the SWPPP and the WQMP, potential impacts are less than significant .				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10d. Response: (Source: <i>GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality</i>) No Impact. Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, no impacts due to tsunamis will occur directly, indirectly or cumulatively. Additionally, the proposed project site and its surroundings have generally flat topography and is 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 9 arroyos which transverse the City and its sphere of influence; Therefore, no impact potential for seiche or mudflow exists either directly, indirectly or cumulatively.				
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10e. Response: (Source: <i>see 10b. above</i>) No Impact. Refer to Response 10b above.				
11. LAND USE AND PLANNING:				
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11a. Response: (Source: <i>General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers</i>) Less Than Significant Impact. The proposed project has been designed to be consistent with the fit into the pattern of development of the surrounding area providing adequate access, circulation and connectivity consistent with the General Plan 2025, and in compliance with the requirements of the Zoning and Subdivision Codes. The parcels are vacant and undeveloped besides APN 147-140-019 where a residential unit on the southwest portion of the parcel. Therefore, the project impacts related to the community are less than significant .				
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, Sycamore Canyon Business Park Specific Plan, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)

No Impact. The project is an infill project consistent with the General Plan 2025. It is not located within other plan areas and it is not a project of Statewide, Regional or Areawide Significance. For these reasons, this project will have **no impact** on an applicable land use plan, policy or regulation directly, indirectly or cumulatively.

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?

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12a. Response: (Source: General Plan 2025 Figure 5.10-1 – Mineral Resources)

Less Than Significant Impact. State-classified MRZ-2 and MRZ-4 Mineral Resource Zones are shown in Figure 5.10-1, Mineral Resources of the GP 2025 FPEIR. The proposed project is located in MRZ-2.

The MRZ-2 is a zone, generally located between Market Street and Mission Boulevard between the Santa Ana River and Lake Evans, where adequate information indicates that significant mineral deposits are present or there is a high likelihood for their presence and development should be controlled. A geological appraisal, Preliminary Soil Investigation Report, Proposed Single Family Homes, Tract 33705, Riverside, CA has been conducted and has determined that there is no active mining under a valid permit occurring on site and that the project does not meet necessary criteria for marketability and threshold values to support mineral resources as specified by the Department of Conservation, therefore the impacts to known mineral resources are **less than significant** directly, indirectly and cumulatively.

- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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12b. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)

No Impact. The GP 2025 FPEIR determined that there are no specific areas with the City of Sphere Area which have locally-important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. The proposed project is consistent with the General Plan 2025. Therefore, there is **no impact**.

13. NOISE.

Would the project result in:

- a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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13a. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-9 – March ARB Noise Contours, 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, and Project Specific Noise Analysis prepared by Recon Environmental, Inc. on December 21, 2018)

<p>Less Than Significant Impact. Per Implementation Tool N-1 of the General Plan 2025 Noise Element, this project has been reviewed to ensure that noise standards and compatibility issues have been addressed. The project will meet the City's noise standards as set forth in Title 7 of the Municipal Code and is compliant with the Noise/Land Use Noise Compatibility Criteria Matrix (Figure N-10) of the Noise Element. Therefore, impacts are less than significant on the exposure of persons to or the generation of noise levels in excess of established City standards either directly, indirectly or cumulatively.</p>				
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>13b. Response: <i>(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-9 – March ARB Noise Contours, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions)</i></p> <p>Less Than Significant Impact. Construction related activities although short term, are the most common source of groundborne noise and vibration that could affect occupants of neighboring uses. Operations of the project would not cause the generation of excessive groundborne vibration or groundborne noise levels. The project would be in compliance with the City's noise standards and impacts related to groundborne vibration and groundborne noise levels as a result of the project to be less than significant directly, indirectly and cumulatively.</p>				
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"/>
<p>13c. Response: <i>(Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contour, Noise Element)</i></p> <p>No Impact. The proposed project is not located within an airport land use plan or within two miles of a public/private use airport. The closest airport to the project site is the Riverside Municipal Airport, which is approximately 4.2 miles from the project site. Therefore, the proposed project will not expose people residing or working in the project area to excessive airport related noise levels and there are no impacts directly, indirectly, or cumulatively.</p>				
<p>14. POPULATION AND HOUSING.</p> <p>Would the project:</p>				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14a. Response: <i>(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)</i></p> <p>Less Than Significant Impacts. The applicant is proposing to construct a 6.75 acre Planned Residential Development (PRD) that includes 21 new residential units and one existing (22 units total) with a community park. The project site has a General Plan Land Use designation of SSR – Semi-Rural Residential that allows up to 3.3 dwelling units per acre with a PRD. The site has a zoning designation of RR – Rural Residential Zone. The proposed project would result in 3.26 dwelling units per gross acre which is consistent with the General Plan land use and zoning designations.</p> <p>The California Department of Finance 2018 estimates that the City of Riverside has 3.31 persons per household. Based on this, the proposed project would generate an additional population of 70 residents. As this growth was anticipated by the General Plan, the project would not directly induce substantial population growth in the area, and impacts would be less than significant.</p>				

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14b. Response: <i>(Source: CADME Land Use 2003 Layer, Google Maps)</i> No Impact. The proposed project site is undeveloped and does not include housing. There is one existing house within the project site and it will remain. Therefore, the proposed project would not displace any existing housing, and would not necessitate the construction of housing elsewhere. No impact would occur.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
15a. Response: <i>(Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)</i> Less than significant. The project consists of a Planned Residential Development that includes 22 residential units, and a community park. Adequate fire facilities and services are provided by Fire Station #8 (La Sierra Station) located at 11076 Hole Ave, Riverside Ca., approximately 0.5 miles from the project site will serve the project. The Riverside Fire Department's (RFD's) Operations Division responds to more than 30,000 emergency calls annually. The average on-site response to fire calls is six minutes. Delivering and maintaining such a high level of service in the future as the City grows is a major concern to the RFD. The City's Fire Department's goal is to maintain a five-minute response time for the first arriving units, 90 percent of the time for all EMS and fire related incidents. As of 2013, the Fire Department arrives within seven minutes of dispatch over 70 percent of the time. The first arriving unit is capable of advancing the first line for fire control, initiating rescue, or providing basic life support for medical incidents. Additionally, the City's Fire Department policy states that units will be located and staffed such that an effective response force of four units with twelve personnel minimum shall be available to all areas of the City within a maximum of ten minutes (total response time). The proposed project will be constructed pursuant to the 2016 California Fire Code as adopted and amended by the City of Riverside. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department practices, there will be less than significant impacts on the demand for additional fire facilities or services either directly, indirectly or cumulatively.				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15b. Response: <i>(Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)</i> Less than significant. Adequate police facilities and services are provided by the Riverside Police Department to serve this project. The project site is in the West designated neighborhood police center that includes the Magnolia and Galleria stations. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there will be less than significant impacts on the demand for additional police facilities or services either directly, indirectly or cumulatively.				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15c. Response: <i>(Source: FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Figure 5.13-3 – AUSD Boundaries, Table 5.13-E – AUSD, Table 5.13-G – Student Generation for RUSD and AUSD By Education Level, and Figure 5.13-4 – Other School District Boundaries)</i>				

Less than Significant Impact. The project site is located in the Alvord Unified School District, which has 23 schools including elementary, middle, and high schools. The schools serving the project area are as follows:

- La Granada Elementary School (10346 Keller Ave.)
- Myra Linn Elementary School (10435 Branigan Way)
- Valley View Elementary School (11750 Gramercy Place)
- Collett Elementary School (10850 Collett Ave.)
- Twinhill Elementary School (11000 Campbell Ave.)
- Wells Middle School (10000 Wells Ave.)
- Loma Vista Middle School (11050 Arlington Ave.)
- La Sierra High School (4145 La Sierra Ave.)

Table 6 depicts the generation factors for AUSD using the three land use densities proposed in the General Plan 2025 (see LU-3). As shown in the table below, it is anticipated that approximately 9 students would be generated from build out of the proposed project. As the proposed project is served by multiple nearby schools, the generation of approximately 9 additional students would not require the construction of new facilities and potential impacts are **less than significant**.

Table 6: Students Generated by the Project

School	Grades Served	Student Generation Rates for Single- Family Units (21)	Number of Students Generated by Project
Elementary	K-6	.20	4
Middle	7-8	.11	2
High School	9-12	.12	3
Total	K-12	.43	9

d. Parks?

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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)

Less than Significant Impact. According to the General Plan EIR, the City currently maintains 48 developed parks and 11 undeveloped parks that total 2,814 acres of parkland throughout the City. As described by the General Plan EIR, the City’s standards for parkland distribution is 3 developed acres per 1,000 population.

The project would develop 21 new residential units and a community park that will adequately serve the project. The park will include a covered picnic area, play area, barbeque grill, open turf, walking/jogging path, and exercise stations. Additionally, the development is subject to all applicable Park Development Impact Fees per RMC Chapters 16.60, 16.44 and 16.76. **Less than significant** impacts would occur.

e. Other public facilities?

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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)

No Impacts. The project consists of the development of 21 new residential units and a community park. Adequate public facilities and services, including libraries and community centers, are provided to serve this project, including the La Sierra Community Center and La Sierra Library. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park and Recreation and Community Services and Library practices, there will be **no impacts** on the demand for additional public facilities or services either directly, indirectly or cumulatively.

16. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16a. Response: <i>(Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</i>				
Less than Significant Impact. As described in response to Impacts on 15d, the proposed project includes a community park for the Planned Residential Development. The community park/common open space has a lot area of 32,310 SF or 0.74-acre. The minimum common space required is 500 SF per lot but the project is providing 1,468 SF per lot. The community park will include amenities such as a covered picnic area, barbeque, open turf, dry stream, play area, and a walking/jogging path. The project will provide housing to approximately 70 residents. The project is consistent with the adopted General Plan 2025 and will provide a developed park as part of the project approvals; therefore, this project will have less than significant impact directly, indirectly or cumulatively.				
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16b. Response: <i>(Source: Preliminary Landscape Plan)</i>				
Less than Significant Impact. The project will develop 21 new residential units and a community park that will adequately serve the project. The projects community park will include a covered picnic area, play area, barbeque grill, open turf, walking/jogging path, and exercise stations. The park will be developed along with the residential units and the potential impacts to the environment from the overall Planned Residential Development (PRD) is included within this Initial Study. Less than significant impacts are expected.				
17. TRANSPORTATION				
Would the project result in:				
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17a. Response: <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service)</i>				
No Impact. The project is consistent with the General Plan 2025. A traffic analysis for this project is not needed. This project is within the range for the Typical buildout densities analyzed in the General Plan 2025. Therefore, there will be no impact directly, indirectly or cumulatively to the capacity of the existing circulation system will occur.				
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17b. (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 Figure CCM-5 – Transit Facilities)				

<p>Less than Significant Impact. The proposed development is consistent with the existing General Plan Land Use Designation and zoning for the site. Therefore, the proposed Project's population projection will be within those planned for in the City's General Plan and the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals.</p> <p>La Sierra Avenue and Hole Avenue are designated arterial roadways in the Circulation and Community Mobility Element of the General Plan. The intersection of La Sierra and Hole Avenue is approximately ½ mile southwest from the project. The La Sierra Rail Station (Riverside-La Sierra Metrolink Station) is located approximately 3.5 miles south of the project and accessible from the project via La Sierra Avenue on sidewalks, bike lane or bus route. Riverside Transit Authority (RTA) has bus routes on La Sierra Avenue (Route 15: Downtown to Galleria at Tyler) and on Hole Ave (Route 10: Main/Russell to Pierce/Sterling). As the proposed Project is consistent with the City's General Plan, is located near La Sierra Avenue and Hole Avenue, considered high-quality transit corridors, is located within 1/2 mile of a retail center and bus stop, and within 2 miles of additional retail, schools, and a park, it is not anticipated to result in significant impacts related to VMT. Potential impacts are less than significant.</p>				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17c. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, Riverside County Airport Land Use Compatibility Plan, 2004. http://www.rcaluc.org/Plans/New-Compatibility-Plan. Accessed October 2016)</p> <p>No Impact. The project site is not within the Airport Influence Area Boundary as shown in the General Plan Airport Safety Zones Figure and Map R1 and Compatibility Map Riverside Municipal Airport of the Airport Land Use Compatibility Plan. Therefore, the proposed project, which will develop single family residential structures, will not a change in air traffic patterns, and impacts related to safety risks related to a change in air traffic patterns will not occur from implementation of the proposed project.</p>				
d. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17d. Response: (Source: Project Site Plans, Lane Striping and Signing Plans)</p> <p>Less Than Significant Impact. The proposed project is compatible with adjacent existing residential uses. It has been designed so as not to cause any incompatible use or additional or any hazards to the surrounding area or general public. As proposed this project will have a less than significant impact on increasing hazards through design or incompatible uses either directly, indirectly or cumulatively.</p>				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17e. Response: (Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code and Project Site Plans)</p> <p>No Impact. The project will be developed in compliance with Title 18, Section 18.210.030 and the City's Fire Code Section 503 (California Fire Code 2007); therefore, there will be no impact directly, indirectly or cumulatively to emergency access.</p>				

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), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18a. Response: (Source: AB52 Consultation)

Less than Significant Impact With Mitigation.

As of July 2015, California Assembly Bill 52 (AB 52) was enacted and expands CEQA by defining a new resource category, “Tribal Cultural Resources.” AB 52 requires Lead Agencies evaluate a project’s potential to impact tribal cultural resources. Such resources include “[s]ites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe and is 1) listed or eligible for listing in the California Register of Historical Resources or included in a local register of historical resources. AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a “tribal cultural resource”. As discussed in Threshold 5a above, as part of the Cultural Resources Assessment prepared by BCR Consulting in December of 2019, archaeologists did not record any cultural resources within the subject property boundaries.

Per AB 52, Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such project. On August 1, 2019 the City of Riverside sent the required notices to the relative tribes though certified mail. The following Native American Tribes were notified:

- Morongo Band of Mission Indians,
- San Gabriel Band of Mission Indians,
- Gabrieleno Band of Mission Indians – Kizh Nation,
- Pechanga Band of Luiseño Mission Indians,
- Soboba Band of Luiseño Indians,
- Rincon Band of Luiseño Indians,
- Morongo Band of Mission Indians,
- Cahuilla Band of Indians,
- San Manuel Band of Mission Indians, and the
- Agua Caliente Band of Cahuilla Indians.

As a result of AB 52 notices to interested tribes, the following tribes requested consultation with the City:

- Pechanga Band of Luiseño Mission Indians,
- Rincon Band of Luiseño Indians,
- Morongo Band of Mission Indians,
- Soboba Band of Luiseño Indians

The following mitigation measures were agreed to during City and Tribal consultation and will be applied to the project:

Mitigation Measures

MM-Cul- 1: Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and consulting tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the project site if the site design and/or proposed grades should be revised. In the

event of inadvertent discoveries of archaeological resources, work shall temporarily halt until agreements are executed with consulting tribe, to provide tribal monitoring for ground disturbing activities.

MM-Cul-2: On call Project Archaeologist: Prior to the issuance of a grading permit, the Property Owner/Developer shall provide a letter from a County certified Archaeologist and Paleontologist stating that the Property Owner/Developer has retained these individuals, and that the Archaeologist and Paleontologist shall be on call during all grading and other significant ground-disturbing activities in native sediments.

MM-Cul-3: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:

- **Consulting Tribes Notified:** within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall establish monitoring agreements with the consulting tribes, and provide the city evidence thereof. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.
- **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and
- **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:
 - e) Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;
 - f) A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;
 - g) If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and
 - h) At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and interested tribes.

MM-Cul-4: Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Through implementation of appropriate mitigation measures (**MM Cultural 1 through 4**), impacts to tribal cultural resources directly, indirectly and cumulatively as a result of the project are reduced to a **less than significant level**.

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 Resources Code Section	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				
18b. Response: (Source: AB52 Consultation) Less than Significant Impact With Mitigation. Please see response to 18a. No Tribal Cultural Resources or known eligible or listed archeological/historical resources have been identified on the project site. Impacts to unknown resources would be less than significant with the implementation of MM-Cul-1 through MM-Cul-4.				
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 stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19a. 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.) Less Than Significant. The City’s Urban Water Management Plan must be updated every five years to include the most recent population trends. As the proposed project includes less than 500 dwelling units it does not require a Water Supply Assessment pursuant to AB 610. As noted in Table 5.16-E of the Utilities section of the General Plan 2025 Final PEIR, RPU’s 2025 water supply would include up to 32,138 acre-feet of supply from planned sources. These sources include additional groundwater pumping and treatment, additional exchange with the Gage Canal Company, additional potable water made available through increased recycled water use, additional supply made available through the Seven Oaks Dam Conservation storage project and increased imported water from WMWD. The proposed project would connect to existing potable water supply infrastructure in Bushnell Avenue. The City of Public Works Department provides for the collection, treatment and disposal of nearly all wastewater generated within the City of Riverside, through its Riverside Regional Water Quality Treatment Plan and complies with State and Federal requirements governing the treatment and discharge of wastewater. The proposed project would connect to an existing sewer pipeline in Bushnell Avenue. The proposed project will connect to other utilities, including gas, electric, and telecommunication in Bushnell Avenue. No relocation or construction of expanded utilities are needed for the project. Therefore, this project was found to have a less than significant impact on these utilities either directly, indirectly or cumulatively.				
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) Less Than Significant. Refer to 19a response above. The project will not exceed expected water supplies. Therefore, the project will have a less than significant impact resulting in the insufficient water supplies either directly, indirectly or cumulatively.				
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19c. 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)				
Less Than Significant Impact. Refer to 19a response above. The project will not exceed wastewater treatment requirements. The current Wastewater Treatment Master Plan anticipates and provides for this type of project. Therefore, a less than significant impact 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 type="checkbox"/>	<input checked="" 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)				
No Impact. The project is consistent with the General Plan 2025 and future landfill capacity is expected to be adequate. Therefore, no impact to landfill capacity will occur directly, indirectly or cumulatively.				
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% of all solid waste generated by January 1, 2000. The City is currently achieving a 60% diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50% of non-hazardous construction and demolition debris for all projects and 100% of excavated soil and land clearing debris for all non-residential projects beginning January 1, 2011. The proposed project must comply with the City's waste disposal requirements as well as the California Green Building Code and as such would not conflict with any Federal, State, or local regulations related to solid waste. Therefore, no impacts related to solid waste statutes will occur directly, indirectly or cumulatively.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
20a. Response: (Source: California Department of Forestry and Fire Protection, Fire and Resource Assessment Program – CAL Fire, Fire Hazard Severity Zones, https://www.fire.ca.gov/fire_prevention/fhsz_maps/FHSZ/riverside/Riverside.pdf)				
Less Than Significant. The project site is not located near a local or state identified Very High Fire Hazard Severity Zone (VHFHSZ). The nearest local VHFHSZ area is approximately three (3) miles west of the project site. Construction of the proposed project would not substantially impair an adopted emergency response or evacuation plan it does not require installation or maintenance of associated infrastructure that could exacerbate fire risks. Therefore, less than significant impacts from wildfires are anticipated with the development of the proposed project.				
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: California Department of Forestry and Fire Protection, Fire and Resource Assessment Program – CAL Fire, Fire Hazard Severity Zones)				

Less Than Significant. The project site is not located near a local or state identified Very High Fire Hazard Severity Zone (VHFHSZ). The nearest local VHFHSZ area is three (3) miles west of the project site. Due to the location of the project site from the Very High Fire Hazard Severity Zone, it would not exacerbate wildfire risks. Slopes proposed onsite will be graded no steeper than 2H:1V and considered to be grossly stable. Therefore, **less than significant** impacts from wildfires are anticipated with the development of the proposed project.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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20c. Response: (Source: California Department of Forestry and Fire Protection, Fire and Resource Assessment Program – CAL Fire, Fire Hazard Severity Zones)

Less Than Significant. The project site is not located near a local or state identified Very High Fire Hazard Severity Zone (VHFHSZ). The nearest local VHFHSZ area is three (3) miles west of the project site. The proposed project does not include installation or maintenance of infrastructure that may exacerbate fire risk. Therefore, **less than significant** impacts on exacerbating wildfire risks are anticipated with the development of the proposed project.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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20d. Response: (Source: California Department of Forestry and Fire Protection, Fire and Resource Assessment Program – CAL Fire, Fire Hazard Severity Zones)

Less Than Significant. The project site is not located near a local or state identified Very High Fire Hazard Severity Zone (VHFHSZ). The nearest local VHFHSZ area is three (3) miles west of the project site. The proposed project would not expose people or structures to significant risks from downstream flooding, landslides, slope instability or drainage changes. Therefore, **less than significant** impacts from wildfires are anticipated with the development of the proposed project.

21. MANDATORY FINDINGS OF SIGNIFICANCE.

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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21a. 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, FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 - Archaeological Sensitivity, Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D, Title 20 of the Riverside Municipal Code, and site specific Cultural Resources Survey prepared by BCR Consulting LLC. in June 2019)

Less Than Significant Impact with Mitigation. Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section (4) of this Initial Study and were all found to be **less than significant with mitigation** (see MM-BIO-1). Additionally, potential impacts to cultural archaeological and tribal resources related to major

periods of California and the City of Riverside's history or prehistory were discussed in the Cultural Resources Section (5) of this Initial Study, and were found to be less than significant with mitigation (see MM-CUL-1 thru MM-CUL-4).				
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>21b. Response: <i>(Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program and site specific Cultural Resources Assessment prepared by BCR Consulting LLC. in June 2019)</i></p> <p>Less Than Significant Impact. Because the project is consistent with the General Plan 2025, no new cumulative impacts are anticipated and therefore cumulative impacts of the proposed project beyond those previously considered in the GP 2025 FPEIR are less than significant.</p>				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>21c. Response: <i>(Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program, Preliminary Soil Investigation Report prepared by GeoMat Testing Laboratories, Inc. July 2018)</i></p> <p>Less Than Significant Impact. Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology & water quality, noise, population and housing, hazards and hazardous materials, and transportation sections of this initial study and found to be less than significant for each of the above sections. Based on the analysis and conclusions in this initial study, the project will not cause substantial adverse effects, directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed project are less than significant.</p>				

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

Mitigation, Monitoring, and Reporting Plan (MMRP)

Bushnell Planned Residential Development

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party¹	Monitoring/Reporting Method
Biological Resources	MM BIO-1: In order to avoid impacts on nesting birds and raptors (common or special status) clearing, grubbing and grading activities should be scheduled during the non-breeding season (generally between July 1 and February 28/29 for nesting birds and between July 1 and January 31 for nesting raptors), to the extent practicable. If project timing requires that these construction activities be conducted during breeding season (generally between March 1 and June 30 for birds; between February 1 and June 30 for raptors), a pre-construction survey or multiple surveys shall be conducted by a qualified biologist no more than 72 hours prior to disturbance to confirm the absence of active nests. If no active nests are found, no further measures would be necessary. However, if the biologist finds an active nest of a bird protected under the MBTA or the California Fish and Game Code and determines that the nest may be impacted by clearing, grubbing or grading activities, the biologist shall identify an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activities. The active nest site shall be protected until the nesting activity has ended to ensure compliance with the MBTA and California Fish and Game Code. Construction and/or encroachment into the buffer area around a known nest shall only be allowed if the biologist determines that the proposed activity would not disturb the nest occupants.	If construction activities begin between February 1 and June 30 a pre-construction survey shall be conducted by a qualified biologist within 72 hours of issuance of grading permit.	Construction Contractor Biologist	Compliance with Project Conditions of Approval Final report to City Planning Division from Biologist, if nesting birds are found.
Cultural Resources	MM-Cul 1: Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and consulting tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the project site if the site design and/or	Prior to issuance of grading.	Construction Contractor	Site Plan Review and Issuance of Grading Permits. Provide any site design or grading plan changes to the City.

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

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	proposed grades should be revised. In the event of inadvertent discoveries of archaeological resources, work shall temporarily halt until agreements are executed with consulting tribe, to provide tribal monitoring for ground disturbing activities.			
	MM-Cul 2: On call Project Archaeologist: Prior to the issuance of a grading permit, the Property Owner/Developer shall provide a letter from a County certified Archaeologist and Paleontologist stating that the Property Owner/Developer has retained these individuals, and that the Archaeologist and Paleontologist shall be on call during all grading and other significant ground-disturbing activities in native sediments.	Prior to issuance of grading permit.	Registered Professional Archaeologist and Paleontologist	Property Owner/Developer to provide a letter to the City from a County certified Archaeologist and Paleontologist stating they are retained and will be on call during all grading and ground-disturbing activities.
	MM-Cul 3: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries: 1. Consulting Tribes Notified: within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall establish monitoring agreements with the consulting tribes, and provide the city evidence thereof. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation. 2. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and 3. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the	During construction.	Grading/ Civil Contractor Registered Professional Archaeologist and Paleontologist	Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	<p>following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:</p> <p>a) Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;</p> <p>b) A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;</p> <p>c) If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and</p> <p>d) At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and interested tribes.</p>			
	<p>MM-Cul 4: Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are</p>	<p>Prior to issuance of grading permit.</p>	<p>Grading/Construction Contractor</p> <p>Registered Professional Archaeologist and Paleontologist</p>	<p>Cultural Sensitivity Training sign-in sheet to be submitted to the City.</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.			
Tribal Cultural Resources	MM-Cul 1: Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and consulting tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the project site if the site design and/or proposed grades should be revised. In the event of inadvertent discoveries of archaeological resources, work shall temporarily halt until agreements are executed with consulting tribe, to provide tribal monitoring for ground disturbing activities.	Prior to issuance of grading.	Grading/Construction Contractor	Site Plan Review and Issuance of Grading Permits. Provide any site design or grading plan changes to the City.
	MM-Cul 2: On call Project Archaeologist: Prior to the issuance of a grading permit, the Property Owner/Developer shall provide a letter from a County certified Archaeologist and Paleontologist stating that the Property Owner/Developer has retained these individuals, and that the Archaeologist and Paleontologist shall be on call during all grading and other significant ground-disturbing activities in native sediments.	Prior to issuance of grading permit.	Registered Professional Archaeologist and Paleontologist	Property Owner/Developer to provide a letter to the City from a County certified Archaeologist and Paleontologist stating they are retained and will be on call during all grading and ground-disturbing activities.
	MM-Cul 3: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:	During grading/construction.	Grading/ Civil Contractor Registered Professional Archaeologist and Paleontologist	Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	<p>1. Consulting Tribes Notified: within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall establish monitoring agreements with the consulting tribes, and provide the city evidence thereof. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.</p> <p>2. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and</p> <p>3. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:</p> <p>a) Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;</p> <p>b) A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;</p> <p>c) If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and</p> <p>d) At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known</p>			<p>project archaeologist and Native Tribal Monitors within 60 days of completion of grading.</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and interested tribes.			
	MM-Cul 4: Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.	Prior to issuance of grading permit.	Grading/Construction Contractor Registered Professional Archaeologist and Paleontologist	Cultural Sensitivity Training sign-in sheet to be submitted to the City.