



# **DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

## **Tentative Tract Map No. 37732-Barton Development Project**

*Prepared for:*

**City of Riverside Community & Economic Development Department  
Planning Division**

*Prepared by:*

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**May 2021**

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# CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

## *DRAFT MITIGATED NEGATIVE DECLARATION*

WARD: 4

1. **Case Numbers:** Tentative Tract No. 37732
2. **Project Title:** **Barton Development Project**
3. **Lead Agency:** City of Riverside  
Community & Economic Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, California 92522
4. **Contact Person:** Veronica Hernandez, Senior Planner  
[vhernandez@riversideca.gov](mailto:vhernandez@riversideca.gov) (951) 826-3965
5. **Project Location:** Tentative Tract No. 37732-Barton Development Project (herein referred to as the “proposed Project” or “Project”) is located at the northwest corner of Barton Street and Mariposa Avenue, on the south side of Lurin Avenue in the City of Riverside. The Project would be developed on three vacant parcels with the following Assessor’s Parcel Numbers (APNs): 266-160-006, 266-160-008, and 266-160-018.
6. **Project Applicant/Project Sponsor’s Name and Address:**  
Nolan C. Leggio  
Lurin Land, LLC  
10621 Civic Center Drive  
Rancho Cucamonga, California 91730  
[NLeggio@DiversifiedPacific.com](mailto:NLeggio@DiversifiedPacific.com)
7. **General Plan Designation:** Low Density Residential (LDR) (Max. 6.0 Dwelling Units/Acre) and Very Low Density Residential (VLDR) (Max 3.2 Dwelling Units/Acre)
8. **Zoning:** APN 266-160-006 (9.54 acres) R-1-1300-SP Single Family Residential and Specific Plan (Orangecrest) Overlay Zones; APNs 266-160-008 and 266-160-018 R-1-½ Acre-SP Single Family Residential and Specific Plan(Orangecrest) Overlay Zones (5.85 acres), and RE-SP Residential Estate and Specific Plan (Orangecrest) Overlay Zones (5.24 acres).
9. **Description of Project:**

The proposed Project consists of the following entitlements to facilitate the establishment of an 81-unit Planned Residential Development: (1) Tentative Tract Map (TM 37732) to subdivide 20.63 acres into 81 single-family residential lots and lettered lots for private streets and common open space; (2) Planned Residential Development for the establishment of detached single-family dwelling units, private streets, and common open space; (3) Variance to allow a reduced perimeter setback; and (4) Design Review of Project plans by the City. **Appendix A: Project Set Plans** is provided as an appendix to this environmental document.

The proposed Project would be developed on three existing parcels: APNs 266-160-008, 266-160-006, and 266-160-018. **Figure 1: Regional Location** and **Figure 2: Project Location** identify the regional and local location of the Project site. The upper portion of the site (northern parcel APN 266-160-006) is approximately 9.54 acres and

has a General Plan Land Use Designation of LDR and is zoned R-1-1300-SP – Single Family Residential and Specific Plan (Orangecrest) Overlay Zones. The lower portion of the site (southern parcels APNs 266-160-008 and 266-160-018) has a General Plan Land Use Designation of VLDR and is zoned R-1-½ Acre-SP Single Family Residential and Specific Plan (Orangecrest) Overlay Zones (5.85 acres), and RE-SP – Residential Estate and Specific Plan (Orangecrest) Overlay Zones (5.24 acres).

**Table A: Existing General Plan/Zoning Information** shows the land use and zoning designations of the Project site.

**Table A: Existing General Plan/Zoning Information**

Assessor's Parcel Number	General Plan Designation	Zoning Designation
266-160-006	Low Density Residential (LDR)	R-1-1300-SP Single Family Residential and Specific Plan (Orangecrest) Overlay Zones
266-160-008	Very Low Density Residential (VLDR)	RE-SP Residential Estate and Specific Plan (Orangecrest) Overlay Zones and R-1-½ Acre-SP Single Family Residential and Specific Plan (Orangecrest) Overlay Zones
266-160-018		

Source: City of Riverside, Engage Riverside Geodata Website: <https://geodata-cityofriverside.opendata.arcgis.com/search?tags=boundaries>. Accessed May 29, 2020.

**Figure 3: Project Site Plan** shows the site plan for the proposed Project, including the 81 lots where the single-family residential units would be developed and the lots containing the common open space. The minimum lot size would be 4,695 square feet, the maximum lot size would be 19,059 square feet, and the average lot size would be 5,662 square feet. The Project density would equate to 3.58 dwelling units per acre (du/ac). The Project site would also contain 11 lettered lots that would be occupied by non-residential uses. **Table B: Lettered Lot Details** shows the details on the 11 lots including their size and their use.

**Table B: Lettered Lot Details**

Lot	Gross Area (square feet)	Use Description
A	25,101	Park/Open Space
B	650	Slope
C	7,120	Slope
D	39,088	Water Quality Management Plan Basin
E	8,166	Slope
F	3,041	Slope
G	1,022	Slope
H	10,182	Water Quality Management Plan Basin
J	32,127	Park/Open Space
K	23,460	Slope
L	3,834	Slope
<b>Total Lot Area</b>	<b>153,341 square feet</b>	

Source: Lurin Land LLC, Tentative Tract Map No. 37732.

The lettered lots on the Project site would total 153,341 square feet, which includes 57,228 square feet of park/open space within the Project site. The Project would therefore exceed the 40,500 square feet of open space required by the City (81 lots × 500 square feet requirement). The parks/open space on the Project site would have amenities for public use including picnic tables, grassy areas, walkways, and small recreational game fields (i.e., lawn bowling, bocce ball courts).

**Table C: Project Setback Details** shows the setback details for the residential development that would occur within the Project site. All setback information for the Project site has been reviewed and compared to the City of Riverside Zoning Code and is consistent to applicable setback requirements for the RE, RR, R-1-½ Acre, and R-1-1300 zoning designations under the Planned Residential Development (PRD) Permit.

**Table C: Project Setback Details**

Details	RE, RR & R-1-½ Acre	R-1 Zones (Except R-1-½ Acre)
<b>Setbacks from Project Perimeters</b>		
Adjacent to Public Street	Same as base zone. The setback shall be fully landscaped and no fences or walls shall be permitted to encroach into the setback.	
Adjacent to Perimeter Property Lines	25 feet	25 feet
<b>Setbacks within Project Boundaries (May be modified in conjunction with the Planned Residential Development)</b>		
Front Yard Setback	15 feet	10 feet
Side Yard Setback	5 feet	5 feet
Rear Yard Setback	15 feet	10 feet
<b>Single-Family Residential Base Zones Building Setbacks Adjacent to Public Street</b>		
	<b>RE</b>	<b>R-1-½ Acre</b>
Front	30 feet	30 feet
Side	25 feet	20 feet
Rear	30 feet	35 feet
		<b>R-1-1300</b>
		25 feet
		15 feet
		30 feet

Source: Lurin Land LLC, Tentative Tract Map No. 37732.

Precise construction schedule details are unknown at this time and would be dependent on the residential market; therefore, for the purpose of this IS/MND, construction is assumed to commence in 2021 with operations occurring as early as 2022. The various phases of construction include demolition, site preparation, grading, building construction, paving, and architectural coating. The site clearing and grading phases would disturb vegetation and surface soils. Preliminary estimates indicate approximately 36,031 cubic yards of soil cut and 59,941 cubic yards of soil fill. The overall soil disturbance would yield approximately 23,910 cubic yards of import.

The Project site will be landscaped with a variety of trees and plants consistent with the type of landscaping found in similar planned developments in the City of Riverside. The Project will include a variety of walls and fencing typical of residential developments in the City of Riverside. Walls up to six feet in height will be developed on the perimeter of the Project site while interior walls (5 feet, 6 inches in height) will be installed as applicable around lots within the site. Tan vinyl lot fencing (5 feet, 6 inches in height) will separate each of the 81 lots within the Project site. Tubular fencing (5 feet, 6 inches in height) will be installed on the perimeter of the basins within the Project site. The landscape plans and fencing plans are provided in **Appendix A**.

#### 10. Surrounding Land Uses and Setting:

The Project's single-family residential use is consistent with that of surrounding neighborhoods to the north, east, and south. **Table D: Project Site and Surrounding Land Use and Zoning** lists the surrounding land uses and zoning.

**Table D: Project Site and Surrounding Land Use and Zoning**

	Existing Land Use	General Plan Designation	Zoning Designation
<b>Project Site</b>	Vacant	Low Density Residential (LDR) and Very Low Density Residential (VLDR)	R-1-1300-SP Single Family Residential and Specific Plan (Orangecrest) Overlay Zones and RE-SP Residential Estate and Specific Plan (Orangecrest) Overlay Zones and R-1-½ Acre-SP Single Family Residential and Specific Plan (Orangecrest) Overlay Zones
<b>North</b>	Single-Family Residential Neighborhood	Low Density Residential	R-1-10500 Single Family Residential
<b>East</b>	Vacant (County) Vacant (City)	Low Density Residential (City of Riverside March Joint Powers Authority Jurisdiction)	R-1-13000 Single Family Residential (City of Riverside) March Joint Power Authority Jurisdiction
<b>South</b>	Single-Family Residential Units on Large Lots	Very Low Residential Density and Very Low Density Residential (Riverside County)	R-1-½ Acre Single Family Residential
<b>West</b>	Single-Family Residential Units on Large Lots	Low Density Residential and Very Low Residential Density	R-1-13000 Single Family Residential Zone; R-1-½ Acre Single Family Residential Zone; and, Residential Estate Zone

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

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

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

The City of Riverside sent out notices to the following tribes to initiate consultation on February 20, 2020, pursuant to Assembly Bill (AB) 52:

- Agua Caliente Band of Cahuilla Indians
- Cahuilla Band of Indians
- Gabrieleño Band of Mission Indians – Kizh Nation
- Morongo Band of Mission Indians
- Pechanga Band of Luiseño Indians
- Rincon Band of Luiseño Indians
- Gabrielino-Tongva Tribe (San Gabriel Band of Mission Indians)
- San Manuel Band of Mission Indians
- Soboba Band of Luiseño Indians

The following California Native American tribes have requested consultation with the City of Riverside pursuant to Public Resources Code 21080.3.1:

- Pechanga Band of Luiseño Indians
- Rincon Band of Luiseño Indians
- Soboba Band of Luiseño Indians

The results of these consultations will be discussed in Section 18 below.

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

- a. City of Riverside General Plan 2025 (GP 2025)
- b. GP 2025 Final Program EIR (FPEIR)
- d. City of Riverside Housing Element Update 2014–2021
- e. Air Quality and Greenhouse Gas Impact Analysis
- f. Biological Resources Assessment/Habitat Assessment/Jurisdictional Delineation
- g. Cultural Resources Assessment
- h. Preliminary Geotechnical Investigation and Percolation Testing
- i. Phase 1 Environmental Site Assessment
- j. Preliminary Hydrology Report
- k. Water Quality Management Plan Report
- l. Noise and Vibration Impact Analysis
- m. Trip Generation Memorandum/Vehicle Miles Traveled Memorandum

**14. Acronyms**

AAQS.....	Ambient Air Quality Standards
AB.....	Assembly Bill
ACM.....	Asbestos-Containing Material
APN.....	Assessor's Parcel Number
AQMP.....	Air Quality Management Plan
Basin.....	South Coast Air Basin
BAU.....	Business as Usual
BMP.....	Best Management Practice
CalEEMod.....	California Emissions Estimator Model
CAL FIRE.....	California Department of Forestry and Fire Protection
CAP.....	Climate Action Plan
CBC.....	California Building Code
CCR.....	California Code of Regulations
CDFW.....	California Department of Fish and Wildlife
CEQA.....	California Environmental Quality Act
CFR.....	Code of Federal Regulations
CH <sub>4</sub> .....	Methane
CNEL.....	Community Noise Equivalent Level
CO.....	Carbon Monoxide
CO <sub>2</sub> .....	carbon dioxide
CO <sub>2</sub> e.....	carbon dioxide equivalent
CWA.....	(Federal) Clean Water Act
DAMP.....	Drainage Area Management Plan
dBA.....	A-weighted decibel
DCV.....	Design Capture Volume
DMA.....	Drainage Management Area
EIR.....	Environmental Impact Report
EO.....	Executive Order
EPA.....	Environmental Protection Agency
FHWA.....	Federal Highway Administration
FIRM.....	Flood Insurance Rate Map
FMMP.....	Farmland Mapping and Monitoring Program
FPEIR.....	GP 2025 Final Programmatic Environmental Impact Report
FTA.....	Federal Transit Authority
GHG.....	greenhouse gas
GP 2025.....	General Plan 2025
gpcd.....	gallons per capita per day
HCOC.....	Hydrologic Condition of Concern



HMMP .....	Habitat Mitigation and Monitoring Plan
HVAC .....	heating, ventilation, and air conditioning
IS/MND .....	Initial Study/Mitigated Negative Declaration
LBM.....	Lead-Based Material
lbs/day .....	pounds per day
LDR .....	Low Density Residential
L <sub>eq</sub> .....	Equivalent Continuous Sound Level
L <sub>max</sub> .....	maximum noise level
LRA .....	Local Responsibility Area
LST .....	localized significance threshold
MARB ALUC.....	March Air Reserve Base Airport Land Use Compatibility
mgd .....	million gallons per day
MLD.....	Most Likely Descendant
MRZ.....	Mineral Resource Zone
MS4.....	Municipal Separate Storm Sewer Systems
MSHCP .....	Western Riverside County Multiple Species Habitat Conservation Plan
MT .....	metric ton
N <sub>2</sub> O .....	nitrous oxide
NAHC .....	Native American Heritage Commission
NO <sub>2</sub> .....	nitrogen dioxide
NO <sub>x</sub> .....	nitrogen oxides
NPDES .....	National Pollutant Discharge Elimination System
O <sub>3</sub> .....	ozone
PAR.....	Property Analysis Record
PM <sub>2.5</sub> .....	particulate matter less than 2.5 microns in size
PM <sub>10</sub> .....	particulate matter less than 10 microns in size
PPV .....	peak particle velocity
PRC.....	Public Resources Code
PRD.....	Planned Residential Development
Project .....	Barton Development Project
RCA .....	Regional Conservation Authority
REC.....	Recognized Environmental Condition
RMC.....	Riverside Municipal Code
RPD.....	Riverside Police Department
RPU.....	Riverside Public Utilities
RTP .....	Regional Transportation Plan
RUSD.....	Riverside Unified School District
RWQCB.....	Regional Water Quality Control Board
SB.....	Senate Bill
SCAG .....	Southern California Association of Governments
SCAQMD .....	South Coast Air Quality Management District
SCE .....	Southern California Edison
SCS .....	Sustainable Communities Strategy
SO <sub>x</sub> .....	Sulfur Oxides
SWPPP.....	Storm Water Pollution Prevention Plan
TDM.....	Transportation Demand Management
USACE .....	United States Army Corps of Engineers
VdB.....	vibration velocity decibels
VMT.....	Vehicle Miles Traveled
VOC.....	Volatile Organic Compound
WDR .....	Waste Discharge Requirement
WMWD .....	Western Municipal Water District
WRCOG.....	Western Riverside Council of Governments

WRCRWA .....Western Riverside County Regional Wastewater Authority  
WQMP .....Water Quality Management Plan

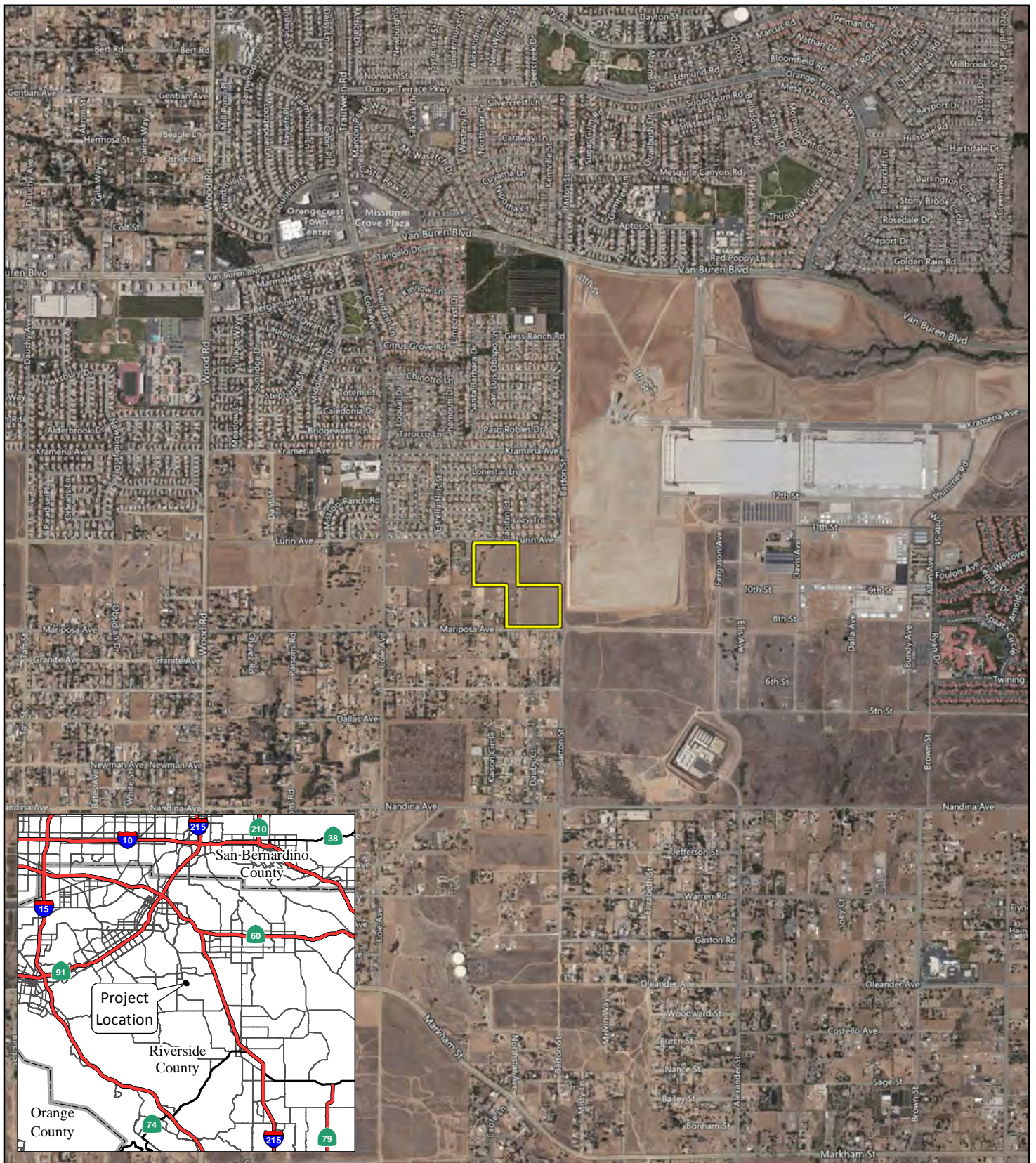


FIGURE 1

LSA

LEGEND

 Project Location



0 1000 2000  
FEET

SOURCE: Bing (2019)

I:\DFD1906\GIS\MapDocs\Barton\MapDocs\Barton\_Aerial.mxd (12/3/20)

TTM37732 Barton Development  
Regional Location



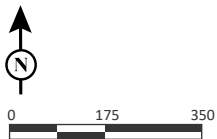


FIGURE 2

LSA

LEGEND

Project Site



SOURCE: Google Earth

I:\DFD1906\G\Barton\ISMND\Project\_Location.ai (6/12/2020)

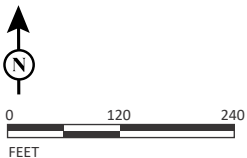
TTM37732 Barton Development  
Project Location





FIGURE 3

LSA



SOURCE: Community Works Design Group

I:\DFD1906\G\Barton\ISMND\Site\_Plan.ai (6/12/2020)

TTM37732 Barton Development  
Project Site Plan

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

## DETERMINATION

(To be completed by the Lead Agency)

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

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

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

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

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

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

For City of Riverside



*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 Environmental Impact Report (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 California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. **Earlier Analysis Used.** Identify and state where they are available for review.
  - b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

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"/>
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**1a. Response:** (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways; and, Google Earth)

**Less Than Significant Impact.** The City's General Plan 2025 policies aim at balancing development interests with broader community preservation objectives. The General Plan identifies hillsides and ridgelines in the City, as well as the City's natural terrain and vegetation, as scenic vistas. For example, the La Sierra/Norco Hills, Sycamore Canyon Wilderness Park, Box Springs Park, and the peaks of Box Springs Mountain, Mt. Rubidoux, Arlington Mountain, Alessandro Heights and the La Sierra/Norco Hills provide scenic viewpoints of the City and the region. The Project does not constitute hillside development (on slopes greater than 15 percent) where special considerations of the City's natural terrain must be considered for impacts to scenic vistas. The site and immediate vicinity are not designated by the City's General Plan for the preservation of scenic views.

The Project site is located in the Orangecrest Specific Plan within a semi-urbanized area in the vicinity of existing residential development. The nearest scenic resource in proximity to the site are major hills and canyons (northwest of Roberts Road) located approximately 2.7 miles to Project site's northwest. Other features in proximity to the Project area include Lake Mathews approximately 6.2 miles to the southwest and the Temescal Mountains approximately 2.9 miles to the southwest. Distant views of the Santa Ana Mountains to the Project's southwest are also available. However, views from public areas in the vicinity of the Project site include single-family residential uses, large lot single-family residential uses, an education use, and vacant land associated with the March Joint Powers Authority Jurisdiction. The Project consists of the development of a single-family residential unit neighborhood, which is consistent with the current pattern of residential development in the Project area.

Views of the distant Temescal Mountains and Santa Ana Mountains exist as one looks southwest from the proposed Project site. However, low and mid-level views of these mountains are obstructed by existing residential structures, vegetation, and existing perimeter walls delineating property boundaries. The other scenic features described above are not visible from the Project site. Travelers on local roadways would experience changes in on-site scenery, but existing views to more distant geographic features would be maintained. Since the Project would be consistent with the residential nature of existing land uses, views available to local residents would be maintained because single-family homes, ornamental landscape, and utility poles already obstruct distant scenic vistas viewable from the Project area. Due to the mass and height of the proposed residential buildings on the site, local or regional scenic vistas would still be visible, and the Project would not have significant adverse impacts on such areas. Through compliance with and implementation of General Plan/Specific Plan Policies and Zoning Code requirements, related to scenic vistas, direct, indirect and cumulative impacts to scenic vistas due to Project implementation are **less than significant impacts**. No mitigation is required.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**1b. Response:** (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City's Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone)

**No Impact.** The majority of the Project site is currently vacant except for an unoccupied outbuilding near the southwestern boundary. Adjacent uses include a residential neighborhood to the north, large-lot single-family residential units to the west and south, and City jurisdiction vacant land and March Joint Powers Authority Jurisdictional vacant land to the east.



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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No structure (historic or otherwise) is located on site. A prehistoric cultural resource that was determined to not be a “unique archaeological resource” or “historical resource” pursuant to CEQA, may be a contributor to an Ethnographic Landscape (please refer to Section 5 Cultural Resources for analysis on this feature). There are no State scenic highways located near the Project site. As designated by the City’s General Plan 2025, the proposed Project is not located along or within view of a scenic boulevard, parkway, or special boulevard. The nearest scenic parkway to the Project site is Van Buren Boulevard approximately 0.84 mile north of the Project site. The Project site cannot be seen from this roadway due to intervening structures, trees, and topography.

No designated scenic resources, State scenic highways, or locally designated scenic roadways are on or adjacent to the Project site. Therefore, the proposed Project would have **no impact** directly, indirectly or cumulatively to scenic resource within a State scenic highway. No mitigation is warranted.

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"/>
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**1c. Response: (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines, Riverside Municipal Code Section 19.100 and 19.570)**

**Less Than Significant Impact.** The Project site is located in a semi-urbanized portion of Riverside within the Orangecrest Specific Plan. The site is currently vacant except for an unoccupied outbuilding on the southwest portion of the Project site. The proposed Project envisions the development of 81 single-family residential units, internal circulation (neighborhood roads), and two common use parks, similar to the residential development to the north of the site. Implementation of the Project would continue the pattern of residential development within the Orangecrest Specific Plan and in accordance with the City’s General Plan and Zoning designations of the Project site.

The Project Applicant is requesting a Planned Residential Development (PRD) Permit pursuant to Section 19.780.010 of the Municipal Code to allow for flexibility and creativity in design of the single-family residential development planned for the Project site. The PRD Permit allows for increased density compared to the base zoning designations of the Project site. The Benchmark Density under the PRD Permit for RE and R-1-½ Acre zoning designation is 3.0 dwelling units/acre and 4.8 dwelling units/acre for R-1-13000 zoning designation. The Maximum Density with Bonus under the PRD Permit for RE and R-1-½ Acre zoning designation is 3.3 dwelling units/acre and is 5.3 dwelling units/acre for R-1-13000 zoning designation. Overall, the proposed Project would be developed at a density of 3.8 dwelling units/acre, which would be consistent under the density standards of the PRD Permit.

Pursuant to Section 19.100 of the Riverside Municipal Code, the proposed Project would meet all development standards, with the exception of an 11-foot, 6-inch project perimeter setback along Barton Street, where the Zoning Code requires a minimum project perimeter setback of 25 feet. The Project Applicant is requesting a Variance from the City of Riverside in order to allow the reduced perimeter setback. The City of Riverside adopted the *Riverside Citywide Design Guidelines and Sign Guidelines* in 2007. Chapter III, Section A of the document provides residential design guidelines for single-family residential design. As part of the City’s entitlement process, the Project Applicant is required to implement design features to comply with City requirements in providing development of scenic quality. The Project has been designed to be compatible with the surrounding area and does not conflict with applicable zoning and other regulations regarding scenic quality. Therefore, the proposed Project would not degrade the existing visual character of the area. Direct, indirect, and cumulative impacts would be **less than significant** with implementation of the proposed Project and no mitigation is required.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**1d. Response: (Source: General Plan 2025, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines; Riverside County Ordinance No. 655)**

**Less Than Significant Impact.** The Project site is located in an area with existing outdoor lighting sources. Currently, sources of nighttime light originate from surrounding residential uses, security lighting at the adjacent education facility, streetlights, and the single-family residential neighborhoods north and south of the site. The proposed lighting on the Project site would include lighting typical of a single-family residential neighborhood, including lights from inside and outside the homes, entrance lighting, accent lights on common use landscaping features, lighting at the two parks on the Project site, and streetlights. The proposed lighting would be directed, oriented, and shielded to prevent light from shining onto adjacent properties. No lighting exists on the Project site under existing conditions as the site is vacant. Once developed, new light sources will be located on the Project site; however, the lights would be similar to those of the surrounding uses and would not adversely affect day or nighttime views in the area. Any new lighting proposed or required for the Project would be constructed in accordance with *Section 19.590.070- Light and Glare* and the provisions of *Chapter 19.556 Lighting* of the City’s Municipal Code. Additionally, any exterior building materials would be constructed in accordance with *Chapter 19.710 – Design Review* of the City’s Municipal Code to ensure that building materials in the development of the Project are not glare producing. Prior to the issuance of a building permit, the applicant would provide the City lighting plans for review and approval.

In 1988, the County of Riverside adopted Ordinance No. 655 regulating light pollution in areas subject to interference with Mt. Palomar Observatory. Ordinance No 655 established two zones based on radial distance from the Mt. Palomar Observatory: Zone A and Zone B. Zone A is defined as a circular area within a 15-mile radius of the observatory and Zone B is defined as a circular area within a 45-mile radius off the observatory. Figure 5.1-2 of the General Plan 2025 FPEIR indicates that the Project site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. For developments located in these zones, Ordinance 655 requires the use of low-pressure sodium fixtures, limits hours of use, prohibits certain types of lights, and requires hooded fixtures. The Project Applicant would comply with the outdoor lighting standards pursuant to Chapter 19.556 of the Riverside Municipal Code which are applicable to Ordinance No. 655 in protecting nighttime zone areas of Mt. Palomar Observatory. As such, implementation of the proposed Project would be designed as to not obstruct Mt. Palomar Observatory views.

The proposed Project would have **less than significant impacts** directly, indirectly, or cumulatively that would adversely affect daytime or nighttime views due to glare and lighting. No mitigation is required.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation 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?



### 2a. Response: (Source: General Plan and Supporting Documents EIR – Figure 5.2-1, California Department of Conservation Farmland Mapping and Monitoring Program Riverside County FTP Website )

**No Impact.** A review of Figure 5.2-1 of the City of Riverside General Plan and Supporting Documents EIR indicated that the Project site is not designated as or adjacent to land designated as Important Farmland (Prime Farmland, Unique Farmland, and Farmland of Statewide Importance). The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) data for Riverside County was accessed to verify that the site was not designated as Important Farmland. According to the FMMP data, approximately 5.12 acres of the Project site is designated as “Other Land (X)” and the remaining 16.08 acres of the site is designated as “Farmland of Local Importance (L).” According to the California Department of Conservation *A Guide to the Farmland Mapping and Monitoring Program Riverside County* (which includes the City of Riverside) defines Farmland of Local Importance as the following: “Soils that would be classified as Prime and Statewide but lack available irrigation water. Lands planted to dryland crops of barley, oats, and wheat. Lands producing major crops for Riverside County but that are not listed as Unique Crops. These crops are identified as returning one million or more dollars on the 1980 Riverside County Agriculture Crop Report. Crops identified are permanent pasture (irrigated), summer squash, okra, eggplant, radishes and watermelons. Dairylands, including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more. Lands identified by city or county ordinances as Agricultural Zones or Contracts, which includes Riverside City ‘Proposition R’ lands. Lands planted to jojoba which are under cultivation and are of producing age.” The parcels associated with the Project site are currently vacant and there is no current agricultural production occurring that is defined for the Farmland of Local Importance category in Riverside County, as described above. Implementation of the proposed Project would result in the reduction of the City’s and County’s Farmland of Local Importance Category; however, according to the City of Riverside General Plan and Zoning, the Project site is not designated for future agricultural production and is designated for residential development. As such, the City of Riverside has already considered the loss of this Farmland of Local Importance designated parcel within its future buildout plans.

Implementation of the proposed Project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As such, **no impact** from a CEQA perspective would occur and no mitigation is required.

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



### 2b. Response: (Source: General Plan 2025 FPEIR – Figure 5.2-2 Williamson Act Preserves and Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19)

**No Impact.** The Project site is zoned R-1-1300-SP Single Family Residential and Specific Plan (Orangecrest) Overlay Zones, RE-SP Residential Estate and Specific Plan (Orangecrest) Overlay Zones, and R-1-½ Acre-SP Single Family Residential and Specific Plan (Orangecrest) Overlay Zones and is not zoned for agricultural use. Figure 5.2-2 of the General Plan 2025 FPEIR shows that the Project site is not under a Williamson Act Contract. The proposed Project would therefore not conflict with existing zoning for agricultural use or a Williamson Act Contract. **No impact** would occur and no mitigation measures are warranted.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2c. Response: (Source: GIS Map – Forest Data)</b> <b>No Impact.</b> 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 not zoned for forest land, timberland, or timberland zoned Timberland Production; as such, implementation of the project would not conflict with such zoning designations. Therefore, <b>no impacts</b> will occur from this project (including the Variance and Design Review) directly, indirectly or cumulatively. No mitigation is required.				
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2d. Response: (Source: GIS Map – Forest Data)</b> <b>No Impact.</b> 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 fully developed and is not occupied by forestland; as such, implementation of the project will not result in the loss of forest land or conversion of forest land to non-forest use. <b>No impacts</b> will occur from this project (including the Variance and Design Review) directly, indirectly, or cumulatively. No mitigation is required.				
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2e. Response: (Source: General Plan and Supporting Documents EIR – Figure 5.2-1, California Department of Conservation Farmland Mapping and Monitoring Program Riverside County FTP Website, General Plan 2025 FPEIR Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data)</b> <b>No Impact.</b> Implementation of the proposed Project would occur on an undeveloped site that is designated as “Other Land (X) and Farmland of Local Importance (L)” by the Department of Conservation FMMP and as depicted in Figure 5.2-1, in the City’s 2025 General Plan and Supporting Documents EIR. Although the Project site is designated as Farmland of Local Importance, no active agricultural production is occurring on the site. Furthermore, the City of Riverside General Plan Land Use Map and Zoning identify that the Project site is designated as residential and would not be developed for agricultural production. There is no forest land on site. Parcels surrounding the Project site are not designated as agricultural or forest land use; as such, implementation of the proposed Project would not result in conversion of nearby Farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, the proposed Project would have <b>no impact</b> directly, indirectly, or cumulatively related to conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No mitigation is required.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### 3. AIR QUALITY

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

- |                                                                                 |                          |                          |                                     |                          |
|---------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

**3a. Response:** (Source: *South Coast Air Quality Management District's 2007 Air Quality Management Plan (AQMP); Air Quality and Greenhouse Gas Analysis TTM37732 Barton Development, LSA, May 2020 Appendix B*)

**Less Than Significant Impact.** The Project site is located in the South Coast Air Basin (Basin) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The SCAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the Air Quality Management (AQMP), which has a 20-year horizon for the Basin. The current regional air quality plan is the Final 2016 AQMP adopted by the SCAQMD on March 10, 2017. The Final 2016 AQMP proposes policies and measures currently contemplated by responsible agencies to achieve federal standards for healthful air quality in the Basin and those portions of the Salton Sea Air Basin that are under SCAQMD jurisdiction. This Final Plan also addresses several federal planning requirements and incorporates significant new scientific data, primarily in the form of updated emissions inventories, ambient measurements, new meteorological episodes, and new air quality modeling tools. This Final Plan builds upon the approaches taken in the 2012 AQMP for the Basin for the attainment of the federal ozone air quality standard.<sup>1</sup> The Basin is currently a federal and State nonattainment area for particulate matter less than 10 microns in size (PM<sub>10</sub>), particulate matter less than 2.5 microns in size (PM<sub>2.5</sub>), and ozone.

The Final 2016 AQMP proposes attainment demonstration of the federal PM<sub>2.5</sub> standards through a more focused control of sulfur oxides (SO<sub>x</sub>), directly emitted PM<sub>2.5</sub>, nitrogen oxides (NO<sub>x</sub>), and volatile organic compounds (VOC). Consistency with the AQMP for the Basin means that a project would be consistent with the goals, objectives, and assumptions in the respective plan to achieve the federal and State air quality standards. For a project to be consistent with the AQMP adopted by the SCAQMD, the pollutants emitted from the project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or the project must already have been included in the AQMP projections. However, if feasible mitigation measures are implemented and shown to reduce the impact level from significant to less than significant, a project may be deemed consistent with the AQMP. The AQMP uses the assumptions and projections of local planning agencies to determine control strategies for regional compliance status. Since the AQMP is based on the local General Plan, projects that are deemed consistent with the General Plan are found to be consistent with the AQMP.

The City's General Plan is consistent with the SCAG Regional Comprehensive Plan Guidelines and the SCAQMD AQMP. The proposed Project includes 81 single-family residential units, two small parks, and internal neighborhood roads on approximately 22.6 acres. Based on the household size of 2.86 persons per residential unit used in the California Emissions Estimator Model (CalEEMod) v2016.3.2, the proposed Project could increase the City's population by approximately 232 persons.

The proposed Project consists of the following entitlements to facilitate the establishment of an 81 single-family residential unit Planned Residential Development: (1) Tentative Tract Map (TM 37732) to subdivide 20.63 acres into 81 single-family residential lots and lettered lots for private streets and common open space; (2) Planned Residential Development for the establishment of detached single-family dwelling units, private streets, and common open space; (3) Variance to allow a reduced perimeter setback; and (4) Design Review of Project plans by the City. The Project site is zoned with the following designations: R-1-1300-SP Single Family Residential and Specific Plan (Orangecrest) Overlay Zones and RE-SP Residential Estate and Specific Plan (Orangecrest) Overlay Zones and R-1-½ Acre-SP Single Family Residential and Specific Plan (Orangecrest) Overlay Zones. The Project would not require a General Plan Amendment or a Zoning Designation Amendment.

The City's General Plan is consistent with the SCAG Regional Comprehensive Plan Guidelines and the SCAQMD AQMP. The proposed Project includes 138 single-family residential units, parks, and internal neighborhood roads on approximately 32.54 acres.

<sup>1</sup> Final 2013 Air Quality Management Plan, South Coast Air Quality Management District, February 2014.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the household size of 2.8625 persons per residential unit used in the California Emissions Estimator Model (CalEEMod) v2016.3.2, the proposed Project could increase the City's population by approximately 396 persons.

Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD *CEQA Air Quality Handbook*, consistency for project development proposals that differ from the land use designation assumed within the Basin's 2016 AQMP is affirmed when a project: (1) it does not increase the frequency or severity of an air quality standards violation or cause a new violation; and (2) is consistent with the growth assumptions in the AQMP. Since the proposed Project would not require a General Plan Land Use Amendment or Zone Change, the screening pursuant to Chapter 12 of the 1993 SCAQMD *CEQA Air Quality Handbook* is not required.

SCAG foresees that population would increase in the City and region over the next 25 years, and the anticipated population growth rate in the City (2.4 percent) is roughly similar to that of Riverside County (2.0 percent) and the SCAG region (2.5 percent) for the same period. Because the Project site has been designated for residential uses by the City, the proposed increase in population by approximately 396 persons has been anticipated and planned for in the City's General Plan. Furthermore, as discussed below in Checklist Question 3b, the project-specific short-term construction and long-term pollutant emissions would be less than the emission thresholds established in the SCAQMD's *CEQA Air Quality Handbook*. Therefore, the Project would not result in an increase in the frequency or severity of any air quality standards violation and would not cause a new air quality standard violation. Through adherence to standard SCAQMD regional rules required for all development activity with the Basin that assist in reducing air pollutant emissions, the proposed Project would not conflict with or obstruct implementation of the AQMP. Impacts would be **less than significant** and no mitigation is required.

- b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?



**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, URBEMIS 2007 Model or CalEEMod 2017 Model, Air Quality and Greenhouse Gas Analysis TTM37732 Barton Development, LSA, May 2020 Appendix B)

**Less Than Significant Impact.** The information in this section is based on the Air Quality impact analysis that was conducted in the *Air Quality and Greenhouse Gas Analysis Technical Report* prepared for the Project by LSA (May 2020).

#### Construction Analysis

Construction activities produce combustion emissions from various sources (e.g., demolition, site preparation, grading, utility engines, tenant improvements, and motor vehicles transporting the construction crew). Exhaust emissions from construction activities envisioned on site would vary daily as construction activity levels change. The use of construction equipment on the Project site would result in localized exhaust emissions.

The construction calculations prepared for the Project assumed that dust control measures (watering a minimum of three times daily) would be employed to reduce emissions of fugitive dust during site grading. Further, all construction would need to comply with SCAQMD Rule 403 regarding emission of fugitive dust. The most recent version of CalEEMod (Version 2016.3.2) was used to calculate the construction emissions. **Table E: Estimated Construction Emissions** shows the estimated construction emissions and the determination if generation of such emissions exceeds SCAQMD thresholds. No exceedances of any criteria pollutants are expected during construction; therefore, project-related short-term construction air quality impacts would be **less than significant** and no mitigation is required.

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**Table E: Estimated Construction Emissions**

Construction Phase	Total Regional Pollutant Emissions (lbs/day)							
	VOC	NOx	CO	SOx	Fugitive PM <sub>10</sub>	Exhaust PM <sub>10</sub>	Fugitive PM <sub>2.5</sub>	Exhaust PM <sub>2.5</sub>
Demolition	3.39	33.35	22.39	0.04	0.20	0.92	0.05	0.91
Site Preparation	4.17	42.48	22.25	0.04	7.25	0.95	3.93	0.95
Grading	4.55	50.26	32.78	0.06	3.61	1.34	1.46	1.33
Building Construction	2.29	20.23	18.26	0.03	0.38	0.90	0.10	0.90
Paving	1.32	12.96	15.22	0.02	0.17	0.67	0.04	0.67
Architectural Coating	45.86	1.54	2.04	0.00	0.07	0.09	0.02	0.09
<b>Peak Daily</b>	<b>45.86</b>	<b>50.26</b>	<b>32.78</b>	<b>0.06</b>	<b>8.19</b>		<b>4.87</b>	
<b>SCAQMD Thresholds</b>	<b>75.00</b>	<b>100.00</b>	<b>550.00</b>	<b>150.00</b>	<b>150.00</b>		<b>55.00</b>	
<b>Significant Emissions?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>		<b>No</b>	

Source: LSA, *Air Quality and Greenhouse Gas Analysis Technical Report*, Table I, pg. 41, May 2020.

CO = carbon monoxide

NOx = nitrogen oxides

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

SOx = sulfur oxides

lbs/day = pounds per day

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

SCAQMD = South Coast Air Quality Management District

VOC = volatile organic compounds

No exceedances of any criteria pollutants are expected during construction; therefore, project-related short-term construction air quality impacts would be **less than significant** and no mitigation is required.

**Fugitive Dust:** Fugitive dust emissions are generally associated with land clearing and exposure of soils to the air and wind, as well as cut-and-fill grading operations. Dust generated during construction varies substantially on a project-by-project basis, depending on the level of activity, the specific operations, and weather conditions at the time of construction. The proposed Project will be required to comply with SCAQMD Rule 403 to control fugitive dust. Impacts would be **less than significant**.

**Architectural Coatings:** Architectural coatings contain VOCs that are part of the ozone (O<sub>3</sub>) precursors. Based on the uses associated with the proposed Project, it is estimated that application of the architectural coatings for the proposed peak construction day would result in a peak of 46 pounds per day (lbs/day) of VOCs. Therefore, VOC emission from this task would not exceed SCAQMD VOC established thresholds of 75 lbs/day, and impacts would be **less than significant**.

**Naturally Occurring Asbestos:** The proposed Project is located in Riverside County, which is among the California counties found to have serpentine and ultramafic rock in their soils. However, according to the California Geologic Survey mapping of the Project site, no such rock has been identified in the Project vicinity. As such, the potential risk for natural occurring asbestos during Project construction is **less than significant**.

### Operational Analysis

Long-term air pollutant emissions impacts are those associated with stationary sources and mobile sources involving project-related changes. The proposed Project would result in net increases in both stationary-and-mobile source emissions. The stationary-source emissions would come from many sources, including the use of consumer products, landscaping equipment, general energy, and solid waste.

Based on the Trip Generation Memorandum (July 12, 2019), the proposed Project would generate approximately 765 trips per day. The project's average daily trips were entered in the CalEEMod. The results are shown in **Table F: Regional Operational Emissions**, which demonstrates that none of the criteria pollutants would exceed SCAQMD emission thresholds. Therefore, project-related long-term air quality impacts would be **less than significant** and no mitigation is required.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table F: Regional Operational Emissions**

Source	Pollutant Emissions, lbs/day					
	VOC	NOx	CO	SOx	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	3.47	1.22	7.18	< 0.01	0.13	0.13
Energy	0.07	0.63	0.27	< 0.01	0.05	0.05
Mobile	1.50	7.74	20.19	0.07	5.89	1.61
<b>Total Project Emissions</b>	<b>5.05</b>	<b>9.59</b>	<b>27.64</b>	<b>0.07</b>	<b>6.07</b>	<b>1.79</b>
<b>SCAQMD Thresholds</b>	<b>55.00</b>	<b>55.00</b>	<b>550.00</b>	<b>150.00</b>	<b>150.00</b>	<b>55.00</b>
<b>Significant?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: LSA, *Air Quality and Greenhouse Gas Analysis Technical Report*, Table K, pg. 44, May 2020.

CO = carbon monoxide

lbs/day = pounds per day

NOx = nitrogen oxides

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

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

SCAQMD = South Coast Air Quality Management District

SOx = sulfur oxides

VOC = volatile organic compounds

**Localized Impacts:** CalEEMod was used to calculate localized nitrogen dioxide (NO<sub>2</sub>), CO, PM<sub>10</sub>, and PM<sub>2.5</sub> pollutant concentrations for Project operational activities. **Table G: Operational Localized Impacts Analysis** shows that the operational emissions rates would not exceed the localized significance thresholds (LSTs) for residents in the Project area. Localized impacts analysis only includes on-site sources; however, the CalEEMod outputs do not separate on-site and off-site emissions for mobile sources. Motor vehicle emissions are estimated based on the average trip length for residential land uses. The average trip length used in the CalEEMod does not break down the portion of the motor vehicle emissions generated on site. For a worst-case scenario vehicle emission assessment of the mobile source, the emissions shown in **Table G** include all on-site Project-related area sources and 5 percent of the Project-related new mobile sources, which is an estimate of the amount of Project-related new vehicle traffic that would occur on site. During operation, the proposed Project would not exceed NOx, CO, PM<sub>10</sub>, or PM<sub>2.5</sub> thresholds. Therefore, the proposed operational activity would not result in a locally significant air quality impact. Impacts would be **less than significant**.

**Table G: Operational Localized Impacts Analysis**

Emissions Sources	NOx (lbs/day)	CO (lbs/day)	PM <sub>10</sub> (lbs/day)	PM <sub>2.5</sub> (lbs/day)
Maximum On-site Emissions	1.6	8.2	0.42	0.21
LST – 5-acre site	270	1,577	4.0	3.0
<b>Significant Emissions?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: LSA, *Air Quality and Greenhouse Gas Analysis Technical Report*, Table L, pg. 44, May 2020.

Note: Source Receptor Area – Metropolitan Riverside County, 5 acres, receptors at less than 25 meters (82.02 feet).

CO = carbon monoxide

LST = local significance threshold

NOx = nitrogen oxides

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

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

**Long-Term Microscale (Co Hot Spot) Analysis:** Vehicular trips associated with the proposed Project would contribute to congestion at intersections and along roadway segments in the Project vicinity. Localized air quality impacts would occur when emissions from vehicular traffic increase as a result of the proposed Project. The primary mobile-source pollutant of local concern is CO, a direct function of vehicle idling time and, this, of traffic flow conditions. Typically, high CO concentrations are associated with roadways or intersections operating at unacceptable levels of service or with extremely high traffic volumes. In areas with high ambient background CO concentrations, modeling is recommended to determine a project's effect on local CO levels. Since the SCAQMD modeled intersections do not exceed the CO standards, intersections within the proposed Project study area with less volumes of traffic and under less extreme conditions would not exceed the CO standards. Buildout of the proposed Project would not produce the volume of traffic, as described above, required to generate a CO hot spot. Therefore, implementation of the proposed Project would not be expected to result in CO hot spots, and impacts would be **less than significant**.

The project would contribute to criteria pollutants to the area during project construction. A number of individual projects in the area may be under construction simultaneously with the proposed Project. Depending on construction schedules and actual implementation of projects in the area, generation of fugitive dust and pollutant emissions during construction could result in



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantial short-term increases in air pollutants. However, each project would be required to comply with the SCAQMD's standard construction measures. The proposed Project's short-term construction CO, NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions would not exceed the LSTs. Therefore, construction of the proposed Project would have a **less than significant impact** with regard to regional and localized emissions and impacts would not be cumulatively considerable. Therefore, cumulative air quality emissions impacts are **less than significant**. No mitigation is required.

c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**3c. 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, CalEEMod, EMFAC 2017 Air Quality and Greenhouse Gas Analysis TTM37732 Barton Development, LSA, May 2020 Appendix B)

**Less Than Significant Impact.** The closest sensitive receptors (i.e., residential homes and school) are the Children's Lighthouse daycare facility, which is located approximately 35 feet west of the Project site on the northwest boundary, a single-family residence located 150 feet west of the Project boundary at 19800 Mariposa Avenue, and single-family residential homes, which are located approximately 75 feet from the Project site, north of Lurin Avenue.

**Table H: Construction Localized Impacts Analysis** identifies the emissions thresholds for local pollutants based on the nearest sensitive receptors. This area is consistent with the anticipated intensity of construction and based on the number of pieces of construction equipment to be used. The emissions of each of the pollutants analyzed would be less than the LST shown in **Table H** and would therefore be **less than significant**. No mitigation is required.

**Table H** shows that daily construction emissions would not exceed the daily thresholds and the air quality standards of the CO, NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> pollutant emission thresholds established by the SCAQMD. No additional mitigation is required for the construction equipment.

In conformance with the General Plan 2025 FPEIR Mitigation Measure AIR 1 and Mitigation Measure AIR 7, CalEEMod analyzed short-term construction and long-term operational related impacts of the Project and determined that the proposed Project would not exceed SCAQMD thresholds for short-term construction and long-term operational impacts. Therefore, the Project would not expose sensitive receptors to substantial pollutant concentrations and a **less than significant impact** would occur directly, indirectly, or cumulatively for this project. No mitigation is required.

**Table H: Construction Localized Impacts Analysis**

Emissions Sources	Pollutant Emissions				
	CO 1-hour (ppm)	CO 8-Hour (ppm)	NO <sub>2</sub> 1-Hour (ppm)	PM <sub>10</sub> 24-hour (µg/m <sup>3</sup> )	PM <sub>2.5</sub> 24-hour (µg/m <sup>3</sup> )
On-Site Construction Emissions <sup>1</sup>	0.05	0.04	0.06	0.67	0.67
Background Concentration	2.40	2.00	0.07	—	—
SCAQMD Localized Significance Threshold	20.00	9.00	0.18	10.40	10.40
Significant Emissions	No	No	No	No	No

Source: LSA, Air Quality and Greenhouse Gas Analysis Technical Report, Table J, pg. 43, May 2020.

Note: PM<sub>10</sub> and PM<sub>2.5</sub> concentrations are expressed in µg/m<sup>3</sup>. All others are expressed in ppm.

<sup>1</sup> CalEEMod clearly delineates the on-site and off-site construction emissions; thus, this includes all on-site construction emissions without having to include a percentage of the mobile source emissions as is done for the operational LST.

CO = carbon monoxide

LST = local significance threshold

NOx = nitrogen oxides

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

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

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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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**3d. 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, CalEEMod, EMFAC 2017 Model and Air Quality and Greenhouse Gas Analysis TTM37732 Barton Development, LSA, May 2020 Appendix B)

**Less Than Significant Impact.** Construction equipment exhaust, the application of architectural coatings, and the installation of asphalt surfaces may create odors in the Project vicinity during its construction. These construction activities are of a temporary duration and would not occur after completion of construction. The Project would be required to comply with SCAQMD Rule 1113 standards for paint applications and Rule 1108 standards regarding application of asphalt as a matter of regulatory policy.

Land uses generally associated with long-term (i.e., operational) objectionable odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and/or various heavy industrial uses. The proposed Project does not propose any such uses or activities that would result in a potentially significant operational-source odor impact. Potential sources of project-generated operational odors include disposal of miscellaneous domestic refuse. Consistent with City requirements, all project-generated refuse would be stored in covered containers and removed at regular intervals in accordance with solid waste regulations, thereby precluding substantial generation of odors that could result from temporary holding of refuse on site. Additionally, the proposed Project would be required to comply with SCAQMD Rule 402, which regulates nuisance odors.

Through compliance with SCAQMD Rules 1108, 1113, and 402, the Project would not involve any substantial short-term or long-term sources of odors. Direct, indirect, or cumulative Project impacts are considered **less than significant** and no mitigation is required.

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#### 4. BIOLOGICAL RESOURCES

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**4a. Response:** (Source: *TERACOR, Determination of Biologically Equivalent or Superior Preservation for Tentative Tract No. 37732, January 20, 2020, Revised per City comments May 29, 2020; Step I Habitat Assessment, Step II, Part A Focused Burrow Survey and Step II, Part B Focused Burrowing Owl Survey for Tentative Tract No. 37732 an 81 Lot Subdivision of 22.6 Acres in the City of Riverside, Riverside County, California, dated, 03 December 2019 Revised per City comments May 29, 2020, TERACOR Resource Management, Inc.; General Biological Assessment and Multiple Species Habitat Conservation Plan Consistency and Consistency Analysis for Tentative Tract No. 37732 A Subdivision of 22.6 Acres into 81 Single Family Residential Lots Located in the City of Riverside, CA, dated 10 December 2019, Revised per City comments May 29, 2020, TERACOR Resource Management Inc.; Preliminary Jurisdictional Delineation and Determination of California Department of Fish and Wildlife and California Regional Water Quality Control Board – Santa Ana Region, and U.S. Army Corps of Engineers Jurisdiction for Tentative Tract No. 37732 an 81 Lot Subdivision of 22.6 acres in the City of Riverside, Riverside County, California, dated 23 December 2019, TERACOR Resource Management, Inc. Appendix C)*

**Less Than Significant with Mitigation Incorporated.** The *General Biological Assessment and Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis* was prepared by TERACOR Resource Management, Inc., December 10, 2019, to ensure the proposed Project was consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and to analyze potential impacts to biological resources.

The Project site is located within the boundaries of the MSHCP. All projects within the MSHCP are required to analyze their consistency with the MSHCP, including conducting analyses of species on designated parcels across the Plan Area, such as criteria area/narrow endemic plant species or animals like burrowing owl. These analyses usually include preparation of specific habitat assessments for target organisms. If a given property is found to be suitable for specified species to occur, then focused surveys are often required for the specific species. The Riverside County Regional Conservation Authority (RCA) MSHCP Information Map outlines, on a parcel-by-parcel basis, those properties that require habitat assessment and focused surveys. The only species requiring specific analysis for the Project site is the burrowing owl. When development or a property is proposed, the City of Riverside is also required to consult the RCA's MSHCP Information Map to determine the following:

- If a property is located within an MSHCP-designated Cell Group or Criteria Cell (which the Project site is not); and
- If it is in either a Cell or Cell Group then there would be a Conservation Description that outlines how conservation should be organized in that particular area (not applicable to the Project site).

A focused burrowing owl survey and habitat assessment was conducted on the Project site in the 2019 season and concluded that no burrowing owls were detected on the Project site. The Project site was found not to support any of the resources that would be mandated for conservation under the MSHCP. Finally, the Project site is not located within a Cell or Cell group targeted for conservation, nor is it in a linkage area of constrained linkage area identified as connective habitat to other conservation areas. Although no burrowing owls were detected on the Project site, the focused burrowing owl survey and habitat assessment recommended conducting a pre-construction survey within 30 days prior to ground disturbance activities (and in accordance with MSHCP requirements) as suitable habitat was located on site (refer to **Mitigation Measure BIO-3** below).

The Project site is located on a vacant site within a semi-urbanized area of the City of Riverside. A search of the MSHCP database and other appropriate databases identified potential for candidate, sensitive, or special-status species, or suitable habitat for such species to occur on site. Federal Species of Concern, California Species of Special Concern, and California

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Species Animal or Plants on lists 1–4 of the California Native Plant Society Inventory may also have the potential to be located on the Project site. Table 3 - MSHCP Covered Species of the *General Biological Assessment and Multiple Species Habitat Conservation Plan* lists MSHCP Covered Species that have been designated as present, not present, or potentially occurring (low, moderate, high potential) on the Project site. **Table I: MSHCP Covered Species** shows the plant and animal species with a present or low/moderate/high potential of occurring on site and their regulatory statuses.

**Table I: MSHCP-Covered Species**

Species	Regulatory Status	Status of the Species on the Project Site/Life History/Habitat Description
<b>Plants</b>		
Southern California black walnut ( <i>Juglans californica</i> )	California Native Plant Society Rare Plant Rank 4.2. This species has no formal federal or State governmental listing status	<b>Present.</b> This MSHCP-covered species occurs in western Riverside County. This deciduous tree occurs on slopes and in canyons between 50 and 900 meters along the south coast, south Transverse Ranges, and north Peninsular Ranges. It blooms from March through August. Walnut forest is a much fragmented, declining community. Only one walnut tree is present on site in Feature 1. The tree is small and located on the property line next to the nursery school. Individual trees themselves are not particularly relevant. Woodland stands would be considered sensitive and might warrant conservation or mitigation, not single trees. Mitigation in the form of MSHCP Fee payment is adequate.
<b>Invertebrates</b>		
Crotch bumble bee ( <i>Bombus crothii</i> )	Federally Listed as Endangered	<b>Low.</b> This species ranges from coastal California east to the Sierra-Cascade Crest and south into Mexico. Food plant genera include <i>Antirrhinum</i> , <i>Phacelia</i> , <i>Clarkia</i> , <i>Dendromecon</i> , <i>Eschscholzia</i> , and <i>Eriogonum</i> . These genera, which are necessary support resources for the bumble bee, are not found on site. Therefore, suitable habitat is not present on site.
<b>Reptiles</b>		
Coastal whiptail ( <i>Aspidoscelis tigris stejnegeri</i> )	State Species of Special Concern	<b>Moderate.</b> This MSHCP-covered subspecies is not likely to occur on site. It inhabits deserts and semiarid habitats, usually where plants are sparse and there are open areas for running; conditions not present as the site is densely vegetated. It ranges from deserts to montane pine forests where it prefers warmer, drier areas. Coastal whiptail is also found in woodland and streamside growth and avoids dense grassland and thick growth of shrubs. It uses firm, sandy or rocky soil. This whiptail was not detected on site.
southern rubber boa ( <i>Charina umbratica</i> )	State listed as Threatened	<b>Low.</b> This MSHCP-covered species is unlikely to occur on site. The southern rubber boa frequents grassland, broken chaparral, woodland, and forest, in and beneath rotting logs, under rocks, and under bark of fallen and standing dead trees. Habitat on-site is not particularly suitable because of the removal of natural micro-habitat elements (leaf and organic matter, logs, etc.) and the isolation of the site in a developed area within the City limits.
red diamond rattlesnake ( <i>Crotalus ruber</i> )	State Species of Special Concern	<b>Low.</b> This MSHCP-covered species might still occur in the area, but the species docility and relatively gentle nature suggest it would not persist in a residential area where residents routinely kill rattlesnakes out of ignorance and fear. Isolation of the site in an increasingly urban matrix also suggests the possibility of occurrence is low. This species frequents chaparral, woodland, grassland, and desert areas

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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		from coastal San Diego County to the eastern slopes of the mountains in Riverside County. It occurs in rocky areas and dense vegetation and suitable habitat is not present on site.
<b>Birds</b>		
Cooper's hawk ( <i>Accipiter cooperii</i> )	State Watch List Species (Nesting)	<b>Present.</b> Observed foraging on site, but the property is not in a Conservation Cell and not designated for conservation. It was seen in the riparian cell at the northwest corner of the property. Cooper's hawk is a crow-sized raptor and typically breeds throughout the state. It is tolerant of human activity and population numbers appear to be on the rise. It nests in open forests, groves, or trees along rivers, or low scrub of otherwise treeless areas.
sharp-shinned hawk ( <i>Accipiter striatus</i> )	State Watch List Species (Nesting)	<b>Low (Not Nesting, Winter Resident).</b> This MSHCP-covered species could occur on site, but the property is not in a Conservation Cell and not designated for conservation. This species is a common winter visitor to southern California. It prefers forested or woodland riparian habitats, but will also occur in urban areas. It has not been observed on site.
grasshopper sparrow ( <i>Ammodramus savannarum</i> )	State Species of Special Concern (Nesting) Second Priority	<b>Low (Nesting).</b> This MSHCP-covered species is not likely to utilize the subject property. The species prefers grasslands with sparse shrub cover. It occurs mainly on hillsides and mesas in coastal districts, but has bred at elevations of up to 1,500 meters in the San Jacinto Mountains. Marginally suitable habitat is present on site, but this sparrow is uncommonly observed. It was not detected on the subject property.
ferruginous hawk ( <i>Buteo regalis</i> )	State Watch List Species (Wintering)	<b>Low.</b> This MSHCP-covered species could forage on site, but the property is not in a Conservation Cell and is not designated for conservation. This raptor frequents open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats. It eats mostly lagomorphs (rabbits), ground squirrels, and mice. The ferruginous hawk breeds in the northern Midwest in the U.S. and southern Canada, and is only known to occur in California during the winter. Suitable foraging habitat was present in the area prior to widespread development. Ferruginous hawk has not been detected on site.
Swainson's hawk ( <i>Buteo swainsoni</i> )	State listed as Threatened (Nesting)	<b>Low (Low Migratory Occurrence Potential).</b> This MSHCP-covered species could forage on site during migration, but the property is not in a Conservation Cell and not designated for conservation. This raptor is a summer migrant to North America, and spends the winter in South America, making it the longest migrant of any North American raptor. Habitat preferences for this species include broken woodlands, savannah, higher deserts with scattered groves of trees, and ranch lands with scattered trees. Prey items for this species range from small mammals to insects with small birds and reptiles taken occasionally. The subject property is located outside of this species' known breeding range; therefore, this species does not nest on site. Swainson's hawk generally migrates in flocks along established flyways and is not expected to be seen on the project site.
northern harrier ( <i>Circus cyaneus</i> )	State Species of Special Concern (Nesting) Third Priority	<b>Low.</b> This MSHCP-covered species could forage on site, but the property is not in a Conservation Cell and not designated for conservation. The subject property is located within this

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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		species' current breeding range, but the small size of riparian area and lack of marsh habitat renders the property unsuitable for nesting. The northern harrier has a worldwide distribution and a wide range during migration. This species prefers to forage in expansive open, treeless areas. Marginally suitable nesting habitat is present. This species was not detected on site.
white-tailed kite ( <i>Elanus leucurus</i> )	State Fully Protected (Nesting)	<b>Low.</b> This species has not been seen on site, and the single cell of willow is too small for raptor nesting. It may forage on site from time to time. The property is not in a Conservation Cell and not designated for conservation; therefore, potential presence is not problematic. This species is fairly common in open fields and is a yearlong resident in coastal and valley lowlands throughout California. It occurs in low elevation grassland, agricultural, wetland, or oak-woodland habitats. Riparian areas adjacent to open areas can be used by this species for nesting, but no nesting or foraging was observed.
merlin ( <i>Falco columbarius</i> )	State Watch List Species (Wintering)	<b>Low.</b> It seems unlikely that this MSHCP-covered species would utilize the site, and the property is not in a Conservation Cell and not designated for conservation even if it did occur. This species winters mainly in the western half and southern portion of California below 1,500 meters elevation. It is seldom found in heavily wooded areas or open deserts. It occurs in coastlines, open grasslands, savannahs, woodlands, lakes, wetlands, and various ecotones (edge habitats). Although somewhat suitable wintering habitat is present, this species was not detected on site. This is likely due to the small and isolated conditions of the property.
prairie falcon ( <i>Falco mexicanus</i> )	State Watch List Species (Nesting)	<b>Low.</b> This MSHCP-covered species could forage on site, but the property is not in a conservation cell and not designated for conservation. This species occurs throughout California, and breeds in the northern, central and southeastern portions of the state. This species inhabits primarily open habitats such as grasslands, savannahs, and open shrub habitats. Although suitable foraging habitat is present, the site is likely too small and isolated. This species was not detected.
Lincoln's sparrow - breeding ( <i>Melospiza lincolnii</i> )	This species has no formal federal or State governmental listing status.	<b>Low.</b> The Lincoln's sparrow has a sparse and widespread distribution throughout the MSHCP Area within a wide variety of habitats. This species occurs within the lowland and foothills of the Plan Area as a transient in the spring and fall and may overwinter within the area. This sparrow prefers dense, low underbrush often in disturbed edges with grasses and weeds mixed with shrubs. It occurs in a variety of habitats including willow-sedge swamp, scrub-meadow, and flat land aspen. Breeding in southern California occurs in wet montane meadows of corn lily, sedges and low willows. At lower elevations, this organism prefers mesic willow shrubs and can be found in mixed deciduous groves such as aspen and cottonwoods, mixed shrub-willows, bogs as well as a variety of other riparian habitats. Suitable habitat is not present on site. No Lincoln sparrows were observed or heard.
downy woodpecker ( <i>Picoides pubescens</i> )	This species has no formal federal or State governmental listing status.	<b>Low.</b> This MSHCP-covered species could occur on site, but the property is not in a Conservation Cell and not designated for conservation. The downy woodpecker is sparsely

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		distributed throughout the MSHCP Plan Area. This species utilizes riparian scrub, forest and woodland, and oak woodland and forest. Suitable support habitat is not extensively enough to support this woodpecker, and this woodpecker was not detected on the subject property.
yellow warbler ( <i>Setophaga petechia</i> )	State Species of Special Concern (Nesting) Second Priority	<b>Low.</b> This MSHCP-covered species occurs in riparian scrub and woodlands, which are present but limited to approximately one-half acre on site. This species breeds in southern California in the dense understory of riparian thickets. Yellow warbler populations have been severely impacted by brown-headed cowbird parasitism. The habitat on site is not suitable for nesting due to its small size. This species has not been detected on site.
tree swallow ( <i>Tachycineta bicolor</i> )	This species has no formal federal or state governmental listing status.	<b>Low.</b> This MSHCP-covered species was not detected on site, and the property is not in a Conservation Cell and not designated for conservation. The tree swallow is widely but sparsely distributed throughout the MSHCP Area. Habitat characteristics include open water for foraging and riparian scrub and water-associated woodland and forest for nesting. The site is too small and, therefore, suitable habitat is not present on site.
Costa's hummingbird ( <i>Calypte costae</i> )	State Special Animal (Nesting)	<b>Low.</b> The subject property is located within the year-round range of this hummingbird species. Costa's hummingbird primarily occurs in the desert and semi-desert; but also occurs in arid brushy foothills and chaparral, and in adjacent mountains, open meadows and gardens during migration and winter. This species has a low probability of occurrence on site due to the paucity of flowering plants, and the limited foraging resources on site.
Lawrence's goldfinch ( <i>Spinus lawrencei</i> )	State Special Animal (Nesting)	<b>Low (Moderate Migratory Occurrence Potential).</b> This species occurs in the vicinity of the subject property during the nesting season. Suitable habitat consists of open woodlands, chaparral and weedy fields. Although marginally suitable nesting habitat is present, this species has a low probability of nesting on the subject property due to the limited extent of suitable habitat present. Additionally, this species has not been detected on site. This notwithstanding, Lawrence's goldfinch has a moderate potential of utilizing the subject property as a migratory stopover.
<b>Mammals</b>		
Coyote ( <i>Canis latrans</i> )	This species has no formal federal or State government listing status.	<b>Present.</b> This MSHCP-covered species has been detected onsite, but coyote is common and widespread throughout the Plan Area. It occurs in all areas of the Plan Area except the most highly urbanized commercial and industrial areas. This species is highly tolerant of human activity and coexists well with humans unless trapped, hunted or otherwise harassed (e.g., disturbance of breeding dens). It would not den on site.
northwestern San Diego pocket mouse ( <i>Chaetodipus fallax fallax</i> )	State Species of Special Concern	<b>Low.</b> This MSHCP-covered species could occur on site, but the degraded nature and plant density of the grassland on site due to non-native grass and herb invasion may preclude it from being on the property. The northwestern San Diego pocket mouse occurs in sandy, herbaceous areas, usually associated with rocks or coarse gravel in coastal scrub, chaparral, grasslands, and in sagebrush. The California Natural Diversity Database (CNDDB) reports several nearby detections at the San Jacinto Wildlife Refuge, along

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		the Ramona Expressway near the San Jacinto River, and just east of Lake Perris. Marginally suitable habitat is present on site, although the species is not expected to occur on site.
Dulzura kangaroo rat ( <i>Dipodomys simulans</i> )	State Special Animal	<b>Moderate.</b> This MSHCP-covered species could occur on site, but the property is not in a Conservation Cell and not designated for conservation. The Dulzura kangaroo rat occurs throughout western Riverside County in coastal sage scrub (including upland sage scrub and alluvial fan sage scrub), sage scrub/grassland ecotones, chaparral, and desert scrubs up to 2,600 feet in elevation. This species is considered fairly common in suitable habitat. Somewhat suitable habitat is present on site.
Stephens' kangaroo rat ( <i>Dipodomys stephensi</i> )	Federally Listed as Endangered State listed as Threatened	<b>Moderate.</b> This MSHCP-covered species could occur on site, but the property is not in a Conservation Cell and not designated for conservation. The Stephens' kangaroo rat occurs primarily in annual and perennial grasslands, but also occurs in open coastal sage scrub. Preferred habitat species include buckwheat ( <i>Eriogonum</i> sp.), chamise ( <i>Adenostoma fasciculatum</i> ), brome, and filaree ( <i>Erodium</i> sp.). Suitable habitat is present on-site, and burrows typical of kangaroo rats are present. Multiple CNDDDB occurrences suggest broad distribution across the Lake Mathews Estelle Mountain area and eastward toward Perris, Mead Valley and Moreno Valley. The nearest CNDDDB location is 1.2 miles south of the Trautwein Road/Van Buren Boulevard intersection (1988).
San Diego black-tailed jackrabbit ( <i>Lepus californicus bennettii</i> )	State Species of Special Concern Addition to List	<b>Low.</b> This MSHCP-covered species occurs in intermediate canopy stages of shrub habitats and open shrub/herbaceous and tree/herbaceous edges in southern California coastal sage scrub habitats and agricultural lands. The black-tailed jackrabbit is common throughout the state; however, habitat loss and fragmentation in southern California has caused declines. This notwithstanding, all subspecies in California are legally hunted and seasons are open year-round with no limit of take. San Diego black-tailed jackrabbit was not observed on the subject property. Although the habitat on the site is structurally suitable, jackrabbit does not persist in small habitat blocks like the one found on site when contained within an urban environment. Black-tailed jackrabbit is not expected to persist on the Project site.
bobcat ( <i>Lynx rufus</i> )	This species has no formal federal or state government listing status.	<b>Low.</b> This MSHCP-covered species could range on site, but the general area in which the site is located has become quite isolated from larger habitat zones, rendering access to the site problematic for bobcat. The bobcat is widespread throughout the Plan Area. This species requires large expanses of relatively undisturbed brushy and rocky habitats near springs or other perennial water sources. Structurally suitable foraging habitat is present on site, although the site is very small and bobcat was not detected on the subject property.
long-tailed weasel ( <i>Mustela frenata</i> )	This species has no formal federal or state government listing status.	<b>Low.</b> This MSHCP-covered species could occur on site but is an unlikely visitor due to habitat fragmentation in the area. The long-tailed weasel occurs throughout the Plan Area in virtually all types of habitat, including agricultural and disturbed areas. The small size and isolation of the site both indicate the species is very unlikely to occur in this area. It may occur wherever there is sufficient prey. Suitable habitat



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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		is present on site, but this species was not detected on the subject property.
San Diego desert woodrat ( <i>Neotoma lepida intermedia</i> )	State Species of Special Concern Addition to List	<b>Moderate.</b> This MSHCP-covered species may occur on site, but one Neotoma nest observed likely belongs to the dusky footed woodrat in the riparian cell. This subspecies is rather widely distributed throughout southern California in sage scrub, chaparral and desert regions. It prefers rocky areas, nesting in cracks and crevices. The San Diego desert woodrat is not believed to occur on site.
Los Angeles pocket mouse ( <i>Perognathus longimembris brevinasus</i> )	State Species of Special Concern Highest Priority	<b>Low.</b> This MSHCP-covered species can occur in western Riverside County; however, focused surveys are not required for the subject property. Pocket mice are the smallest members of the family Heteromyidae. Los Angeles pocket mouse occurs on open ground with fine, sandy soils in low elevation grasslands and open canopy sage scrub. Relevant CNDDDB records include the Box Springs. This subspecies may not dig extensive burrows, and prefers hiding under weeds and dead leaves instead. Marginally suitable habitat is present on site, although trapping was not required for this subspecies on the subject property.
brush rabbit ( <i>Sylvilagus bachmani</i> )	This species has no formal federal or state government listing status.	<b>Low.</b> This MSHCP-covered species was not observed on site, although Audubon's cottontail was fairly common. The brush rabbit occurs throughout the Plan Area. Suitable habitat includes chaparral, coastal sage scrub, riparian and woodland habitats, coniferous forest, and agricultural areas (grove/orchard and field crops). This species occurs at all elevations up to 6,000 feet. Suitable habitat is present on site, although the brush rabbit was not detected on the subject property.
hoary bat ( <i>Lasiurus cinereus</i> )	State Special Animal	<b>Low.</b> This species prefers deciduous and coniferous forests, and often roosts in those types of trees. Moths are the preferred food item; however, other species of flying insects and occasionally small bat species will be consumed. This species has a low potential of occurring and potentially roosting on the subject property. Habitat conditions are not suitable for this species.
western small-footed myotis ( <i>Myotis ciliolabrum</i> )	State Special Animal	<b>Low.</b> The western small-footed myotis roosts singly or in small communal groups in rock crevices, mines, caves, under exfoliating bark, or in buildings. This species consumes a wide variety of flying insects including moths and beetles. Suitable habitat includes desert, short-grass prairies, riparian areas, and coniferous forests. Marginally suitable roost sites, such as rock crevices and area barns or old structures, are situated near the subject property. Habitats on the subject property are marginal; therefore, this species has a low possibility of foraging on site. Roosting habitat is not present.
Yuma myotis ( <i>Myotis yumanensis</i> )	State Special Animal	<b>Low.</b> The Yuma myotis roosts in large groups in vertical cracks in cliff faces, buildings, and under bridges. This species' distribution is often closely tied to bodies of water. Suitable habitat includes humid forest to desert. This species has a low potential of foraging over the subject property. Suitable roosting habitat is not present on -site. Area urbanization and lack of specific host resources suggest it would not occur on site.

Source: TERACOR Resource Management Inc. *General Biological Assessment and MSHCP Consistency Analysis for Tentative Tract No. 37732 A Subdivision of 22.6 Acres into 81 Single Family Residential Lots Located in the City of Riverside, CA.* Table 3, December 10, 2019 (revised per City comments May 29, 2020).

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The *General Biological Assessment* prepared for the proposed Project considered the potential that the site had to support all of the 146 MSHCP-covered species. The habitat assessment for each species demonstrated that suitable habitat was not present, however, to support any of the species which can require focused surveys, with the exception of burrowing owl. The RCA's Map Inquiry Website specified that a habitat assessment was required for burrowing owl, and that assessment determined that focused surveys should be performed. In 2019, on-site burrowing owl surveys were conducted and determined no burrowing owls were present on the site.

Implementation of the proposed Project would affect MSHCP-covered and state/federally listed plant and animal species. As a condition of approval, the Project Applicant will pay the appropriate MSHCP mitigation fee that will contribute to conservation and management of conservation for all MSHCP-covered organisms. Additionally, in order to reduce such impacts, implementation of **Mitigation Measures BIO-1** through **BIO-8** would be required. With implementation of these mitigation measures, impacts would be **less than significant**.

The Project site is located within the California Floristic Province Southwestern California region. Two distinct vegetation community types exist on site: a red willow/arroyo willow scrub alliance and annual grassland/wildflower field. There are California pepper and eucalyptus trees scattered on the site and only one riparian/riverine area is located on the site. There are no natural "woodland" plant communities on the Project site. **Table J: Vegetation Communities** shows the type of vegetative communities that currently exist on the Project site.

**Table J: Vegetation Communities**

Vegetation Community	Size of Community on the Project Site (acres)
Annual Grassland/Wildflower Field	20.01
Mixed Red Willow/Arroyo Willow/Black Willow (riparian/riverine)	0.51
Ornamental Alliance	0.11
Asphalt Roadway (Not Mapped/Not Habitat)	1.97
<b>Total</b>	<b>22.6</b>

Source: TERACOR Resource Management Inc. *General Biological Assessment and MSHCP Consistency Analysis for Tentative Tract No. 37732 A Subdivision of 22.6 Acres into 81 Single Family Residential Lots Located in the City of Riverside, CA*. Table 2

Project implementation would result in the permanent removal of 22.6 acres of natural and semi-natural habitat as shown above in **Table J**. Of the 22.6 acres, 22.09 acres consist of upland habitats comprising annual brome grasslands, fiddle neck wildflower fields and ornamental trees. Removal of these vegetative communities may potentially affect sensitive plant and animal species which are State, federally, and MSHCP protected. Implementation of **Mitigation Measures BIO-1** and **BIO-6** would reduce impacts to a **less than significant** level under CEQA.

#### Mitigation Measures

- BIO-1:** Prior to the issuance of grading permits, the applicant shall make the appropriate mitigation fee payment into the MSHCP Stephens' kangaroo rat fee payment program for conservation of Stephens' kangaroo rat-occupied habitats in order to offset the loss of potentially suitable Stephens' kangaroo rat habitat on site through project implementation.
- BIO-2:** Prior to on-site vegetation clearance, the Project Applicant shall retain a qualified biologist to conduct a pre-construction nesting bird survey in accordance with the following:
- The survey shall be conducted no more than three days prior to the initiation of clearance/construction work;
  - If pre-construction surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required.

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	<ul style="list-style-type: none"><li>• If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until said qualified biologist determines that all young have fledged (i.e., no longer reliant upon the nest).</li><li>• It is recommended that coordination among the developer of the site, the City of Riverside, the project engineer, and the consulting qualified biologist occurs to consider vegetation clearance outside of the normal bird nesting season (usually February 15 through September 15) to avoid impacts to nesting birds that would potentially violate the Migratory Bird Treaty Act. It should be noted that bird nesting season is increasingly less definitive for some year-round resident species such as hummingbirds and raptors. Further, ground-dwelling birds such as burrowing owls, can be affected nearly any time of the year if present. It is therefore advisable to conduct a pre-construction bird survey no matter the time of year.</li><li>• Removal of vegetation necessitates installation of appropriate Storm Water Pollution Prevention Plan (SWPPP) measures, particularly if grading is not undertaken immediately; therefore, careful timing of the project schedule and implementation measures is necessary to avoid water quality impacts.</li></ul>			
<b>BIO-3:</b>	The Project Applicant shall retain a qualified biologist to conduct a 30-day pre-construction survey for burrowing owl. The results of the single one-day survey shall be submitted to the City prior to obtaining a grading permit. If burrowing owl are not detected during the pre-construction survey, no further mitigation is required. If burrowing owl are detected during the pre-construction survey, the Project Applicant and a qualified consulting biologist will be required to prepare and submit for approval a burrowing owl-relocation program.			
<b>BIO-4:</b>	In accordance with MSHCP provisions limiting the use of exotic and invasive plant species, the Project's landscape plan shall exclude invasive species such as, but not limited to crimson fountain grass ( <i>Pennisetum setaceum</i> ), Pampas grass ( <i>Cortaderia selloana</i> ), giant reed ( <i>Arundo donax</i> ), tree of heaven ( <i>Ailanthus altissima</i> ), eucalyptus, and other ornamental landscape elements on the list of exotic invasive plants utilized by the Riverside Conservation Authority, which have the potential to spread into adjoining, downstream, or nearby areas.			
<b>BIO-5:</b>	The Project Applicant shall demonstrate to the City of Riverside that applicable federal and State resource agency permits have been obtained, or that authorization from the agency is not required. These agencies include U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and the Santa Ana Regional Water Quality Control Board.			
<b>BIO-6:</b>	Prior to the issuance of grading permits, the removal of Feature 1, which comprises 0.51 acre of Riparian/Riverine area on the Project site, shall be mitigated at a 2:1 mitigation to impact basis with 1.02 acre of rehabilitation credits at the Riverpark Mitigation Bank. Purchase of these rehabilitation credits shall be required if such credits are available for purchase and are acceptable to all associated agencies including U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and the Santa Ana Regional Water Quality Control Board, if applicable. If these credits are not available or acceptable to the aforementioned agencies, then alternative mitigation shall be identified and approved by each agency.			
With implementation of <b>Mitigation Measures BIO-1 through BIO-6</b> , the proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Impacts would be <b>less than significant with mitigation incorporated</b> .				
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4b. Response:</b> (Source: <i>TERACOR, Determination of Biologically Equivalent or Superior Preservation for Tentative Tract No. 37732, January 17, 2020 (Revised per City of Riverside comments June 29, 2020); Step I Habitat Assessment, Step II, Part A Focused Burrow Survey and Step II, Part B Focused Burrowing Owl Survey for Tentative Tract No. 37732 an 81 Lot Subdivision of 22.6 Acres in the City of Riverside, Riverside County, California, dated, 03 December 2019</i> )				

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(Revised per City of Riverside comments June 29, 2020), TERACOR Resource Management, Inc.; General Biological Assessment and MSHCP Consistency and Consistency Analysis for Tentative Tract No. 37732 A Subdivision of 22.6 Acres into 81 Single Family Residential Lots Located in the City of Riverside, CA, dated 10 December 2019, TERACOR Resource Management Inc.; Preliminary Jurisdictional Delineation and Determination of California Department of Fish and Wildlife and California Regional Water Quality Control Board – Santa Ana Region, and U.S. Army Corps of Engineers Jurisdiction for Tentative Tract No. 37732 an 81 Lot Subdivision of 22.6 acres in the City of Riverside, Riverside County, California, dated 23 December 2019 (Revised per City of Riverside comments June 29, 2020), TERACOR Resource Management, Inc. Appendix C).

**Less Than Significant with Mitigation Incorporated.** Section 6.1.2 of the MSHCP requires assessment of impacts to riparian habitats, riverine areas, and vernal pools, including focused surveys for sensitive riparian bird and fairy shrimp species when suitable habitat is present. The intent of the assessment requirement is to provide for the protection of resources used by MSHCP-covered species, as well as existing and future downstream conservation areas. Riverine/riparian areas and vernal pools are defined in Section 6.1.2 of the MSHCP as follows: *Riparian/Riverine Areas are lands which contain Habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.*

The Project site was assessed for riparian/riverine areas in the summer of 2019. The assessment included identification and mapping of plant communities within the Project site as well as any drainage features. Results indicated that 0.51 acre of riparian/riverine (herein referred to as “Feature 1”) exists on the Project site.

The riparian/riverine habitat was determined not suitable for least Bell’s vireo (*Vireo belli pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), Riverside fairy shrimp (*Streptocephalus woottoni*), or vernal pool fairy shrimp (*Branchinecta lynchi*). The site is too small, too isolated, and does not support standing water. The MSHCP-covered species bald eagle (*Haliaeetus leucocephalus*) and peregrine falcon (*Falco peregrinus*) would not occur within the riparian/riverine area on site. No suitable nesting areas are located on site. No bald eagles or peregrine falcons were expected or observed on site. The riparian/riverine area on site is not suitable for the MSHCP-listed riparian songbirds, including least Bell’s vireo, southwestern willow flycatcher, and western yellow-billed cuckoo. None of these species was observed on site nor would they occur on site. Feature 1 is too limited in extent and too homogeneous to support sensitive nesting riparian songbirds. Habitat within Feature 1 is not suitable for fish, specifically the Santa Ana sucker (*Catostomus santaanae*), or MSHCP-listed Invertebrates and Crustaceans (Riverside fairy shrimp and vernal pool fairy shrimp). Persistent surface water is not present. Vernal pool features are also not present on the Project site.

None of the MSHCP-listed amphibian riparian/riverine species would be expected to occur within the on-site riparian/riverine area. Arroyo toad (*Anaxyrus californicus*), California red-legged frog (*Rana draytonii*), and southern mountain yellow-legged frog (*Rana muscosa*) all have narrow habitat requirements and limited distribution within western Riverside County, which are not represented by the on-site riparian/riverine area. The riparian/riverine area on site is not located within the known ranges of these three species. Additionally, the Project site is not listed as a target conservation area for any of the three species. Habitat quality is low due to the highly disturbed nature of the on-site drainage segments and basin. None of the MSHCP-listed riparian/riverine plant species was observed within the onsite Feature 1. Habitat within the on-site riparian/riverine area is patchy, discontinuous, isolated, and has been invaded by nonnative species in the persistent emergent and shrub layers. Habitat within the riparian/riverine area is not suitable for MSHCP Section 6.1.2 Covered plant species.

In order to avoid the permanent removal of the 0.51 acre of riparian/riverine on-site habitat, the City of Riverside and Project Applicant discussed potential on-site avoidance opportunities. These avoidance opportunities, however, were determined not to be feasible, as discussed below:

- **Project Density Reduction (Loss of approximately 28 of 81 proposed residential home sites):** The site plan for the Project would be revised to eliminate Lots 1 through 9 to avoid Feature 1. The design of the north half of the tract would flip; as such, placing the cul-de-sac to back up to Feature 1 so that Street A could shift to the east and align with the opposing residential access road to obtain site access from Lurin Avenue. Street B would become a cul-de-sac, thus eliminating up to five more lots on the Project site. The on-site neighborhood park would have to be relocated as it is too close to the flow line and vegetation of Feature 1. Relocation of the park would result in the loss of up to

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five additional lots. Lastly, the Lot D Water Quality Management Plan (WQMP) basin would displace Lots 36 through 42 (seven lots). The loss of up to 28 housing units in a housing deficient region for 28 families, in conjunction with economic losses to the Applicant, would outweigh the negligible benefits of avoidance and mitigating off site.

- **Cost Associated with Conservation of Feature 1:** In addition to costs related to Project delay and redesign, economic costs for the Project Applicant would occur due to conveying Feature 1 to a management entity such as the RCA or other entity for protection as a riparian riverine feature. A Habitat Mitigation and Monitoring Plan (HMMP) would be necessary to get Feature 1 into an improved biological condition and remove all exotic species for a period of five years or more. Costs reflecting those contained in a normal Property Analysis Record (PAR) analysis would be necessary, including management, ongoing exotic pest control, fencing, maintenance, signage, reporting, etc. Total HMMP costs for preparation, processing, and implementing a five-year planting and invasive control program could reach \$250,000. Total PAR costs for an isolated half acre, given the inefficiency of monitoring and maintaining an isolated feature not adjoining an established preserve, could easily exceed an additional \$250,000. This amount (or similar amount) would be needed to provide a Management Entity with all the normal items that a non-wasting endowment is intended to support, such as annual overhead management costs, salaries, overhead vehicle maintenance, site maintenance costs, reporting costs, insurance, and legal counsel. For these reasons, this avoidance measure was deemed infeasible.

The loss of 28 residential units in conjunction with the estimated \$500,000 cost of long-term habitat improvement and management, compared to participation in an In-Lieu Fee Payment Program or Mitigation Bank in the Santa Ana River watershed, would be prohibitively expensive for the proposed Project. Purchase of lower-value enhancement credits, if available, on a 2:1 basis; however, would mitigate the potential impact to the 0.51 acre of riparian/riverine habitat on the Project site. The proposed Project would implement **Mitigation Measures BIO-7 and BIO-8.**

#### Mitigation Measures

**BIO-7: Restoration of Off-site Habitat in an Approved in an Approved In-Lieu Fee Program or Mitigation Bank.** The Project Applicant shall purchase 1.02 acres of restoration credits through an approved In-Lieu Fee Program or Mitigation Bank in the Santa Ana River Watershed. Purchase of lower-value enhancement credits, if available, shall occur on a 2:1 basis based on the lower relative quality of the 0.51 acre of riparian/riverine habitat that would be removed from the Project site. Due to the removal of the 0.51 acre of riparian/riverine habitat on site, water quality benefits (from surface flows from the existing neighborhood to the north of the Project site) would be removed. As such, the new WQMP basins proposed for the Project site shall replace and offset the water quality enhancement functions of the existing 0.51-acre riparian/riverine habitat that would be removed due to Project implementation. The Project Applicant shall purchase the restoration credits prior to approval of final tract map.

**BIO-8: Construction/Post-Construction Best Management Practices.** Construction/Post-Construction Best Management Practices (BMPs) detailed in the Final Water Quality Management Plan (WQMP) shall be implemented. Such BMPs shall be implemented to maintain the quality of water runoff emanating from the Project site during construction and post-construction activities.

Implementation of **Mitigation Measures BIO-7 and BIO-8** would reduce impacts associated with the loss of riparian/riverine habitat on the Project site. As such, implementation of the proposed Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Impacts would be **less than significant with mitigation incorporated.**

- 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?



**4c. Response:** (Source: *TERACOR, Determination of Biologically Equivalent or Superior Preservation for Tentative Tract No. 37732, January 20, 2020; Step I Habitat Assessment, Step II, Part A Focused Burrow Survey*)

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*and Step II, Bart B Focused Burrowing Owl Survey for Tentative Tract No. 37732 an 81 Lot Subdivision of 22.6 Acres in the City of Riverside, Riverside County, California, dated, 03 December 2019 (Revised per City of Riverside comments June 29, 2020), TERACOR Resource Management, Inc.; General Biological Assessment and MSHCP Consistency and Consistency Analysis for Tentative Tract No. 37732 A Subdivision of 22.6 Acres into 81 Single Family Residential Lots Located in the City of Riverside, CA, dated 10 December 2019 (Revised per City of Riverside comments June 29, 2020), TERACOR Resource Management Inc.; Preliminary Jurisdictional Delineation and Determination of California Department of Fish and Wildlife and California Regional Water Quality Control Board – Santa Ana Region, and U.S. Army Corps of Engineers Jurisdiction for Tentative Tract No. 37732 an 81 Lot Subdivision of 22.6 acres in the City of Riverside, Riverside County, California, dated 23 December 2019 (Revised per City of Riverside comments June 29, 2020), TERACOR Resource Management, Inc. Appendix C)*

**Less Than Significant with Mitigation Incorporated.** Section 6.1.2 of the MSHCP requires assessment of impacts to riparian habitats, riverine areas, and vernal pools, including focused surveys for sensitive riparian bird and fairy shrimp species when suitable habitat is present. The intent of the assessment requirement is to provide for the protection of resources used by MSHCP-covered species, as well as existing and future downstream conservation areas. Riverine/riparian areas and vernal pools are defined in Section 6.1.2 of the MSHCP as follows: *Vernal pools are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the drier portion of the growing season. The determination that an area exhibits vernal pool characteristics, and the definition of the watershed supporting vernal pool hydrology, must be made on a case-by-case basis. Such determinations should consider the length of the time the area exhibits upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records. For Riverside, vernal pool and Santa Rosa fairy shrimp, mapping of stock ponds, ephemeral pools and other features shall also be undertaken as determined appropriate by a qualified biologist.*

A *Preliminary Jurisdictional Delineation and Determination Report* was prepared for the Project in December 2019 and revised based on City comments in June 2020. Utilizing United States Army Corps of Engineers (USACE) and California Department of Fish and Wildlife (CDFW) recommended procedures, practices, and guidance, field visits were conducted on site on October 31, 2017, and January 25, 29, 30, 2018, to determine if jurisdictional waters were located on the Project site. Historic aerial photographs were also reviewed to determine potential jurisdictional water locations on the site between 1962 and the present. Field surveys indicated that that a drainage and a small tributary swale is located on the Project site. The primary drainage and downstream portion of the tributary swale on site was determined to be CDFW and RWQCB jurisdictional. However, the lack of connectivity likely precludes USACE jurisdiction being present on the Project site. The total RWQCB jurisdictional waters on site is 0.18 acre and the total CDFW jurisdictional waters on site is 0.51 acre.

Based on the field review, implementation of the proposed Project would affect 0.18 acre of RWQCB and 0.51 CDFW jurisdictional waters. Implementation of **Mitigation Measures BIO-7** and **BIO-8** would reduce impacts to jurisdictional waters to an impact level that is **less than significant with mitigation**. Additionally, **Mitigation Measure BIO-9** would be implemented to ensure that federal jurisdictional waters are not affected by Project development.

#### Mitigation Measures

**BIO-9:** The Project Applicant, prior to final tract map approval, shall provide the *Preliminary Jurisdictional Delineation and Determination* analysis to the U.S. Army Corps of Engineers (USACE) for review to determine if any federal jurisdictional waters exist on site. If federal jurisdictional waters are determined to occur on the Project site, the Project Applicant shall implement mitigation measures required in the USACE review of the proposed Project. Final tract maps for the proposed Project shall not be approved by the City of Riverside until a determination of federal jurisdictional waters occurs on the Project site.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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With implementation of **Mitigation Measures BIO-7** through **BIO-9**, impacts would be less than significant to State and federally protected wetlands as defined by Section 404 of the Clean Water Act directly, indirectly, or cumulatively. No mitigation is required. Impacts would be **less than significant with mitigation incorporated**.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**4d. Response:** (Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage; General Biological Assessment and MSHCP Consistency and Consistency Analysis for Tentative Tract No. 37732 A Subdivision of 22.6 Acres into 81 Single Family Residential Lots Located in the City of Riverside, CA, dated 10 December 2019 (Revised per City of Riverside comments May 29, 2020), TERACOR Resource Management Inc. Appendix C)

**Less Than Significant Impact with Mitigation Incorporated.** Habitat fragmentation occurs when a single, contiguous habitat area is divided into two or more areas, or where an action isolates the two or more new areas from each other. Isolation of habitat occurs when wildlife cannot move freely from one portion of the habitat to another or to/from one habitat type to another. Habitat fragmentation may occur when a portion of one or more habitats is converted to another habitat, as when scrub habitats are converted into annual grassland habitat because of frequent burning. Wildlife movement includes seasonal migration along corridors, as well as daily movements for foraging. Examples of migration corridors may include areas of unobstructed movement for deer, riparian corridors providing cover for migrating birds, routes between breeding waters and upland habitat for amphibians, and between roosting and feeding areas for birds.

The Project site is located in the Orangecrest Specific Plan, in an area undergoing expanding urbanization due to increasing population and development pressures in the City and County of Riverside. As such, the Project site is not located in an area to serve as a movement or migratory corridor, and the MSHCP did not specify any critical habitat connectivity, constrained or otherwise, in the immediate area of the Project site. The nearest intended connective habitat areas to the proposed Project is the Sycamore Canyon Wildness Park habitat area, 2.7 miles to the north of the Project site. Recent mass grading and development to the east of the Project site now precludes overland connectivity between the Project area and conserved lands to its east and north. The *General Biological Assessment and MSHCP Consistency Analysis* prepared for the Project concluded that no evidence was found to support the possibility that the Project site functions as a corridor or movement pathway for any MSHCP-covered animals.

The Project site is occupied by ornamental trees that have the potential to provide areas for nesting birds. During the bird breeding season (typically February 1 through August 31), large trees on or adjacent to the Project site may be used by hawks, ravens, or other large birds for nesting. Trees, shrubs, and other vegetation on site may provide nest sites for smaller birds, and burrowing owls may nest in ground squirrel burrows or some similar feature (however, response 4a above indicates that burrowing owl were not observed on the Project site during field visits). Nesting bird species with potential to occur are protected by California Fish and Game Code Sections 3503, 3503.5, and 3800, and by the Migratory Bird Treaty Act (16 USC 703-711). These laws regulate the take, possession, or destruction of the nest or eggs of any migratory bird or bird of prey. However, the United States Fish and Wildlife Service has recently determined that the Migratory Bird Treaty Act should apply only to "... affirmative actions that have as their purpose the taking or killing of migratory birds, their nests, or their eggs" and would not be applied to incidental take of migratory birds pursuant to otherwise lawful activities. To avoid potential effects to fully protected raptors, special-status bird species, and other nesting birds protected by the California Fish and Game Code, and for compliance with MSHCP Incidental Take Permit Condition 5, State regulations require a nesting bird pre-construction survey to be conducted by a qualified biologist three days prior to ground-disturbing activities. Should nesting birds be found, an exclusionary buffer would be established by the qualified biologist. The buffer may be up to 500 feet in diameter depending on the species of nesting bird found. This buffer would be clearly marked in the field by construction personnel under guidance of the qualified biologist and construction or clearing would not be conducted within this zone until the qualified biologist determines that the young have fledged or the nest is no longer active. Nesting bird habitat within the biological study area would be resurveyed during bird breeding season if there is a lapse in construction activities longer than seven days.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of State regulations would ensure that nesting birds in the Project area are not disturbed during construction activities. Additionally, **Mitigation Measure BIO-3** would be implemented to reduce impacts to nesting birds. Direct, indirect, or cumulative Project impacts would be **less than significant with mitigation incorporated**.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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; General Biological Assessment and MSHCP Consistency and Consistency Analysis for Tentative Tract No. 37732 A Subdivision of 22.6 Acres into 81 Single Family Residential Lots Located in the City of Riverside, CA, dated 10 December 2019 (Revised per City comments May 20, 2020), TERACOR Resource Management Inc. Appendix C)

**Less Than Significant Impact.** Implementation of the Project is subject to all applicable federal, State, and local policies and regulations related to the protection of biological resources and tree preservation. Additionally, the Project is required to comply with Riverside Municipal Code 16.72.040 establishing the MSHCP mitigation fee and Section 16.40.040 establishing the Threatened and Endangered Species Fees. Construction of the proposed Project would require the removal of ornamental trees on site; however, the Project would not be subject to the *Riverside Urban Tree Policy Manual* pertaining to tree removal, as none of the ornamental trees are located in City owned right-of-way. The Project includes a Landscape Plan (see **Appendix A**), which would be subject to City Design Review and Approval. Implementation of the proposed Project would have a **less than significant impact** directly, indirectly, or cumulatively related to local policies or ordinances protecting biological resources. No mitigation is required.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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; General Biological Assessment and MSHCP Consistency and Consistency Analysis for Tentative Tract No. 37732 A Subdivision of 22.6 Acres into 81 Single Family Residential Lots Located in the City of Riverside, CA, dated 10 December 2019 (revised per City comments May 29, 2020), TERACOR Resource Management Inc. Appendix C)

**Less Than Significant Impact with Mitigation Incorporated.** The Project site is located within a semi-urbanized portion of Riverside and is located within the MSHCP Cities of Riverside and Norco Area Plan; therefore, the Project is subject to applicable provisions of the MSHCP as specified in Checklist Responses 4a, 4b, 4c, and 4d above. The MSHCP provides for the assembly of a Conservation Area consisting of Core Areas and Linkages for the conservation of covered species. The Conservation Area is to be assembled from portions of the MSHCP Criteria Area, which consist of quarter-section (i.e., approximately 160-acre) Criteria Cells, each with specific criteria for the species conservation within that cell. The Project site is not within the MSHCP Criteria Area; therefore, no cell or criteria analysis is required. There are no burrowing owls present on site; therefore, at this time no specific burrowing owl mitigation measures are necessary. The proposed Project would affect MSHCP-covered plant and animal species as described above under Thresholds 4a, 4b, 4c, and 4d; however, such impacts are what the MSHCP anticipated and offsets the impact through fee payments.

Project implementation would result in the removal of 22.6 acres of natural and semi-natural habitat. Of the 22.6 acres, 22.09 acres consist of upland habitats comprising annual brome grasslands, fiddleneck wildflower fields and ornamental trees. These natural and semi-natural upland habitat areas would be permanently removed from the Project site. In order to reduce impacts to biological resources protected by the MSHCP, **Mitigation Measures BIO-1 through BIO-9** would be implemented, which would reduce impacts to a **less than significant with mitigation incorporated** level.



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 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 <i>CEQA Guidelines</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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; Cultural Resources Assessment for TTM 37732 Barton Development Project, April 2020, Appendix D)

**Less Than Significant Impact with Mitigation Incorporated.** A *Cultural Resources Assessment*, April 2020, was prepared by LSA, for the proposed Project to provide the City of Riverside the necessary information and analysis to determine, as mandated by CEQA, whether the proposed Project would cause substantial adverse changes to any historical resources that may exist in or around the Project site. The Project site is currently vacant except for an ancillary building near its southwest boundary. As the ancillary building is without a primary building, such as a residence, and it is temporally ambiguous in appearance (constructed sometime between 1967 and 1978), no further analysis was warranted for this structure.

A records search was conducted on July 5, 2019, which revealed 34 cultural resource studies previously conducted within one mile of the proposed Project. One prehistoric resource (33-14873, a bedrock milling station) was documented within the eastern portion of the Project area and an additional 34 have been documented within one mile of the site, including prehistoric (bedrock milling sites) and built environment (historic residences, a ranch complex and former military barracks). The nearest historic resource is a residence approximately 0.5 mile to the northeast of the Project site.

Based on the location of prehistoric resource 33-14873 located within the Project, Phase II testing was conducted on the site in July 2019 to determine the significance of the resource. This resource is a typical example of a common isolated food-processing station lacking any associated surface artifacts, likely utilized once and presenting the most transient of subsistence activities. The Phase II test excavations produced negative results, as the site appears to have little to no potential to yield information important to prehistory of local area, region, or state and therefore does not meet any of the criteria of a “unique archaeological resource” or a “historical resource,” pursuant to § 15064.5 of the *CEQA Guidelines*. The prehistoric resource 33-14873 site lacks integrity of setting, which may detract from its potential as a contributor to a Cultural Landscape. However, there is a subset of Cultural Landscapes Ethnographic Landscapes—which are defined as “landscape[s] containing a variety of natural and cultural resources that associated people define as heritage resources” (National Park Service n.d.). This heritage resource aspect is addressed by consultation with the Tribes, which is further analyzed below in Section 18 of this IS/MND. Although the prehistoric resource did not meet any of the criteria under CEQA, as the site could be considered a heritage resource, **Mitigation Measure CUL-1** will be implemented to reduce impacts.

### Mitigation Measures

**CUL-1:** Relocation of Resources: The determination by the Project Archaeologist, Project Biologist, Developer, City and Consulting Tribe(s) as to the scope, methods and suitable relocation site(s) for 33-014873/CA-RIV-7928. This Removal and Relocation Plan shall be reviewed and approved by City Staff prior to commencement of work. Relocation shall be mutually agreed upon and completed to the satisfaction of all parties prior to commencement of mass grading. The relocated features will be placed in an area that will be preserved in perpetuity, so that no future disturbances will occur.

Implementation of **Mitigation Measure CUL-1** would result in a less than significant impact with mitigation incorporated directly, indirectly, or cumulatively to a historical resource pursuant to §15064.5 of the *CEQA Guidelines*.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of the <i>CEQA Guidelines</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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; Cultural Resources Assessment for TTM 37732 Barton Development Project, April 2020, Appendix D)**

**Less Than Significant Impact with Mitigation Incorporated.** A records search was conducted on July 5, 2019, which revealed 34 cultural resource studies previously conducted within one mile of the proposed Project. One prehistoric resource (33-14873, a bedrock milling station) was documented within the eastern portion of the Project area and an additional 34 have been documented within one mile of the site, including prehistoric (bedrock milling sites) and built environment (historic residences, a ranch complex and former military barracks). The nearest historic resource is a residence approximately 0.5 mile to the northeast of the Project site.

An archaeological field survey was conducted on the Project site on July 12, 2019. The ground surface at the time of the survey was almost completely obscured by vegetation. Previously recorded site 33-014873 was identified and Phase II testing was conducted. This resource is a typical example of a common isolated food-processing station lacking any associated surface artifacts, likely utilized once and presenting the most transient of subsistence activities. The Phase II test excavations produced negative results, as the site appears to have little to no potential to yield information important to prehistory of local area, region or state and therefore does not meet any of the criteria of a “unique archaeological resource” or a “historical resource,” pursuant to § 15064.5 of the *CEQA Guidelines*. The prehistoric resource 33-14873 site lacks integrity of setting, which may detract from its potential as a contributor to a Cultural Landscape. However, there is a subset of Cultural Landscapes Ethnographic Landscapes—which are defined as “landscape[s] containing a variety of natural and cultural resources that associated people define as heritage resources” (National Park Service n.d.). This heritage resource aspect is addressed by consultation with the Tribes, which is further analyzed below in Section 18 of this IS/MND. No other resources were identified on the Project site during the July 2019 field survey or Phase II Testing. Despite the negative testing results, due to poor surface visibility encountered during the survey, the presence of a prehistoric resource within the Project area and more than 25 others within a mile, there is some potential for both surface and subsurface resources. **Mitigation Measure CUL-2** shall be implemented to reduce any historical resources that may be uncovered onsite during Project construction activities.

In accordance with State law and Title 20 of the Riverside Municipal Code (RMC), the proposed project would be required to comply with Title 14, California Code of Regulations (CCR) § 15064.5 and [California] Public Resources Code (PRC) § 21083.2 *California Environmental Quality Act-Archeological Resources*, which enable the City to require the project applicant to make reasonable effort to preserve or mitigate impacts to any affected significant or unique archaeological resource. Penal Code § 622 *Destruction of Sites*, establishes as a misdemeanor the willful injury, disfiguration, defacement, or destruction of any object or thing of archaeological or historical interest or value, whether situated on private or public lands. California Administrative Code, Title 14, Section 4307 states that no person shall remove, injure, deface or destroy any object of paleontological, archaeological, or historical interest or value. Furthermore, California Code of Regulations Section 1427 recognizes that California’s archaeological resources need to be preserved and that every person, not the owner thereof, who willfully injures, disfigures, defaces, or destroys any object or thing of archaeological or historical interest or value, whether situated on private lands or within any public park or place, is guilty of a misdemeanor.

#### Mitigation Measures

- CUL-2: Archaeological Monitoring, Archaeological, Tribal and Paleontological Monitoring.** At least 30 days prior to application for a grading permit and before any grading, excavation, and/or ground-disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.
1. The project archaeologist, in consultation with consulting tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:
    - a. Project grading and development scheduling;
    - b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<p>requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;</p> <p>c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;</p> <p>d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and</p> <p>e. The scheduling and timing of the Cultural Sensitivity Training noted in <b>Mitigation Measure TRI-3</b>.</p> <p>Implementation of the proposed Project would result in a <b>less than significant impact with mitigation incorporated</b> directly, indirectly, or cumulatively to a historical resource pursuant to §15064.5 of the <i>CEQA Guidelines</i>.</p>				
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"/>
<p><b>5c. Response:</b> (<i>Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 – Prehistoric Cultural Resources Sensitivity; Cultural Resources Assessment for TTM 37732 Barton Development Project, April 2020, Appendix D</i>)</p> <p><b>Less Than Significant with Mitigation Incorporated.</b> An on-site archaeological field survey was conducted in July 2019. No known human remains were present on the proposed Project site and there were no facts or evidence to support the idea that Native Americans or people of European descent are buried on the subject site. Conditions on site remain substantially unchanged. In the unlikely event that human remains are encountered during proposed Project grading, the proper authorities would be notified, and standard procedures for the respectful handling of human remains during earthmoving activities would be followed in accordance with State law.</p> <p>Consistent with the requirement of CCR Section 15064.5(e), if human remains are encountered, work within 25 feet of the discovery shall be redirected and the Riverside County Coroner notified immediately State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the property owner, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. As determined necessary by the City and MLD, <b>Mitigation Measure CUL-4</b> shall apply.</p> <p><b>Mitigation Measures</b></p> <p><b>CUL-3:</b> If human remains are discovered/uncovered/encountered during Project construction activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified by the City of Riverside of the find immediately. If the remains are determined to be Native American, the County Coroner shall notify the NAHC, which will determine and notify an MLD. With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Compliance with these provisions and implementation of **Mitigation Measure CUL-3** would ensure that any potential impacts to unknown buried human remains would be **less than significant with mitigation incorporated** by ensuring appropriate examination, treatment, and protection of human remains as required by State law.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 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: *California Code of Regulations Title 24, Part 6 and Part 24, SCAQMD, Project Plan Set; SCE 2017 Power Content Label* [https://www.sce.com/sites/default/files/inline-files/2017PCL\\_0.pdf](https://www.sce.com/sites/default/files/inline-files/2017PCL_0.pdf); *SCE Energy Data-Reports and Compliance* <https://www.sce.com/regulatory/energy-data---reports-and-compliances>)

**Less Than Significant Impact.** Southern California Edison (SCE), as shown in Figure 5.16-7 of the City of Riverside 2025 General Plan FPEIR, would provide electric service to the proposed Project site. SCE provides service to customers within a 50,000-square mile area. As of 2017, the majority of SCE's electricity comes from unspecified source of power<sup>2</sup> (34 percent), nuclear source (17 percent), and eligible renewables (16 percent). In the fourth quarter of 2019 (October), in ZIP code 92508 (ZIP code of the Project site), SCE served 1,973 residential accounts, that consumed 1,545,210 kilowatts of electricity.

The proposed Project would include the demolition of the existing unoccupied outbuilding on site and the development of a Planned Residential Development consisting of 81 single-family residential units, several lots for common open space and water quality management, and an internal neighborhood street system. The increase in residential units on the site would generate a nominal increase in energy demand from the SCE. To conserve energy usage, the proposed Project would comply with Building Energy Efficient Standards included in Title 24 of the CCR, which requires new residential development to incorporate energy efficiency standards into the proposed Project design. The Project would be required to comply with 2019 Title 24 standards because its building construction phase would commence after January 1, 2020. The Project would include the following energy conservation standards during construction and into its design per the California Green Building Standards Code (Title 24, Part 11 and Part 6 of the California Code of Regulations):

- Mandatory reduction in indoor water use through compliance with specified slow rates for plumbing fixtures and fittings;
- Mandatory reduction in outdoor water use through compliance with a local water-efficient landscaping ordinance or the California Department of Water Resources' Model;
- Water Efficient Landscape Ordinance;
- 65 percent of construction and demolition waste must be diverted from landfills;
- Mandatory inspections of energy systems to ensure optimal working efficiency;
- Inclusion of electric vehicle charging stations within garages of the single-family residential units;
- Low-pollutant emitting exterior and interior finish materials, such as paints, carpets, vinyl flooring, and particle boards; and
- Installation of solar panels on single-family residential units.

During construction, the construction contractor would apply the requirements of the SCAQMD to ensure energy-efficient equipment and vehicles are used for the duration of construction. Implementation of these standards into the design features of the Project and during construction would minimize wasteful, inefficient, or unnecessary consumption of energy resources. Implementation of the proposed Project would have a **less than significant impact** directly, indirectly, or cumulatively on energy resources. No mitigation is warranted.

<sup>2</sup> Electricity from transactions that are not traceable to specific generation sources.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6b. Response:</b> (<i>Source: California Code of Regulations Title 24, Part 6 and Part 24, SCAQMD, Project Plan Set; City of Riverside Economic Prosperity Action Plan and Climate Action Plan January 2016</i>)</p> <p><b>Less Than Significant Impact.</b> The proposed Project would be designed to comply with the California Green Building Standards Code; Title 24, Part 6 of the California Code of Regulations; California Building Code and Energy Code standards, as applicable to the type of use being developed on site. After January 1, 2020, residential development applications in California would be required to include solar panels for on-site renewable energy generation, as part of the statewide effort in becoming more energy efficient and generating cleaner energy options. The proposed Project would also comply with measures that are presented in the Riverside <i>Economic Prosperity Action Plan and Climate Action Plan January 2016</i> by implementing different design elements that increase energy efficiency. The measures and how the Project will comply are presented below:</p> <ul style="list-style-type: none"> <li>• <b>Measure E-2: Shade Trees.</b> The applicant of the proposed project has prepared a Landscape Plan for the site, which includes shade trees in various locations where residential units would be located.</li> <li>• <b>Measure SR-3: Utility Programs.</b> The proposed Project would be designed to support the City's utility programs to promote energy efficiency and the use of renewable energy.</li> <li>• <b>Measure T-2: Bicycle Parking.</b> The applicant, as shown on the Site Design Plans, would develop bicycle parking areas in the common park areas of the site. Additionally, single-family residential units would be design with garages where residents could store their bicycles.</li> <li>• <b>Measure T-6: Density.</b> The density of the proposed Project is compliant with the zoning designations on the site. A Planned Residential Development (PRD) would be requested for the establishment of detached single-family residential units, private streets, and common open space. A Variance would also be requested by the applicant to allow a reduced perimeter setback.</li> <li>• <b>Measure T-14: Neighborhood Electric Vehicle Programs.</b> The Project in itself would not offer a neighborhood electric vehicle program but would provide electric vehicle charging stations for residents in their garages to promote the use of electric vehicles and promote the City of Riverside in establishing neighborhood electric vehicle programs.</li> <li>• <b>Measure W-1: Water Conservation and Efficiency.</b> The proposed Project would comply with the California Green Building Standards Code through implementation of fixture flow rates, standards for plumbing fixtures and fittings, and automatic irrigation systems utilizing weather and/or soil moisture-based irrigation controllers.</li> </ul> <p>Based on the Project design features incorporated into the Project, the proposed Project would not conflict with or obstruct a State or local plan related to renewable energy or energy efficiency. Direct, indirect, or cumulative Project impacts would be <b>less than significant</b> and no mitigation measures are required.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**7a.i. Response:** (Source: *General Plan 2025 Figure PS-1 – Regional Fault Zones & General Plan 2025 FPEIR Appendix E – Geotechnical Report; Preliminary Geotechnical Investigation and Percolation Testing, TTM 37731, TTM 37732, and TTM 37733, Cole Avenue, Barton Street, and Obsidian Drive, May 28, 2019 Appendix E*)

**Less Than Significant Impact.** The *Preliminary Geotechnical Investigation and Percolation Testing* (**Appendix E**) technical report prepared for the proposed Project contributes to the analysis in this section. The Project site does not lie within an “Earthquake Fault Zone” as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. The mapped fault closest to the Project site is the San Jacinto Fault, approximately 13 miles to the northeast of the Project site. Therefore, the potential for ground rupture due to an earthquake beneath the site is considered low.

CCR Title 24, Part 2, the California Building Code (CBC), establishes minimum standards for building design in the State, and it is consistent with or more stringent than Uniform Building Code requirements. Local codes are permitted to be more restrictive than Title 24, but are required to be no less restrictive. The CBC is designed and implemented to improve building safety, sustainability, and consistency, and to integrate new technology and construction methods to construction projects throughout California. The CBC is published every three years and intervening Code Adoption Cycles produce Supplement pages 18 months into each three-year period. All proposed amendments to California’s building standards are subject to a lengthy and transparent public participation process throughout each code adoption cycle.

Chapter 16 of the CBC pertains to General Design Requirements, includes regulations governing seismically resistant construction (Chapter 16, Division IV) and construction to protect people and property from hazards associated with excavation cave-ins and falling debris or construction materials. Chapter 18 and Appendix Chapter 33 regard site demolition, excavations, foundations, retaining walls, and grading, including requirements for seismically resistant design, foundation investigations, stable cut and fill slopes, and drainage and erosion control. The procedures and limitations for the design of structures are based on site characteristics, occupancy type, configuration, structural system height, and seismic zoning. Construction activities are subject to occupational safety standards for excavation, shoring, and trenching as specified in California Occupational Safety and Health Administration regulations (CCR Title 8).

State law requires the design and construction of new structures to comply with current CBC requirements, which address general geologic, seismic (including ground shaking), and soil constraints for new buildings. Additionally, General Plan Policy PS-1.1 requires the City to ensure all new development in the City abides by the most recently adopted City and State seismic and geotechnical requirements.

Pursuant to State law, and in accordance with General Plan Policy PS-1.1, the proposed Project would be designed to resist seismic impacts in accordance with current CBC requirements and Title 16 (Buildings and Construction) of the RMC. Prior to issuance of any entitlements, the City would review and approve plans to confirm that the siting, design, and construction of all single-family residential units (and associated structures) are in accordance with the regulations established in the CBC, City Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Additionally, all grading plans would be subject to City review in accordance with RMC, Section 17.16.010. As required by RMC, Section 17.16.010, the recommendations cited in the project-specific soils and geotechnical reports must be incorporated into the design of the site-specific grading plans; therefore, it is reasonable to conclude the appropriate project-specific geotechnical recommendations would be reviewed and approved as part of the grading permit. Compliance with CBC

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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regulations and implementation of recommended measures in Sections 8.1 through 8.14 of the Project-specific geotechnical study would ensure that Project impacts would be **less than significant** directly, indirectly, or cumulatively.

ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**7a.ii. Response:** (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report; Preliminary Geotechnical Investigation and Percolation Testing, TTM 37731, TTM 37732, and TTM 37733, Cole Avenue, Barton Street, and Obsidian Drive, May 28, 2019, Appendix E)

**Less Than Significant Impact.** The Project site is located in a seismically active area that has historically been affected by generally moderate to occasionally high levels of ground motion. The site lies within 50 miles of several active faults (San Jacinto Fault, the closest, approximately 13 miles from the Project site); therefore, during the life of the Project, the property would most likely experience similar moderate to occasionally high ground shaking from these fault zones, as well as some background shaking from other seismically active areas of the Southern California region. The peak ground acceleration is anticipated to be 0.500 g, which equates to potentially severe ground shaking. No known active faults are known to cross through the site.

Design and construction in accordance with the current CBC requirements is anticipated to adequately address potential ground shaking effects on the newly developed single-family residential units on the site. Pursuant to State law and in accordance with General Plan Policy PS-1.1, the single-family residential units of the proposed Project would be designed to resist seismic impacts in accordance with current CBC requirements and Title 16 (Buildings and Construction) of the RMC. Prior to issuance of any permit(s), the City would review and approve plans to confirm that the siting, design and construction of all structures and facilities are in accordance with the regulations established in the CBC, City Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Additionally, grading plans would be subject to City review and approval in accordance with RMC, Section 17.16.010.

Because the proposed Project would comply with CBC regulations that protect habitable structures from seismic hazards and would implement recommended measures in Sections 8.1 through 8.14 of the Project-specific geotechnical study, direct, indirect, or cumulative impacts associated with strong seismic ground shaking would have a **less than significant impact**. No mitigation measures are required.

iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**7a.iii. Response:** (Source: Preliminary Geotechnical Investigation and Percolation Testing, TTM 37731, TTM 37732, and TTM 37733, Cole Avenue, Barton Street, and Obsidian Drive, May 28, 2019 Appendix E; General Plan 2025 FPEIR Figure 5.6-3 Generalized Liquefaction Zones)

**Less Than Significant Impact.** According to Figure 5.6-3 Generalized Liquefaction Zone of the General Plan 2025 FPEIR, the Project site is not located in an area known for liquefaction. As part of the project-specific geotechnical report (**Appendix E**), four borings were drilled to a maximum depth of approximately 15 feet below ground surface. Groundwater was not found in two of the borings (B-1b and B-4b) and two of the borings (B-2b and B-3b) encountered groundwater at depths of 10 feet, 4 inches and 11 feet, 4 inches, respectively. Colluvium and Val Verde Tonalite Bedrock was encountered on the Project site, neither of which is a conducive soil/geological feature for liquefaction. Based on results of the Project-specific geotechnical study, neither liquefaction nor seismic “dry-sand” settlement is a design issue with the proposed Project. Although the Project site would not be susceptible to liquefaction or settlement, the development would still be designed to meet CBC requirements, as described below.

Pursuant to State law and in accordance with General Plan Policy PS-1.1, the proposed Project would be designed to resist seismic impacts (including seismic-related ground failure and liquefaction) in accordance with current CBC requirements and Title 16 (Buildings and Construction) of the RMC. Prior to issuance of any permit(s), the City would review and approve plans to confirm that the siting, design and construction of all single-family residential units are in accordance with the regulations established in the CBC, City Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Additionally, all grading plans would be subject to City staff review for regulatory compliance in accordance with RMC, Section 17.16.010. Proper engineering design and construction in conformance with the



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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current CBC standards and Project-specific recommendations in Sections 8.1 through 8.14 of the Project-specific geotechnical study would ensure that seismic-related ground failure, including liquefaction, would be reduced to **less than significant** levels directly, indirectly, and cumulatively. No mitigation is required.

iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**7a.iv. Response:** (Source: Preliminary Geotechnical Investigation and Percolation Testing, TTM 37731, TTM 37732, and TTM 37733, Cole Avenue, Barton Street, and Obsidian Drive, May 28, 2019 Appendix E; General Plan 2025 FPEIR Figure 5.6-1 Areas Underlain by Steep Slopes)

**Less Than Significant Impact.** The Geology and Soils section of the City’s General Plan 2025 FPEIR identifies “areas of high susceptibility to seismically induced landslides and rock falls correspond to steep slopes in excess of 30 percent.” Figure 5.6-1 of the General Plan 2025 FPEIR indicates that the Project site is located on land identified as having a 0 to 10 percent slope. The Project-specific geotechnical report determined that landslides are not a design impact consideration at the Project site as the site is relatively topographically flat and lacks significant onsite or adjacent slopes.

The Project-specific geotechnical report indicates that proposed grading on the Project site would create fill, cut, and fill-over-cut slopes of up to 11 feet in height. In general, permanent graded cut slopes, fill slopes, and fill-over-cut slopes inclined no steeper than a 2:1 slope with vertical heights of 11 feet or less would possess Factors of Safety of 1.5 or greater and 1.1 or greater under pseudo-static loading. The Project site be designed to meet CBC requirements, as described below.

Pursuant to State law and in accordance with General Plan Policy PS-1.1, the proposed Project would be designed to resist seismic impacts (including seismic-related ground failure and liquefaction) in accordance with current CBC requirements and Title 16 (Buildings and Construction) of the RMC. Prior to issuance of any permit(s), the City would review and approve plans to confirm that the siting, design and construction of all single-family residential units are in accordance with the regulations established in the CBC, City Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Additionally, all grading plans would be subject to City staff review for regulatory compliance in accordance with RMC, Section 17.16.010. Proper engineering design and construction in conformance with the current CBC standards and Project-specific recommendations in Sections 8.1 through 8.14 of the Project-specific geotechnical study would ensure that seismic-related ground failure, including landslides, would be reduced to **less than significant** levels directly, indirectly, and cumulatively. No mitigation is required.

b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**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 SWPPP; Preliminary Geotechnical Investigation and Percolation Testing, TTM 37731, TTM 37732, and TTM 37733, Cole Avenue, Barton Street, and Obsidian Drive, May 28, 2019 Appendix E; USDA Web Soil Survey Website <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx> )

**Less Than Significant Impact.** The Project site is occupied by the following soils: Fallbrook sandy loam, 8 to 15 percent slopes, eroded (FaD2); Fallbrook sandy loam, shallow, 5 to 8 percent slopes, eroded (FbC2); and, Fallbrook fine sandy loam, 2 to 8 percent slopes, eroded (FfC2). Although not encountered during site borings, undocumented fill associated with previously constructed buildings on the Project site are expected to be encountered on the southwestern portion of the site. Undocumented fill is expected to consist of silty sand sourced from locally derived colluvium and bedrock material. Colluvium (Qcol) was encountered across the Project site ranging between 1.5 to 6 feet in depth. These deposits generally consist of clayey sand, silty sand, silt, and clay. The materials associated with Colluvium are characterized as loose to very dense or soft to very stiff, and dry to moist. Val Verde Tonalite Bedrock (Kvt) was encountered underlying the Colluvium across the Project site. The granitic bedrock encountered is generally characterized as a weathered, moderately strong material that is medium to coarse grained. The granitic bedrock was found on the site at a depth between 5 to 8 feet.

Erosion and loss of topsoil could occur as a result of the Project. State and federal requirements call for the preparation and implementation of an 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

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Development of the project site would include incorporation of the recommended design measures of the geotechnical study in Sections 8.1 through 8.14. Compliance with State and federal requirements as well as with Titles 18 and 17 would ensure that soil erosion or loss of topsoil impacts would be **less than significant** directly, indirectly, or cumulatively. No mitigation is required.

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"/>
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**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 Geotechnical Investigation and Percolation Testing, TTM 37731, TTM 37732, and TTM 37733, Cole Avenue, Barton Street, and Obsidian Drive, May 28, 2019 Appendix E)

**Less Than Significant Impact.** The Project site is located within the Peninsular Ranges geomorphic province, which forms a broad, northwest-southeast trending mountain belt that extends from Baja California to the Lost Angeles/San Bernardino basins, and terminates against the Transverse Ranges. The Peninsular Ranges are primarily composed of Mesozoic granites and volcanic rocks. The Project site resides on granitic rocks, with a thin cover of colluvial deposits. 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** levels directly, indirectly, and cumulatively.

**Landslides:** The Project-specific geotechnical report indicates that proposed grading on the Project site would create fill, cut, and fill-over-cut slopes of up to 11 feet in height. In general, permanent graded cut slopes, fill slopes, and fill-over-cut slopes inclined no steeper than a 2:1 slope with vertical heights of 11 feet or less would possess Factors of Safety of 1.5 or greater and 1.1 or greater under pseudo-static loading. The Project site will be designed to meet CBC requirements (see response 7a.iv). Impacts would be **less than significant**.

**Lateral Spreading:** Adherence to the City’s Grading and Subdivision Codes as well as the CBC in the design of this Project would prevent lateral spreading. The design features that are preventing lateral spreading are retaining walls and the proposed residential units would be wood-framed structures with concrete slabs on grade yielding light foundation loads. Impacts would be **less than significant**.

**Subsidence:** The geotechnical study prepared for this Project indicates that the volumetric changes in earth quantities would occur when the site is excavated and on-site soil materials are replaced with compacted fill. It is estimated that the existing earth material would shrink up to approximately 0.3 percent. Based on the properties of the soil, subsidence could occur but, with adherence to the recommendations found in the geotechnical study, the impact would be reduced to **less than significant** levels.

**Liquefaction:** As part of the project-specific geotechnical report (**Appendix E**), four borings were drilled to a maximum depth of approximately 15 feet below ground surface. Groundwater was not found in two of the borings (B-1b and B-4b) and two of the borings (B-2b and B-3b) encountered groundwater at depths of 10 feet, 4 inches and 11 feet, 4 inches, respectively. Colluvium and Val Verde Tonalite Bedrock was encountered on the Project site, neither of which is a conducive soil/geological feature for liquefaction. Based on results of the project-specific geotechnical study, neither liquefaction nor seismic “dry-sand” settlement is a design issue with the proposed Project. Although the Project site would not be susceptible to liquefaction or settlement, the development would still be designed to meet CBC requirements (see response 7a.iii). Impacts would be **less than significant**.

**Collapse:** Adherence to the City’s grading and building requirements would ensure that the Project site is adequately prepared to prevent the collapse of the graded pads and/or slopes.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pursuant to State law and in accordance with General Plan Policy PS-1.1, the proposed Project would be designed to resist impacts related to unstable geologic units or soils in accordance with current CBC requirements and Title 16 (Buildings and Construction) of the RMC. Prior to issuance of any entitlements, the City would review and approve plans to confirm that the siting, design and construction of single-family residential units are in accordance with the regulations established in the CBC, City Building Code, and/or professional engineering standards appropriate for the soil types on which such construction may occur. As stated in the Project-specific geotechnical report, additional geotechnical evaluation is required once grading plans, development plans, foundation plans, and structural loads become available. Upon further geotechnical evaluation, additional recommendations may be proposed by the geotechnical engineer, the implementation of which would be required pursuant to 2016 CBC regulations, RMC Title 16 (Buildings and Construction) and Title 17 (Grading), and General Plan Policy PS-1.1. Additionally, all grading plans would be subject to City staff review for regulatory compliance in accordance with RMC, Section 17.16.010. Because the proposed Project must comply with current CBC regulations that protect habitable structures from unstable geologic units or soils, direct, indirect, and cumulative impacts associated with unstable geologic units or soils would be **less than significant**. No mitigation is required.

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"/>
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**7d. Response:** (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code; ; Preliminary Geotechnical Investigation and Percolation Testing, TTM 37731, TTM 37732, and TTM 37733, Cole Avenue, Barton Street, and Obsidian Drive, May 28, 2019 Appendix E)

**Less Than Significant Impact.** Expansive soils, defined under CBC, expand when wet, and shrink when dry. The amount or type of clay present in soil determines its shrink-swell potential. As evaluated by the project-specific geotechnical study, on-site soils generally consist of clayey sand, silty sand, silt, and clay, and are considered expansive. These soils have an expansion index of 21 to 90.

Pursuant to State law and in accordance with General Plan Policy PS-1.1, the proposed Project would be designed to resist impacts related to expansive soils in accordance with current CBC requirements and Title 16 (Buildings and Construction) of the RMC. Prior to issuance of any entitlements, the City would review and approve plans to confirm that the siting, design and construction of single-family residential units are in accordance with the regulations established in the CBC, City Building Code, and/or professional engineering standards appropriate for the soil types on which such construction may occur. As stated in the Project-specific geotechnical report, additional geotechnical evaluation is required once grading plans, development plans, foundation plans, and structural loads become available. Upon further geotechnical evaluation, additional recommendations may be proposed by the geotechnical engineer, the implementation of which would be required pursuant to 2016 CBC regulations, RMC Title 16 (Buildings and Construction) and Title 17 (Grading), and General Plan Policy PS-1.1. Additionally, all grading plans would be subject to City staff review for regulatory compliance in accordance with RMC, Section 17.16.010. Because the proposed Project must comply with current CBC regulations that protect habitable structures from expansive soils, direct, indirect, and cumulative impacts associated with unstable geologic units or soils would be **less than significant**. No mitigation is required.

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"/>
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**7e. Response:** (Source: Project Set Plans)

**No Impact.** The proposed Project would develop an internal wastewater infrastructure system that would connect directly to existing wastewater infrastructure in adjacent roadways. The proposed Project does not include the installation of septic tanks or alternative wastewater disposal systems in its design, as existing off-site sewer connections are available. **No impact** directly, indirectly, or cumulatively would occur with implementation of the proposed Project. No mitigation is required.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
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**7f. Response: (Source: General Plan 2025 Policy HP-1.3; Project Plan Set)**

**Less Than Significant Impact.** The project-specific geotechnical report that was prepared for the project indicated that the site is underlain by undocumented fill (afu), Colluvium (Qcol), overlying Val Verde Tonalite Bedrock (Kvt) granitic bedrock.

According to the General Plan 2025, as of 2004, the area south of Mockingbird Canyon Reservoir, 5.66 miles southeast of the Project site, is the only portion of the City considered as a place of paleontological importance. Accordingly, the Project site is categorized as having a *low potential* to yield paleontological resources.

This category includes sedimentary rock units that: (1) are potentially fossiliferous but have not yielded significant fossils in the past; (2) have not yet yielded fossils but possess a potential to contain fossil remains; or (3) contain common and/or widespread invertebrate fossils if the taxonomy, phylogeny, and ecology of the species contained in the rock are well understood. Sedimentary rocks expected to contain vertebrate fossils are not placed in this category because vertebrates are generally rare and found in more localized strata. Rock units designated as low potential generally do not require monitoring and mitigation during grading and excavation. However, as excavation for construction gets underway, it is possible that new and unanticipated paleontological resources might be encountered. If the resource is determined to be significant, monitoring and mitigation are required during grading and excavation from that time on.

Due to the prior grading activities on site and extensive surface disturbance required to establish the existing uses, the likelihood of encountering subsurface paleontological resources during excavation for the proposed Project is low. In accordance with State law, the proposed Project would be required to comply with Section 5097.5 of the California PRC and California Administrative Code, Title 14, Section 4307, which state that no person shall remove, injure, deface or destroy any object of paleontological, archaeological, or historical interest or value. Penal Code Section 622.5 establishes as a misdemeanor the willful injury, disfiguration, defacement, or destruction of any object or thing of paleontological interest or value, whether situated on private or public lands. Finally, Section 17.28.010(H)(3) of the RMC enables the City to require the Project Applicant to make reasonable effort to preserve or mitigate impacts to any affected significant or unique paleontological resource. Pursuant to Section 17.28.010(H)(3) of the RMC, the City's Community & Economic Development Department may inspect construction activities on site for compliance with Project conditions of approval, including protection of paleontological resources.

Since the proposed Project footprint is within a previously cleared and formerly developed site, there is no indication that paleontological resources occur therein. The proposed Project would be required to comply with all applicable regulations protecting paleontological resources and would be conditioned to cease excavation or construction activities if paleontological resources are identified during execution of the Project. Therefore, impacts related to previously undiscovered paleontological resources would be **less than significant** directly, indirectly, and cumulatively. No mitigation is required.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 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"/>
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**8a. Response:** (*Source: Air Quality and Greenhouse Gas Analysis TTM37732 Barton Development, LSA, May 2020; SCAQMD Greenhouse Gases CEQA Significance Thresholds Working Group Meeting No. 15, September 28, 2010, City of Riverside Restorative Growthprint – Climate Action Plan RRG, 2015, Appendix B*)

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

Currently, there is no statewide greenhouse gas (GHG) emissions threshold used to determine potential GHG emissions impacts of a project. The SCAQMD uses the following tiered approach for evaluating GHG emissions for development projects where the SCAQMD is not the lead agency.

**Tier 1** Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.

**Tier 2** Consider whether or not the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearing and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.

**Tier 3** Consider whether the proposed project generates GHG emissions in excess of screening thresholds for individual land uses. A 10,000-metric ton of carbon dioxide (CO<sub>2</sub>) equivalent per year (metric ton [MT] CO<sub>2</sub>e/year) threshold for industrial uses would be recommended for use by all lead agencies. Under Option 1, separate screening thresholds are proposed for residential projects (3,500 MT CO<sub>2</sub>e/year), commercial projects (1,400 MT CO<sub>2</sub>e/year), and mixed-use projects (3,000 MT CO<sub>2</sub>e/year). Under Option 2, a single numerical screening threshold of 3,000 MT CO<sub>2</sub>e/year would be used for all non-industrial projects. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.

**Tier 4** Establishes a decision tree approach that includes compliance options for projects that have incorporated design features into the project and/or implement GHG mitigation measures.

- Efficiency Target (2020 Targets).
  - 4.8 MT CO<sub>2</sub>e per service population (the number of jobs and the number of residents provided by a project) for project level threshold (land use emissions only).
  - 6.6 MT CO<sub>2</sub>e per service population for plan level thresholds (all sectors).
- Efficiency Target (2035 Targets).
  - 3.0 MT CO<sub>2</sub>e per service population for project level threshold.
  - 4.1 MT CO<sub>2</sub>e per service population for plan level threshold.

If a project fails to meet any of these emissions reduction targets and efficiency targets, the project would move to Tier 5.

**Tier 5** Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

In 2014, the City of Riverside was one of 12 cities that collaborated with the Western Riverside Council of Governments (WRCOG) on a Subregional Climate Action Plan (CAP) that includes 36 measures to guide the City’s GHG reduction efforts through 2020. Through the WRCOG Subregional Climate Action Plan process, the City has a CAP that identifies emissions

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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target of 2,224,908 MT CO<sub>2</sub>e, which is 26.4 percent below the City’s 2007 baseline and 15 percent below 2010 emissions. To further develop local GHG reduction measures for the Riverside Restorative Growthprint Economic Prosperity Action Plan and CAP, the City conducted a detailed assessment of local strategies and actions related to the measures identified in the Subregional CAP and expanded the discussion and analysis with respect to implementation (particularly post-2020), costs and funding, performance metrics, and local co-benefits. Importantly, the discussions identify local economic and entrepreneurship opportunities that can be integrated with local, regional, and global greenhouse gas reductions (e.g., the development of green enterprise zones). The Project is consistent with the Riverside Restorative Growthprint Economic Prosperity Action Plan and CAP and AB 32. Nonetheless, for informational purposes, the Project’s construction- and operational-related GHG emissions have been identified below. The Tier 3, Option 1 approach for residential projects (3,000 metric tons of CO<sub>2</sub>e) is utilized in order to determine the significance for the proposed Project’s GHG emissions. Overall, the following activities associated with the proposed Project could directly or indirectly contribute to the generation of GHG emissions.

**Construction Activities:** During construction of the Project, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-fuel based fuels creates GHGs (e.g., CO<sub>2</sub>, methane [CH<sub>4</sub>] and nitrous oxide [N<sub>2</sub>O]). Furthermore, CH<sub>4</sub> is emitted during the fueling of heavy equipment.

**Gas, Electricity, and Water Use:** Natural gas use results in the emission of two GHGs: CH<sub>4</sub> (the major component of natural gas) and CO<sub>2</sub> (from combustion of natural gas). Electricity use can result in GHG production if the electricity is generated by combusting fossil fuel. California’s water conveyance system is energy-intensive. Preliminary estimates indicate that the total energy used to pump and treat this water exceeds 6.5 percent of the total electricity used in the State per year. Title 24 standards have been documented to reduce energy usage (e.g., for lighting, heating, cooling, ventilation, and water heating) and associated GHG emissions.

**Solid Waste Disposal:** Solid waste generated by the Project could contribute to GHG emissions in a variety of ways. Landfilling and other methods of disposal use energy for transporting and managing the waste, and they produce additional GHGs to varying degrees. Landfilling, the most common waste management practice, results in the release of CH<sub>4</sub> from the anaerobic decomposition of organic materials. CH<sub>4</sub> is 25 times more potent a GHG than CO<sub>2</sub>. However, landfill CH<sub>4</sub> can also be a source of energy. In addition, many materials in landfills do not decompose fully and the carbon that remains is sequestered in the landfill and not released into the atmosphere.

**Motor Vehicle Use:** Transportation associated with the proposed Project would result in GHG emissions from the combustion of fossil fuels in daily automobile and truck trips.

**Short-Term (Construction) Emissions.** The Project construction emissions were calculated using CalEEMod, which calculates emissions from off-road equipment usage and on-road vehicle travel associated with haul, delivery, and construction worker trips. GHG emissions during construction were forecast based on the proposed construction schedule and applying the mobile source derived from the SCAQMD-recommended CalEEMod. The calculations of the emissions generated during the Project construction activities reflect the types and quantities of construction equipment that would be used to grade and excavate the Project site, construct the residential units and related improvements, and plant new landscaping within the Project site. **Table K: Construction Greenhouse Gas Emissions** lists the CO<sub>2</sub> emissions for each of the planned construction phases.

The emissions detailed in **Table K** would be generated from the proposed Project constructed in compliance with the latest California Department of Resources Recycling and Recovery Sustainable (Green) Building Program regulations. Specifically, at least 50 percent of all construction materials (including, but not limited to, soil, mulch, vegetation, concrete, lumber, metal, and cardboard) shall be recycled/reused and “green building materials” (e.g., those materials that are rapidly renewable or resource-efficient, and recycled and manufactured in an environmentally friendly way) shall be used for at least 10 percent of the Project.

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**Table K: Construction Greenhouse Gas Emissions**

Construction Phase	Peak Annual Emissions (MT per year)				Total Emissions per Calendar Year (MT/CO <sub>2</sub> e)
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e	
Demolition	35.74	< 0.01	0	35.99	702.13
Site Preparation	17.60	< 0.01	0	17.74	
Grading	98.80	0.03	0	99.58	
Building Construction	521.38	0.11	0	524.07	
Paving	21.46	< 0.01	0	21.62	
Architectural Coatings	3.13	< 0.01	0	3.13	
<b>Total Construction Emissions Amortized over 30 years</b>					<b>23.40</b>

Source: LSA, *Air Quality and Greenhouse Gas Analysis Technical Report*, Table M, pg. 49, May 2020.

CH<sub>4</sub> = methane

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

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

MT/CO<sub>2</sub>e = metric tons of carbon dioxide equivalent

MT = metric tons

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

**Long-Term (Operational) Emissions.** Long-term operation of the proposed Project would generate GHG emissions from area and mobile sources and indirect emissions from stationary sources associated with energy consumption. Mobile-source emissions of greenhouse gases would include Project-generated vehicle trips associated with on-site uses. Area-source emissions would be associated with activities (e.g., landscaping and maintenance of proposed land uses, natural gas for heating, and other sources). Increases in stationary-source emissions would also occur at off-site utility providers as a result of demand for electricity, natural gas, and water by the proposed Project. Construction emissions were amortized over a 30-year period and added to the annual operational phase GHG emissions. The GHG emission estimates presented in **Table L: Operational Greenhouse Gas Emissions** detail the emissions associated with the level of development envisioned by the proposed Project.

**Table L: Operational Greenhouse Gas Emissions**

Source	Pollutant Emissions (MT per year)					
	Bio-CO <sub>2</sub>	NBio-CO <sub>2</sub>	Total CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Construction Emissions Amortized over 30 Years	0	23.27	23.27	<0.01	0	23.40
<b>Operational Emissions</b>						
Area	0	17.90	17.90	<0.01	<0.01	18.03
Energy	0	416.70	416.70	0.01	<0.01	418.29
Mobile	0	1,116.79	1,116.79	0.05	0	1,118.16
Waste	19.31	0	19.31	1.14	0	47.84
Water	1.67	42.58	44.25	0.17	<0.01	49.88
<b>Total Project Emissions</b>	<b>20.98</b>	<b>1,617.23</b>	<b>1,638.22</b>	<b>1.38</b>	<b>0</b>	<b>1,675.60</b>
<b>SCAQMD Tier 3 Threshold</b>						<b>3,000</b>
<b>Significant?</b>						<b>No</b>

Source: LSA, *Air Quality and Greenhouse Gas Analysis Technical Report*, Table N, pg. 50, May 2020.

Bio-CO<sub>2</sub> = biologically generated CO<sub>2</sub>

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

MT = metric tons

NBio-CO<sub>2</sub> = non-biologically generated CO<sub>2</sub>

CH<sub>4</sub> = methane

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

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

SCAQMD = South Coast Air Quality Management District

The remaining CO<sub>2</sub>e emissions are primarily associated with building heating systems and increased regional power plant electricity generation due to the proposed Project's electrical demands. At present, there is a federal ban on chlorofluorocarbons; therefore, it is assumed the Project would not generate emissions of chlorofluorocarbons. The Project may emit a small amount of hydrofluorocarbons from leakage and service of refrigeration and air-conditioning equipment and from disposal at the end of the life of the equipment. However, the details regarding refrigerants to be used at the Project site are unknown at this time. Perfluorocarbons and sulfur hexafluoride are typically used in industrial applications, which would

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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not occur on the Project site. Therefore, the Project is not anticipated to contribute significant emissions of these additional GHGs.

Because climate change impacts are cumulative in nature, no typical single project can result in emission of such a magnitude that it, in and of itself, would be significant on a project basis. The Project's GHG emissions of 1,675.60 MT CO<sub>2</sub>e are less than the SCAQMD-recommended interim Option 1 threshold of 3,000 MT CO<sub>2</sub>e for all land use types.

The emissions detailed in Table L would be generated from the proposed Project operated in compliance with the latest CBC Title 24 energy standards. Specifically, the Project design would incorporate increased insulation such that heat transfer and thermal bridging is minimized, as well as ENERGY STAR® or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment. All on-site lighting would be energy efficient and daylight would be utilized as an integral component of residential development lighting systems. On-site landscaping would be drought tolerant and incorporate water-efficient irrigation systems and devices such as soil moisture-based irrigation controls. Additionally, buildings would be designed to be water efficient and incorporate water-efficient fixtures and appliances, including low-flow faucets and toilets. Furthermore, Project design would restrict watering methods to prohibit systems that apply water to non-vegetated surfaces and to control runoff. To facilitate and encourage recycling to reduce landfill-associated emissions, among others, residents would have bins for both recycling and solid waste generation.

Furthermore, this analysis considers GHG emission significance by determining the Project's consistency with the policies and goals in the Riverside Restorative Growthprint Economic Prosperity Action Plan and Climate Action Plan, Assembly Bill 32, and Executive Order S-3-05. As discussed in Checklist Response 8b, below, the Project would be consistent with the strategies and goals from the Riverside Restorative Growthprint Economic Prosperity Action Plan and CAP and would not conflict with AB 32, which establishes a goal of reducing GHG emissions to 1990 levels by the year 2020, or Executive Order S-3-05, which establishes a goal of reducing GHG emissions 80 percent below 1990 levels by 2050. In order to ensure that the proposed Project complies with and would not conflict with or impede the implementation of reduction goals identified by the City or State, the proposed Project would comply with the latest CBC Title 24 energy standards regarding the energy efficiency of buildings, appliances, and lighting, which would reduce the Project's electricity demand by enhancing the design and construction of proposed buildings through the use of building design having a positive environmental impact and encouraging sustainable construction practices.

As detailed in detailed in **Tables K and L**, the Project's greenhouse gas emissions (1,675.60 metric tons of CO<sub>2</sub>e) would not exceed the SCAQMD-recommended Tier 3, Option 1 threshold of 3,000 MT CO<sub>2</sub>e. Accordingly, the proposed Project would not conflict with or impede implementation of the reduction goals identified in AB 32, Executive Order (EO) S-3-05, and other strategies to help reduce GHGs to the level proposed by the Governor. Therefore, the proposed Project would not generate GHG emissions, directly, indirectly, or cumulatively that would have a significant impact on the environment. Impacts would be **less than significant** and no mitigation is required.

b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?



**8b. Response:** (Source: *Air Quality and Greenhouse Gas Analysis TTM37732 Barton Development, LSA, May 2020 Appendix B of the Initial Study*)

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

The Riverside Restorative Growthprint Economic Prosperity Action Plan and CAP expands upon the efforts of the WRCOG Subregional CAP, employing local measures to help the City achieve deep greenhouse gas reductions through the year 2035. To



<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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further develop local GHG reduction measures for the Riverside Restorative Growthprint Economic Prosperity Action Plan and Climate Action Plan, the City conducted a detailed assessment of local strategies and actions related to the measures identified in the Subregional CAP and expanded the discussion and analysis with respect to implementation (particularly post-2020), costs and funding, performance metrics, and local co-benefits. Importantly, the discussions identify local economic and entrepreneurship opportunities that can be integrated with local, regional, and global greenhouse gas reductions (e.g., the development of green enterprise zones).

**Table M: Riverside Restorative Growthprint Action Plan Emission Reduction Strategies Consistency** lists the applicable strategies and goals from the Riverside Growthprint CAP and identifies how the proposed Project achieves compliance.

**Table M: Riverside Restorative Growthprint Climate Action Plan Emission Reduction Strategies Consistency**

<b>Measure/Regulation</b>	<b>Project Consistency</b>
<b>State and Regional Regulations</b>	
<b>Energy</b>	
<b>California Building Energy Efficiency Standards (Title 24, Part 6).</b> Maximize energy efficiency building and appliance standards, and pursue additional efficiency efforts including new technologies, and new policy and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California (including both investor-owned and publicly owned utilities).	<b>Consistent.</b> The proposed Project would comply with the requirements of the 2019 California Building Energy Efficiency Standards (Title 24, Part 6) including the introduction of photovoltaic panels on each home into the prescriptive package, improvements for better duct sealing to limit air leakage, new insulation standards, low-flow water faucets, energy efficient water heating, and high efficiency lighting.
<b>Water</b>	
<b>Water Use Efficiency.</b> Reduce per capita water use by 20% by 2020. Senate Bill (SB) X7-7 is part of a California legislative package passed in 2009 that requires urban retail water suppliers to reduce per-capita water use by 10% from a baseline level by 2015, and to reduce per capita water use by 20% by 2020. Green accountability performance (GAP) Goal 16 directly aligns with SB X7-7. In Southern California, energy costs and GHG emissions associated with the transport, treatment, and delivery of water from outlying regions are high. Therefore, the region has extra incentive to reduce water consumption. While this is considered a state measure, it is up to the local water retailers, jurisdictions, and water users to meet these targets.	<b>Consistent.</b> The proposed Project would comply with the requirements of Title 19 – Article VIII – Chapter 19.570 – Water Efficient Landscaping and Irrigation, including measures to increase water use efficiency. Water-efficient irrigation systems and devices and drought-tolerant landscaping would be installed on the Project site.
<b>Solid Waste</b>	
<b>Construction and Demolition (C&amp;D) Waste Diversion.</b> Meet mandatory requirement to divert 50% of C&D waste from landfills by 2020 and exceed requirement by diverting 90% of C&D waste from landfills by 2035.	<b>Consistent.</b> In compliance with CalGreen requirements, at least 65 percent of all nonhazardous construction waste generated by the proposed Project would be recycled and/or salvaged (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). Furthermore, 100 percent of excavated soil shall be reused or recycled.
<b>Transportation</b>	
<b>Pavley and Low Carbon Fuel Standard (LCFS).</b> ARB identified this measure as a Discrete Early Action Measure. This measure would reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020.	<b>Consistent.</b> The Project does not involve the manufacture, sale, or purchase of vehicles. However, construction vehicles that operate within and access the Project site will comply with Pavley and Low Carbon Fuel Standard.
<b>Riverside Restorative Growthprint Climate Action Plan Measures</b>	
<b>Energy Measures</b>	
<b>E-1: Traffic and Streetlights.</b> Replace traffic and streetlights with high-efficiency bulbs.	<b>Not Applicable.</b> This objective is aimed at government agencies, not private developers. Nonetheless, the Project would comply with applicable energy efficiency requirements related to lighting detailed in the Green Building Standards Code (Title 24, California Code of

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	Regulations).
<b>E-2: Shade Trees Strategically.</b> Plant trees at new residential developments to reduce the urban heat island effect.	<b>Consistent.</b> The Project would include trees and vegetation throughout the Project site in various locations.
<b>E-3: Local Utility Programs.</b> Electricity Financing and incentives for business and home owners to make energy efficient, renewable energy, and water conservation improvements.	<b>Not Applicable.</b> This objective is aimed at government agencies, not private developers. Nonetheless, the Project would comply with applicable energy efficiency requirements detailed in the CalGreen (Title 24, CCR).
<b>E-4: Renewable Energy Production on Public Property.</b> Large-scale renewable energy installation on publicly owned property and in public rights of way.	<b>Not Applicable.</b> This objective is aimed at government agencies, not private developers.
<b>E-5: UCR Carbon Neutrality.</b> Collaborate with UCR to achieve a carbon neutral campus.	<b>Not Applicable.</b> This objective is aimed at government agencies and the University of California Riverside, not private developers.
<b>E-6: Riverside Public Utilities (RPU) Technology Grants.</b> RPU grant programs to foster research, development and demonstration of innovative solutions to energy problems.	<b>Not Applicable.</b> This objective is aimed at government agencies, not private developers.
<b>Transportation Measures</b>	
<b>T-1: Bicycle Infrastructure Improvements.</b> Expand on-street and off-street bicycle infrastructure, including bicycle lanes and bicycle trails.	<b>Consistent.</b> The Project would comply with RMC Chapter 10.64.240. Bicycle accessibility would be possible through share bike lane in roads on Lurin Avenue, Mariposa Avenue, and Barton Street. The City allows bicycles to travel on roads via shared lanes, in areas without designated bicycle lanes.
<b>T-2: Bicycle Parking.</b> Provide additional options for bicycle parking.	<b>Consistent.</b> The Project would comply with RMC Chapter 10.64. Neighborhood parks will provide a post, or in some cases a corral, to afford the least obstruction to pedestrian traffic.
<b>T-3: End of Trip Facilities.</b> Encourage use of non-motorized transportation modes by providing appropriate facilities and amenities for commuters.	<b>Not Applicable.</b> This objective is aimed at large employment centers or commercial land uses.
<b>T-4: Promotional Transportation Demand Management.</b> Encourage Transportation Demand Management strategies.	<b>Not Applicable.</b> This objective is aimed at large employment centers with 100 or more employees. This Project would not staff any on-site employees.
<b>T-5: Traffic Signal Coordination.</b> Incorporate technology to synchronize and coordinate traffic signals along local arterials.	<b>Not Applicable.</b> This objective is aimed at government agencies, not private developers.
<b>T-6: Density.</b> Improve jobs-housing balance and reduce vehicle miles traveled by increasing household and employment densities.	<b>Consistent.</b> The Project would provide a residential density of 3.7 dwelling units per acre and would increase the supply of housing units in Riverside by 81 dwelling units, adding approximately 232 residents to the City population. By providing housing units within 5 miles of metropolitan Riverside, the Project would improve the jobs-housing balance and help reduce vehicle miles traveled by local residents.
<b>T-7: Mixed-Use Development.</b> Provide for a variety of development types and uses.	<b>Not Applicable.</b> The project is a single-family residential development.
<b>T-8: Pedestrian-Only Areas.</b> Encourage walking by providing pedestrian-only community areas.	<b>Consistent.</b> The neighborhood provides a pedestrian network along streets. Sidewalks are required on all arterial and collector streets. Inclusion of plans for pedestrian access and circulation for this Project would be submitted for review and approval as a condition of the City's Design Review Process. The Project would also be required to comply with RMC Chapter 19.580.080 G regarding pedestrian access and circulation.
<b>T-9: Limit Parking Requirements for New Development.</b> Reduce requirements for vehicle parking in new development projects.	<b>Not Applicable.</b> The proposed Project would meet the minimum parking spaces for residences.

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<b>T-10: High Frequency Transit Service.</b> Implement bus rapid transit service in the subregion to provide alternative transportation options.		<b>Not Applicable.</b> This objective is aimed at government agencies, not private developers. However, the proposed Project would be located a half-mile from the Pierce Street bus stop, which would encourage employees and residents to use transit.		
<b>T-11: Voluntary Transportation Demand Management.</b> Encourage employers to create TDM programs for their employees		<b>Not Applicable.</b> This objective is aimed at large employment centers with 100 or more employees. The Project would include approximately 2 to 6 employees and would not be considered a large employment center.		
<b>T-12: Accelerated Bike Plan.</b> Accelerate the implementation of all or specified components of a jurisdiction's adopted bike plan.		<b>Not Applicable.</b> This objective is aimed at government agencies, not private developers. However, the proposed Project would not obstruct the implementation of the adopted bike plan.		
<b>T-13: Fixed Guideway Transit.</b> By 2020, complete feasibility study and by 2025 introduce a fixed route transit service in the jurisdiction.		<b>Not Applicable.</b> This objective is aimed at government agencies, not private developers.		
<b>T-14: Neighborhood Electric Vehicle Programs.</b> Implement development requirements to accommodate Neighborhood Electric Vehicles and supporting infrastructure.		<b>Consistent.</b> The project would provide electrical infrastructure for electric vehicle charging station in compliance with the 2019 Green Building Energy Efficiency Standard.		
<b>T-15: Subsidized Transit.</b> Increase access to transit by providing free or reduced passes		<b>Not Applicable.</b> This objective is aimed at large employment centers with 100 or more employees and is not applicable to the Project.		
<b>T-16: Bike Share Program.</b> Create nodes offering bike sharing at key locations throughout the City.		<b>Not Applicable.</b> This objective is aimed at government agencies, not private developers.		
<b>T-17: Car Share Program.</b> Offer Riverside residents the opportunity to use car sharing to satisfy short-term mobility needs.		<b>Consistent.</b> The Project would provide parking areas for residents and would not inhibit the opportunity to use car sharing.		
<b>T-18: SB 743 - Alternative to level of service</b> Use SB 743 to incentivize development in the downtown and other areas served by transit.		<b>Not Applicable.</b> This objective is aimed at government agencies, not private developers. Furthermore, the Project is not located in a transit priority area.		
<b>T-19: Alternative Fuel &amp; Vehicle Technology and Infrastructure.</b> Promote the use of alternative fueled vehicles such as those powered by electric, natural gas, biodiesel, and fuel cells by Riverside residents and workers.		<b>Consistent.</b> The proposed Project would be required to be consistent with applicable EV charging station requirements detailed in CalGreen (Title 24, CCR). As such, the Project would be equipped with the EV charging infrastructure to support charging stations within each dwelling unit.		
<b>T-20: Eco-Corridor/Green Enterprise Zone.</b> Create a geographically defined area(s) featuring best practices in sustainable urban design and green building focused on supporting both clean-tech and green businesses.		<b>Not Applicable.</b> This objective is aimed at government agencies, not private developers.		
<b>Water Measure</b>				
<b>W-1: Water Conservation and Efficiency.</b> Reduce per capita water use by 20 percent by 2020.		<b>Consistent.</b> The proposed Project would be required to be consistent with applicable water efficiency requirements detailed in the Green Building Standards Code (Title 24, California Code of Regulations). As such, the Project would be equipped with low-flow plumbing fixtures that reduce water use.		
<b>Solid Waste Measures</b>				
<b>SW-1: Yard Waste Collection.</b> Provide green waste collection bins community-wide.		<b>Consistent.</b> The Project would comply with applicable solid waste requirements.		
<b>SW-2: Food Scrap and Compostable Paper Diversion.</b> Divert food and paper waste from landfills by implementing commercial and residential collection program.		<b>Consistent.</b> The Project would be required to participate in applicable waste diversion programs. The Project would also be subject to all applicable State and City requirements for solid waste reduction.		
<b>Food, Agriculture, and Urban Forest Measures</b>				

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<b>A-1: Local Food and Agriculture.</b> Promote local food and agricultural programs.	<b>Not Applicable.</b> This objective is aimed at government agencies, not private developers.			
<b>A-2: Urban Forest.</b> Augment City's Urban and Community Forest Program to include an Urban Forest Management Plan.	<b>Consistent.</b> The Project would be required to comply with the Orangecrest Specific Plan Landscape Requirements, the City Landscape Design Guidelines, and Chapter 13.06 of the RMC.			

Source: LSA, *Air Quality and Greenhouse Gas Analysis Technical Report, Table O, pgs. 52 to 56, May 2020.*

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 GHG threshold. The Project would comply with the City's General Plan policies and CBC provisions designed to reduce GHG emissions. In addition, the Project would comply with all SCAQMD applicable rules and regulations during construction and, as demonstrated in the Climate Change Analysis, would 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 EO S-3-05. Based upon the prepared modeling for this Project and the discussion above, the Project would not conflict with any applicable plan, policy, or regulation related to the reduction in the emissions of GHG and thus a **less than significant impact** would occur directly, indirectly, and cumulatively in this regard.

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## 9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**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, OEM's Strategic Plan)

**Less Than Significant Impact.** Construction of the Project has the potential to create a hazard to the public or environment through the routine transportation, use, and disposal of construction-related hazardous materials such as fuels, oils, solvents, and other materials. These materials are typical materials delivered to construction sites. However, due to the limited quantities of these materials to be used by the proposed 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, and in cooperation with the County's Department of Environmental Health. Title 49 of the Code of Federal Regulations (CFR) implemented by Title 13 of the CCR describes strict regulations for the safe transportation of hazardous materials. Compliance with all applicable local, State, and federal laws related to the transportation, use, and storage of hazardous materials would reduce the likelihood and severity of accidents during transit, use, and storage.

Once operational, the residential units on the Project site may store small quantities of hazards materials on their private properties. However, due to the limited quantities of these materials to be used once the Project is operational, they are not considered hazardous to the public at large.

Compliance with all applicable local, State, and federal laws, including but not limited to Title 49 of the CFR implemented by Title 13 of the CCR, would ensure a **less than significant impact** directly, indirectly, and cumulatively from the routine transport, use, or disposal of hazardous materials. Direct, indirect, and cumulative project impacts would be **less than significant** and no mitigation is required.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**9b. Response:** (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)

**Less Than Significant With Mitigation Incorporated.** The Project site is vacant, except for a shed/stable that was constructed between 1967 and 1978. Previously, the Project site was occupied by an orchard, typical of the early periods in the City of Riverside. As the Project site has been historically used as an orchard, the probability of on-site soil containing pesticides and heavy metals, cannot be precluded. If such hazardous materials are within the on-site soil, construction activities would have the potential to release pesticides and heavy metals in the air, potentially affecting adjacent and nearby sensitive receptors (i.e., the single-family residential unit neighborhood to the north and early educational facility adjacent to the site). In order to ensure that orchard-related hazardous materials are not present in the on-site soil, **Mitigation Measure HAZ-1** would be implemented to reduce impacts.

The on-site shed/stable would be demolished and removed during Project construction activities. Due to the estimated build date of this structure, there is potential that the structure contains Asbestos-Containing Material (ACM) and Lead-Based Paint. Structures constructed prior to 1978 may contain lead-based materials (LBMs) as well as ACM incorporated into various construction components including paint, roof tiles, and thermal insulation. Current federal and State regulations (SCAQMD Rule 1403) require all contractors be properly trained in the correct handling of ACM during any repair, removal, or demolition activities to buildings or structures containing ACM. Additionally, the California Occupational Safety and Health

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Administration requires that all workers be properly protected when working with materials containing lead levels at or above 0.06 milligram per square centimeter or 600 parts per million pursuant to CFR Chapter 29, Section 1926.62 and Title 8, CCR Section 1532.1. If the existing on-site shed/stable contains LBMs and/or ACM, demolition activities may create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, **Mitigation Measures HAZ-2** through **HAZ-4** are required.

Online research of government environmental regulatory databases where available, as well as a general cursory internet search of the Project site, for information indicative of a Recognized Environmental Condition (REC). The results indicated no REC was identified on the site pursuant to all of the databases that were researched. A summary of the findings of the regulatory database review with regard to sites identified as located within the American Society for Testing Materials specified search distance surrounding the Project site is provided below:

- **CORTESE List:** None.
- **Federal National Priority List (NPL):** No NPL listings were identified within a one-mile radius of the Project site.
- **Federal Delisted NPL:** No DNPL listings were identified within a 0.5-mile radius of the Project site.
- **Federal Superfund Enterprise Management System (SEMS) (formerly Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS)):** No SEMS listings were identified within a 0.5-mile radius of the Project site.
- **Federal SEMS-ARCHIVE (former CERC-NFRAP):** No SEMS-ARCHIVE listings were identified within a 0.5-mile radius of the Project site.
- **Federal Resource Conservation and Recovery Act Corrective Action Sites (RCRA-CORRACTS):** No CORRACTS listings were identified within a one-mile radius of the Project site.
- **Federal Recovery Act Corrective Action Sites (TSDf):** No TSD listings were identified within a 0.5-mile radius of the Project site.
- **State/Tribal Hazardous Waste Sites:** No SHWS listings were identified within a one-mile radius of the Project site on the EnviroStor database.
- **State/Tribal Landfill/Solid Waste Disposal Sites:** No SWF/LF listings were identified within a 0.5-mile radius of the Project site.
- **State/Tribal Leaking Storage Tanks:** No LUST listings were identified within a 0.5-mile radius of the Project site.
- No SLIC listings were identified within a 0.5-mile radius of the Project site.
- **State/Tribal Voluntary Cleanup Sites:** No VCP listing was identified within a 0.5-mile radius of the Project site.
- **State/Tribal Brownfields:** No brownfields listings were identified within a 0.5-mile radius of the Project site.

The EnviroStor Website was also researched to determine if the Project site or adjacent areas (within a 1-mile radius of the Project site) contain hazardous materials sites. The EnviroStor Website indicated one site, Elementary School No. 32, where a school clean-up site was investigated. However, this site is now inactive and the cleanup status was withdrawn as of July 14, 2004. The Project site does not show up on any of the governmental regulatory database lists.

The Project may involve the use of hazardous materials but would comply with all applicable federal, State, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste. These regulations include, but are not limited to, Title 49 of the CFR implemented by Title 13 of the CCR for the safe transportation of hazardous materials, SCAQMD Rule 1403 for ACM, CFR Chapter 29, Section 1926.62 and Title 8, and CCR Section 1532.1 for Lead-Based Paint. As condition of Project approval, the above-recommended actions would be implemented as part of the Project to reduce potential hazardous material releases. Compliance with all applicable federal, State, and local laws related to the transportation, use, and storage of hazardous materials, as well as implementation of **Mitigation Measures HAZ-1** through **HAZ-5**, would reduce the likelihood and severity of accidents through reasonably foreseeable upset and accident conditions

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involving the release of hazardous materials into the environment to a **less than significant impact** directly, indirectly, and cumulatively.

#### Mitigation Measures

**HAZ-1:** Prior to issuance of a grading permit, a soil survey conducted by a licensed professional (retained by the applicant and approved by the City) to determine levels of pesticides and or heavy metals shall be conducted on the site. If pesticide or heavy metal levels are not found on the Project site (or are found below the Environmental Protection Agency (EPA) threshold limits for human exposure), then no additional mitigation is required. However, if pesticide or heavy metal levels exceeding the EPA threshold limits for human exposure are found on site, then **Mitigation Measure HAZ-2** would be required.

**HAZ-2:** If the soil survey determines that pesticide or heavy metal levels are found on the Project site that exceed the EPA threshold limits for human exposure, a report of the findings and a Removal Action Plan (RAW) shall be prepared by a qualified licensed professional (retained by the applicant and approved by the City) and submitted to the California Department of Toxic Substances (DTSC) or other appropriate agency for review and approval. The report shall outline the procedures for removing contaminated soils from the Project site down to the level of contamination and for off-site disposal by a licensed contractor at a facility that accepts such contaminated soil. Soil shall not be reused on the Project site and new soil shall be imported from off site and used on the site during Project construction. This measure shall be implemented to the satisfaction of the DTSC and the City of Riverside Community Development Director or designee, and/or Building and Safety Division or designee.

**HAZ-3:** Prior to issuance of a demolition permit, a lead-based materials (LBM) and asbestos-containing material (ACM) survey shall be completed for demolition of the on-site shed/stable. A report of findings shall be submitted to the City of Riverside Community Development Director or designee, and/or Building and Safety Division, or designee. If the ACM survey is negative and if the LBM survey reveals lead levels below 0.06 milligram per square centimeter or 600 parts per million pursuant to Code of Federal Regulations Chapter 29, Section 1926.62 and Title 8, California Code of Regulations Section 1532.1, no further survey or remedial work is required. However, if ACM are identified within the shed/stable proposed for demolition, **Mitigation Measure HAZ-4** shall apply. Furthermore, if lead levels at or above 0.06 milligram per square centimeter or 600 parts per million are identified, **Mitigation Measure HAZ-5** shall apply. This measure shall be implemented to the satisfaction of the City of Riverside Community Development Director or designee, and/or Building and Safety Division, or designee.

**HAZ-4:** Prior to issuance of a demolition permit for any structure identified to contain asbestos-containing material (ACM), all ACM shall be abated from the demolition site. An Asbestos Notification shall be prepared and submitted to the South Coast Air Quality Management District (SCAQMD) for approval before any asbestos abatement may commence. An asbestos construction and demolition plan shall be provided to the City of Riverside prior to the issuance of a demolition permit. The contractor shall provide disposal tickets from an SCAQMD-approved disposal facility and air clearances prior to final inspection. This measure shall be implemented to the satisfaction of the City of Riverside Community Development Director or designee, and/or Building and Safety Division, or designee.

**HAZ-5:** Prior to issuance of a demolition permit for any structure identified to contain lead-based materials (LBMs), all LBMs shall be abated from the demolition site. A lead construction and demolition plan shall be provided to the City of Riverside prior to the issuance of a demolition permit. The contractor shall provide disposal tickets from an SCAQMD-approved disposal facility and air clearances prior to final inspection. This measure shall be implemented to the satisfaction of the City of Riverside Community Development Director or designee, and/or Building and Safety Division, or designee.

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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**9c. Response:** (Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools,

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Figure 5.13-3 Alvord Unified School District Boundaries, Table 5.13-E Alvord Unified School District 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)*

**Less Than Significant Impact.** Children’s Lighthouse, a private early childhood education facility, is located adjacent to the northwest boundary of the Project site. Mark Twain Elementary School, located at 19411 Krameria Avenue, is approximately 0.29 mile northwest of the Project site.

Although hazardous materials and/or waste generated from construction of the proposed Project (including demolition materials with lead based paint and asbestos containing materials) may pose a health risk to nearby existing or proposed schools, the construction contractor and any other construction companies retained for the Project that handle hazardous materials are required to comply with the provisions of the City’s Fire Code and any additional regulations as required in the California Health and Safety Code Article 1 Chapter 6.95 for the Business Emergency Plan. Once operational, the residential units within the Project site would more than likely store minimal amounts of hazardous materials (e.g., bleaches, oil, and fuel). Residents would be required to comply with the City’s Fire Code and, if a hazardous waste release occurs, would contact the fire department to secure such releases. If a hazardous release occurs, the amount of release is expected to be nominal, and would not affect Children’s Lighthouse or Mark Twain Elementary School. Compliance with existing federal and State regulations impacts associated with the exposure of schools to hazardous materials caused by this project will result in a **less than significant impact** directly, indirectly, and cumulatively. No mitigation is required.

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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**9d. Response:** (Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C; Department of Toxic Substances Control EnviroStor Database Listed Sites <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Riverside>)

**No Impact.** A search of the Department of Toxic Substances Control EnviroStor database (on June 15, 2020) and the California Environmental Protection Agency “Cortese List” compiled pursuant to Government Code Section 65962.5 indicated there are no sites of concern regarding hazardous materials on the Project site or in the immediate vicinity of the Project site. In addition, the General Plan 2025 FPEIR (Figure 5.7-1) does not list any hazardous waste sites on or adjacent to the Project site. Therefore, the Project would have **no impact** related to creating any significant hazard to the public or environment due to being located on a recognized hazardous materials site, directly, indirectly, or cumulatively. No mitigation is required.

- 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?

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**9e. Response:** (Source: General Plan 2025 Figure PS-6 – 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))

**No Impact.** The nearest airport to the Project site is the March Air Reserve Base, located approximately 3.1 miles east of the site. Riverside Municipal Airport is located approximately 8.3 miles northwest of the Project site. The proposed Project is located within Zone D of the March Air Reserve Base Airport Land Use Compatibility (MARB ALUC) Plan. Zone D does not place any restrictions on the development of residential units. The proposed Project is also located outside of the noise contours as described in the MARB ALUC Plan. As such, implementation of the proposed Project would not result in on-site residents or employees on site being affected by a safety hazard or excessive noise from an airport. **No impact** would occur directly, indirectly, or cumulatively with implementation of the. No mitigation is required.



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
<p><b>9f. Response:</b> (Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM’s Strategic Plan)</p> <p><b>Less Than Significant Impact.</b> The proposed Project would be constructed and operated in accordance with the City’s Emergency Operations Plan to ensure a coordinated and effective planned response by the City Police and Fire Departments to extraordinary emergency situations and disasters. The proposed Project will comply with the 2019 California Fire Code Section 503-Fire Apparatus Access Roads. Sections 503.1.1 Buildings and Facilities; 503.2.1 Dimensions of the 2019 California Fire Code Section will all be followed in development of the proposed Project.</p> <p>The Project site is currently vacant; however, there are two dirt road access points that connect the site to Lurin Avenue and Mariposa Avenue. Implementation of the proposed Project would not require construction activities on the off-site roadway system and therefore would not impair the City’s adopted emergency response plan or emergency evacuation plan. Design of the proposed Project would include an internal circulation system with improved neighborhood streets that would connect to Lurin Avenue and Mariposa Avenue in a similar location where the existing unimproved dirt roads currently connect to Lurin and Mariposa Avenue. If residents need to evacuate the area, they can exit the Project site on either Lurin Avenue or Mariposa Avenue, turn north onto Barton Street, turn east onto Van Buren Boulevard, where Interstate 215 can be accessed to exit the region.</p> <p>The design of the Project would comply with the Riverside Municipal Code Sections 19.100 and 19.780 related to the development standards for a single-family residential units and Planned Residential Development. Prior to the issuance of the final building permit, the City would review site plans for the proposed Project to ensure that design features would not substantially impair emergency response or emergency evacuation plans of the City. Direct, indirect, and cumulative Project impacts would be <b>less than significant</b> and no mitigation is required.</p>				
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9g. Response:</b> (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer Very High Fire Severity Zone 2010, City of Riverside’s EOP, 2002, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/ Part 2 and OEM’s Strategic Plan)</p> <p><b>Less Than Significant Impact.</b> The proposed Project is located in a semi-urbanized portion of Riverside within a Local Responsibility Area (LRA) and is categorized as LRA Non-Wildland/Non-Urban and High Fire Hazard Severity Zone, as defined by the California Department of Forestry and Fire Protection (CAL FIRE) and the Fire Hazard Severity Zone Map program. The Project site is approximately 1.76 miles from the closest State Responsibility Very High Fire Hazard Zone located south of Markham Road between Oran Drive and Roosevelt Street (in the County of Riverside). The proposed Project would be developed with an internal circulation system consisting of neighborhood streets that would connect to Lurin Avenue and Mariposa Avenue. The internal neighborhood streets and access points to the Project site would be developed to meet the minimum roadway widths of Title 18 (Subdivision Code) and the City’s Fire Code Section 503 (California Fire Code 2007). The Fire Code and City of Riverside would also confirm locations of fire hydrants within the Project site to serve the 81 single-family residential units adequately. With implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department review and approval, impacts from wildland fires due to Project implementation are <b>less than significant</b> directly, indirectly, and cumulatively. No mitigation is required.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 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"/>
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**10a.Response:** (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water; Preliminary Hydrology Report, Tentative Tract Map 37732 Barton/Mariposa Project Site, KWC Engineers January 2020 [Appendix F of the Initial Study]; Project Specific Water Quality Management Plan 1/9/2020 Appendix G)

**Less Than Significant Impact.** The Project is located on 22.5 acres at the intersection of Lurin Avenue and Barton Road within the San Ana River Watershed. The Project site is vacant (except for an unoccupied outbuilding on the southwest portion of the site) and is completely pervious under existing conditions. Once developed, the proposed Project would increase the impervious surface of the site by 426,258 square feet. The site clearing and grading phases would disturb vegetation and surface soils, potentially resulting in erosion and sedimentation. If left exposed and with no vegetative cover, the site's bare soil would be subject to wind and water erosion. Since the Project involves more than one acre of ground disturbance, it is subject to NPDES requirements and must implement an SWPPP. Implementation of site-specific BMPs as established by the SWPPP would ensure all impacts related to erosion and sedimentation from ground disturbance are **less than significant**. No mitigation is required.

The Federal Clean Water Act (CWA) establishes a framework for regulating municipal and industrial (including construction) storm water discharges under the NPDES permit. Section 402(p) of the CWA requires NPDES permits for storm water discharges from Municipal Separate Storm Sewer Systems (MS4), as well as other designated storm water discharges that are considered significant contributors of pollutants. The Santa Ana Regional Water Quality Control Board developed the NPDES Permit and Waste Discharge Requirements (WDR) (Order No. R8-2010-0033 or MS4 Permit) for the Riverside County Flood Control District and other local agencies. The City is a co-Permittee under this permit.

The City is located within the Riverside County Drainage Area Management Plan (DAMP), which describes a wide range of continuing and enhanced BMPs and control techniques, which are being implemented during the term of the MS4 permit. As the City is an MS4 co-Permittee and because the DAMP addresses the requirements of the to meet MS4 permit conditions, the City is required to enforce and comply with the storm water discharge requirements detailed in the DAMP.

There are no known existing water quality problems associated with the Project site. There are no major drainage improvements on the Project site and storm water runoff currently discharges into two locations, situated at the west and southwest of the Project site.

A preliminary project-specific Water Quality Management Plan (WQMP) has been prepared for the project pursuant to City of Riverside Water Quality Ordinance (Municipal Code Section 14.12.315) requirements. The WQMP identifies two Drainage Management Areas (DMAs). The two DMAs would drain approximately 926,785 square feet of area into two bioretention basins that will be developed on site.

All runoff is conveyed to Reach 1 of Temescal Creek, flowing downstream to Reach 3 of the Santa Ana River, and ultimately into the Pacific Ocean. Reach 1 of Temescal Creek has no Section 303(d) impairments and Reach 3 of the Santa Ana River list pathogens (Bacterial Indicators) as EPA-approved Section 303(D) listed impairments to water quality and are the pollutants of concern of the proposed Project.

To address potential water contaminants, the Project is required to comply with applicable federal, State, and local water quality regulations, including the design and maintenance of the DMAs detailed in the Project-specific WQMP and described above. The proposed sump basins, to where on-site runoff is designed to flow through the respective DMA, would infiltrate the maximum volume of runoff. Based on calculations from the project-specific WQMP, DMA-1 would collectively manage runoff from 414,804 square feet of the Project site and would require a minimum Design Capture Volume (DCV) of 9,041 cubic feet of runoff. Accordingly, DMA-1 would be treated via infiltration basin with DCV of 24,638 cubic feet (storage and volume retention). DMA-2 would manage runoff from 512,377 square feet of the Project site and would require a minimum

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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DCV of 10,559 cubic feet of runoff. Accordingly, DMA-2 would be treated via infiltration basin with a DCV of 40,229 cubic feet (storage and volume retention). The combined DCV of the proposed BMP infiltration basins treating DMAs 1a and 2a would satisfy the estimated detention volume needed post-development for the Project per the preliminary hydrology calculations. According to the preliminary WQMP, the full DCV would be met with the proposed infiltration BMP infiltration basins that would treat both DMAs.

The WQMP would be reviewed and approved as a routine action during the processing of the Project by the City; therefore, it is reasonable that the required measures and features detailed in the WQMP to safeguard water quality would be incorporated into the proposed Project. Given compliance with all applicable federal, State, and local laws regulating surface water quality, the proposed Project as designed is anticipated to result in a **less than significant** impact directly, indirectly, and cumulatively to any water quality standards or waste discharge. No mitigation is required.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**10b. Response:** (Source: Western Municipal Water District, 2015 Urban Water Management Plan Update, Table 7-3: Retail Supply and Demand Comparison for a Normal Year; Table 7-4: Wholesale Supply and Demand Comparison for a Normal Year; Table 7-5: Retail Supply and Demand in a Single-Dry Year; Table 7-6: Wholesale Supply and Demand in a Single-Dry Year; Table 7-7 Retail Supply and Demand Comparison in Multiple-Dry Years; Table 7-8: Wholesale Supply and Demand Comparison in Multiple-Dry Years, pgs. 7-5 through 7-7; Preliminary Hydrology Report, Tentative Tract Map 37732 Barton/Mariposa Project Site, KWC Engineers January 2020 Appendix F; Project Specific Water Quality Management Plan 1/9/2020 Appendix G)

**Less Than Significant Impact.** The Western Municipal Water District (WMWD) provides water to the Project site. Groundwater is a major source of water supply for WMWD and its retail agencies, comprising 13 percent of purchased water and 85 percent of locally produced water, representing 21 percent of WMWD's total supply in 2015. Most groundwater sources available to WMWD are adjudicated or subject to groundwater management plans. There are four primary groundwater basins that supply WMWD, including: Riverside-Arlington Basin (and Arlington subbasin), the Temecula-Murrieta Basin, the San Bernardino Basin Area, and the Chino Basin.

The WMWD's 2015 Urban Water Management Plan estimated a daily per capita water demand of 352 gallons (gpcd).<sup>3</sup> Implementation of the proposed Project would result in a maximum population of 232 residents (2.8625 persons/household × 81 units), with an estimated water usage of 81,616 gallons per day (0.25 acre-feet/day) or 29,789,840 gallons per year (91.4 acre-feet/year). This represents 0.13 percent of anticipated WMWD's retail water supplies in 2020, a 0.10 percent of anticipated WMWD's retail water supplies in 2040 (assuming worst-case multiple dry years), a 0.06 percent of anticipated WMWD's wholesale water supplies in 2020, and a 0.05 percent of anticipated WMWD's wholesale water supplies in 2040 (assuming worst-case multiple dry years). Sufficient water supplies are available to serve existing and projected future water demand under normal, dry and multiple-dry conditions. Therefore, the proposed Project was found to have a **less than significant impact** directly, indirectly, or cumulatively to groundwater supplies. No mitigation is required.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on site or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>3</sup> Western Municipal Water District, 2015 Urban Water Management Plan Update, Section 5.1 Update of Targets from 2010 Urban Water Management Plan, Table 5-1 Revised SBX7-7 Water Use Targets, page 5-2, June 2016.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**10i Response:** (Source: *Preliminary Hydrology Report, Tentative Tract Map 37732 Barton/Mariposa Project Site, KWC Engineers January 2020 [Appendix F]; Project Specific Water Quality Management Plan 1/9/2020 Appendix G*)

**Less Than Significant Impact.** The Project site is vacant and consists of sparsely vegetated land. The site is characterized by a general increase in elevation from the north and west to the west and southwest. Several ravines are present, which convey natural drainage across the Project site. The runoff from off-site tributary areas to the Project site discharges from two existing culverts crossing Lurin Avenue in the north and crossing Barton Street in the east and a vacant property northeast of the Project site. There are no major drainage improvements on site and storm water runoff discharges into two locations situated at the west and southwest areas of the Project site. General sheet flow conditions would be maintained, and the Project site would be designed with infiltration BMP infiltration basins and permeable areas within DMAs 1a and 2a to ensure runoff from regular rain events are retained on site. The proposed Project would not significantly alter drainage patterns on the site.

The proposed DMAs were analyzed to determine if their conveyance of storm water runoff would create a Hydrologic Condition of Concern (HCOC). An HCOC occurs when post-development runoff conditions exceed pre-development runoff conditions, and discharge from the Project site has a flow rate greater than 110 percent of the pre-development two-year peak flow. Generally, projects are exempt from HCOC analysis if (1) they disturb less than one acre; (2) the volume and time of concentration of storm water runoff under post-development conditions are within five percent of pre-development conditions for a two-year return frequency 24-hour storm; or (3) all downstream conveyance channels to an adequate sump (e.g., Santa Ana River) engineered and regularly maintained to ensure design flow capacity, no sensitive stream habitat areas would be adversely affected, or they are not identified on the Co-Permittees Hydromodification Sensitivity Maps. Based on analysis presented in the preliminary WQMP, the Project does create an HCOC and does not qualify for HCOC Exemption 1, 2, or 3. Low Impact Development BMPs would be implemented pursuant to the *Preliminary Water Quality Management (WQMP)* prepared for the Project.

The proposed Project would implement two basins to capture and convey storm water off the Project site. Based on calculations from the project-specific WQMP, DMA-1 would collectively manage runoff from 414,804 square feet of the Project site and would require a minimum DCV of 9,041 cubic feet of runoff. Accordingly, DMA-1 would be treated via infiltration basin with DCV of 24,638 cubic feet (storage and volume retention). DMA-2 would manage runoff from 512,377 square feet of the Project site and would require a minimum DCV of 10,559 cubic feet of runoff. Accordingly, DMA-2 would be treated via infiltration basin with a DCV of 40,229 cubic feet (storage and volume retention). The combined DCV of the proposed BMP infiltration basins treating DMAs 1a and 2a would satisfy the estimated detention volume needed post-development for the Project per the preliminary hydrology calculations. According to the preliminary WQMP, the full DCV would be met with the proposed infiltration BMP infiltration basins that would treat both DMAs.

The WQMP would be reviewed and approved as a routine action during the processing of the Project by the City; therefore, it is reasonable that the required measures and features detailed in the WQMP to safeguard the existing drainage pattern of the site and area would be incorporated into the proposed Project. The Project would not have any substantial effects on a stream or river, as none are located on or in close proximity to the Project site. Through compliance with all applicable federal, State, and local laws and regulations, the proposed Project would not alter the existing drainage pattern of an on-site stream. Impacts from substantial erosion or siltation on or off site as a result of altering existing drainage patterns would be **less than significant** directly, indirectly, and cumulatively. No mitigation is required.

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



**10ii Response:** (Source: *Preliminary Hydrology Report, Tentative Tract Map 37732 Barton/Mariposa Project Site, KWC Engineers January 2020 [Appendix F]; Project Specific Water Quality Management Plan 1/9/2020 Appendix G*)

**Less Than Significant Impact.** The *Preliminary Hydrology Report* prepared for the proposed Project indicated that the southerly portion of the Project site during a 100-year storm event would have a peak flow of 1.08 cubic feet squared more than the existing peak flow. The northerly portion of the Project site during a 100-year storm event at post development would

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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have a peak flow of 0.18 cubic feet squared less when compared to the existing peak flow. The on-site storm drain system would be privately owned and maintained by the Homeowners Association established by the Project and the system would be designed to accommodate the anticipated 100-year storm event.

The proposed Project would implement two basins to capture and convey storm water off the Project site. Based on calculations from the project-specific WQMP, DMA-1 would collectively manage runoff from 414,804 square feet of the Project site and would require a minimum DCV of 9,041 cubic feet of runoff. Accordingly, DMA-1 would be treated via infiltration basin with DCV of 24,638 cubic feet (storage and volume retention). DMA-2 would manage runoff from 512,377 square feet of the Project site and would require a minimum DCV of 10,559 cubic feet of runoff. Accordingly, DMA-2 would be treated via infiltration basin with a DCV of 40,229 cubic feet (storage and volume retention). The combined DCV of the proposed BMP infiltration basins treating DMAs 1a and 2a would satisfy the estimated detention volume needed post-development for the Project per the preliminary hydrology calculations. According to the preliminary WQMP, the full DCV would be met with the proposed infiltration BMP infiltration basins that would treat both DMAs

Through compliance with all applicable federal, State, and local laws and regulations, the proposed Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site. Impacts from flooding on or off site as a result of increasing the rate or amount of surface runoff would be **less than significant** directly, indirectly, and cumulatively. No mitigation is required.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**10iii Response:** (*Source: Preliminary Hydrology Report, Tentative Tract Map 37732 Barton/Mariposa Project Site, KWC Engineers January 2020 [Appendix F]; Project Specific Water Quality Management Plan 1/9/2020 Appendix G*)

**Less Than Significant Impact.** The CWA delegates authority to the States to issue NPDES permits for discharges of storm water from construction, industrial, and municipal entities to Waters of the United States. The purpose of the California MS4 permit meets the California State Water Resources Control Board's requirements to mitigate for the negative impact of increases in storm water runoff caused by new development and redevelopment. The project storm water discharge rates cannot exceed the pre-development runoff condition for 2-year 24-hour storm total or the 85<sup>th</sup> percentile 24-hour storm runoff event to be in compliance with the MS4 post-construction and site design requirements.

The proposed Project would include retention basins that would help prevent increases in the rate or volume of storm water runoff leaving the site. 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, BMPs would be implemented to reduce/eliminate adverse water quality impacts resulting from development. All impacts related to runoff during site preparation, demolition, and grading would be addressed by the SWPPP. The site has been designed to maximize the landscape areas, thereby minimizing the impervious area to the maximum extent practicable. All runoff from the built Project site would disperse into infiltration basins or adjacent landscape planted areas prior to discharging into off-site storm water drainage infrastructure. The combined DCV (64,867 cubic feet) of the proposed BMP infiltration basins treating DMAs 1a and 2a would satisfy the estimated detention volume needed post-development for the Project per the preliminary hydrology calculations. According to the WQMP, the full DCV would be met with the proposed infiltration BMP infiltration basins that would treat the two DMAs.

Any sources of storm water pollution would be addressed through adherence to NPDES permit requirements. Post-development storm water runoff would exceed pre-development runoff by more than 10 percent, so the Project is designed and would be developed consistent with an approved Watershed Action Plan that addresses HCOC in receiving waters. Compliance with all applicable federal, State, and local laws and regulations would ensure impacts from generation of runoff water exceeding the capacity of existing or planned storm water drainage systems or contributing substantial additional sources of polluted runoff would be **less than significant** directly, indirectly, and cumulatively. No mitigation is required.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**10iv Response:** (Source: *Preliminary Hydrology Report, Tentative Tract Map 37732 Barton/Mariposa Project Site, KWC Engineers January 2020 [Appendix F]; Project Specific Water Quality Management Plan 1/9/2020 Appendix G*)

**No Impact.** The Flood Insurance Rate Map (FIRM) for the area was reviewed in the *Preliminary Hydrology Report* prepared for the proposed Project. The Project site is located outside the FIRM detailed study limits and is currently within an unmapped Zone X area. Given the existing topography of the Project site, the potential for flooding within the Project site is not likely to occur.

Implementation of the proposed Project would not impede or redirect flood flows. Direct, indirect, and cumulative impacts would be **less than significant** and no mitigation is required.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**10d. Response:** (Source: *GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality; Preliminary Hydrology Report, Tentative Tract Map 37732 Barton/Mariposa Project Site, KWC Engineers January 2020 [Appendix F]; Project Specific Water Quality Management Plan 1/9/2020 Appendix G*)

**Less Than Significant Impact.** The Project site is located inland and no large bodies of water are located within the site's vicinity; therefore, the potential of tsunamis or seiches affecting the subject site is low. Further, the proposed project site and its surroundings have generally flat topography and are within an urbanized area not within proximity to Lake Mathews, Lake Evans, the Santa Ana River, Lake Hills, Norco Hills, Box Springs Mountain Area, or any of the nine arroyos that traverse the City and its sphere of influence. The Project site is located outside the FIRM detailed study limits and is currently within an unmapped Zone X area. Given the existing topography of the Project site, the potential for flooding within the Project site is not likely to occur. Given the proposed Project's location and since there are no features nearby that would pose a threat from seiche, tsunami, or flooding, impacts are considered **less than significant** directly, indirectly, and cumulatively. No mitigation is required.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**10e. Response:** (Source: *Preliminary Hydrology Report, Tentative Tract Map 37732 Barton/Mariposa Project Site, KWC Engineers January 2020 [Appendix F]; Project Specific Water Quality Management Plan 1/9/2020 Appendix G*)

**Less Than Significant Impact.** The proposed Project is located within a semi-urbanized portion of the City of Riverside within the Orangecrest Specific Plan area. Since the proposed Project involves more than one acre of ground disturbance, it is subject to NPDES requirements and must implement an SWPPP. Compliance with NPDES and implementation of an SWPPP would ensure the proposed Project does not conflict or obstruct applicable City water quality control plans. The WQMP would be reviewed and approved as a routine action during the processing of the Project by the City; therefore, it is reasonable that the required measures and features detailed in the WQMP to safeguard the existing drainage pattern of the site and area would be incorporated into the proposed Project.

The WMWD provides water to the Project site. Groundwater is a major source of water supply for WMWD and its retail agencies, comprising 13 percent of purchased water and 85 percent of locally produced water, representing 21 percent of WMWD's total supply in 2015. The WMWD's 2015 Urban Water Management Plan estimated a daily per capita water demand of 352 gallons. Implementation of the proposed Project would result in a maximum population of 232 residents (2.8625 persons/household × 81 units), with an estimated water usage of 81,616 gallons per day (0.25 acre-feet/day) or 29,789,840 gallons per year (91.4 acre-feet/year). This represents 0.13 percent of anticipated WMWD's retail water supplies in 2020, a 0.10 percent of anticipated WMWD's retail water supplies in 2040 (assuming worst-case multiple dry years), a 0.06 percent of anticipated WMWD's wholesale water supplies in 2020, and a 0.05 percent of anticipated WMWD's wholesale water supplies in 2040 (assuming worst-case multiple dry years). Sufficient water supplies are available to serve existing and projected future water demand under normal, dry and multiple-dry conditions. As the Project site would not require a zoning designation or land use designation amendment, it can be assumed that the existing land use and zoning designations of the site (buildout density of the

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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site) have been considered in the WMWD 2015 Urban Water Management Plan. Therefore, implementation of the proposed Project would not conflict with or obstruct implementation of the current groundwater management plan for the City of Riverside. Impacts would be **less than significant** directly, indirectly, and cumulatively. No mitigation measures are required.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 11. LAND USE AND PLANNING

Would the project:

a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**11a. Response:** (*Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers*)

**No Impact.** The Project site is located within an area of the City of Riverside that was annexed into the City from Riverside County in 2007. The Project site is located adjacent to large single-residential lots to the west and south and an established neighborhood of single-family residential units to the north, and vacant land to the east. Children’s Lighthouse, a private early childhood education facility, is located adjacent to the northwest boundary of the Project site. The proposed Project consists of the following entitlements to facilitate the establishment of an 81-unit Planned Residential Development: (1) Tentative Tract Map (TM 37732) to subdivide 20.63 acres into 81 single-family residential lots and lettered lots for private streets and common open space; (2) Planned Residential Development for the establishment of detached single-family dwelling units, private streets, and common open space; (3) Variance to allow a reduced perimeter setback; and (4) Design Review of Project plans by the City. The proposed Project would develop a currently vacant (underutilized) site with a new residential neighborhood which would allow for the continuation of the established community to the north, west, and south of the site. The Project would include an internal circulation system consisting of neighborhood streets that would connect to Lurin Avenue and Mariposa Avenue. The Project has been reviewed for consistency with the Zoning Code and to ensure that the requested perimeter setback reduction variance would be consistent and conducive to similar surrounding development. The Project would not include features such as roads (except for internal roads connecting to existing Lurin Avenue and Mariposa Avenue), highways, a transit system, or a non-consistent use that would constitute a physical divide in the established community. **No impact** directly, indirectly, or cumulatively to an established community would occur with implementation of the proposed Project. No mitigation is required.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**11b. Response:** (*Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, Title 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*)

**Less Than Significant Impact.** The proposed Project consists of the following entitlements to facilitate the establishment of an 81-unit Planned Residential Development: (1) Tentative Tract Map (TM 37732) to subdivide 20.63 acres into 81 single-family residential lots and lettered lots for private streets and common open space; (2) Planned Residential Development for the establishment of detached single-family dwelling units, private streets, and common open space; (3) Variance to allow a reduced perimeter setback; and (4) Design Review of Project plans by the City. The upper portion of the site (northern parcel APN 266-160-006) is approximately 9.54 acres in size and has a General Plan Land Use Designation of LDR and is zoned R-1-1300-SP – Single Family Residential and Specific Plan (Orangecrest) Overlay Zones. The lower portion of the site (southern parcels APNs 266-160-008 and 266-160-018) has a General Plan Land Use Designation of VLDR and is zoned R-1-½ Acre-SP Single Family Residential and Specific Plan (Orangecrest) Overlay Zones (5.85 acres), and RE-SP - Residential Estate and Specific Plan (Orangecrest) Overlay Zones (5.24 acres). The Orangecrest Specific Plan was adopted by the City of Riverside in August 1985.

The proposed Project would develop 81 single-family residential units on 81 lots spanning in size from 4,750 square feet to 19,059 square feet. The Project Applicant is requesting a Planned Residential Development due to the developmental constraints of the Project site and a Variance, which would therefore allow for reduced setbacks compared to the base zoning and PDR setback requirements of RE, R-1-½ Acre, and R-1-13000 zones on the Project site. Previously referenced **Table C** (in the Project Description section of this document) shows the setback information from the base zone designations and Planned Residential Development setbacks on the Project site. The Project site plans indicate that typical lot setbacks on the Project site would equate to the following:



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Rear Yard Setback 10 feet minimum
- Side Yard Setback 5 feet minimum
- Front Yard Setback 18 feet minimum

With approval of the Project Applicant requested Variance by the City of Riverside, the proposed Project would be consistent with base zone and PRD setback information.

Overall, the site plan indicates that the total density of the site would equate to 3.58 dwelling units/acre, which would be consistent with the General Plan Low Density Residential Land Use Designation of 3 to 6 dwelling units/acre. Pursuant to Section 19.780.060 of the Municipal Code, the benchmark density for the RE Zone and R-1-½ Acre designations is 3.0 dwelling units/acre and 4.8 dwelling units/acre for the R-1-13000 Zone. The Maximum Density with Bonus density for the RE and R-1-½ Zone designations is 3.3 dwelling units/acre and 5.3 dwelling units/acre for the R-1-13000 Zone designation. Based on the overall density of the site pursuant to the site plans, the proposed Project would be consistent with the density requirements under Section 19.780.060 of the City of Riverside Municipal Code.

Based on the zoning designations of the Project site, the Project Applicant would be required to develop 40,500 square feet of park area. Lot A of the Project, as shown on the site plan, would be developed with a 25,101-square foot park and Lot J would be developed with a 32,127-square foot park. As such, the proposed Project would develop 57,228 square feet of park, which exceeds the park development requirement by 16,728 square feet.

The elevation plans of the residential units associated with the proposed Project show that structures will be no taller than 28 feet. This is below the height restriction of 35 feet pursuant to the zoning code design regulations for single-family residential units. During final plan check, the City of Riverside would review the heights of the single-family residential units to ensure that they do not exceed the zoning height requirements. If the single-family residential units do exceed height limits, the City would require the applicant to apply for a variance or redesign the heights of the residential units.

As shown in City of Riverside 2025 General Plan *Land Use and Urban Design Element*, the Project site is located in the Orangecrest Specific Plan. The proposed Project would have to be consistent with applicable objectives and policies of the Orangecrest Specific Plan. The following provides a short consistency analysis to show that the proposed Project would be consistent with the Specific Plan's applicable objectives/policies.

- **Objective LU-75: Manage continued growth of the Orangecrest neighborhood in a manner consistent with the Orangecrest Specific Plan, providing needed infrastructure as land develops.**
  - **Consistent:** The proposed Project would develop a vacant (underutilized) site within the Orangecrest Specific Plan. The Project would include development of single-family residential units, an internal circulation system, and two common use parks. Such design would be consistent with the types of residential neighborhood development that occur within the Specific Plan area. This IS/MND has analyzed the potential impact the Project would have on infrastructure/public services with a determination that utility infrastructure and public services could adequately serve the residents of the proposed Project without additional staffing, infrastructure, or building development. For these reasons, development of the proposed Project would be consistent with this objective.
- **Policy LU-75.1: Avoid creating any hindrance to safe operations at the March Air Reserve Base/Inland Port using the Riverside County Airport Land Use Compatibility Plan when reviewing projects within the airport influence area for consistency.**
  - **Consistent:** Review of the Riverside County Airport Land Use Compatibility Plan indicates that the proposed Project is located within Zone D of the MARB ALUC Plan. Zone D of the MARB ALUC Plan does not have any restrictions on the development of residential units. The proposed Project would develop residential units that are no taller than 35 feet in height above ground level; as such, the proposed Project would not intrude into FAR Part 77 airspace of the March Air Reserve Base/Inland Port. Furthermore, the Project would not be designed with bright lights facing skywards or reflective material that could interfere

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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with March Air Reserve Base/Inland Port operations. For these reasons, the proposed Project would be consistent with this policy.

- **Policy LU-75.2: Identify and proactively undertake logical annexation opportunities to improve the consistency and coherence of the neighborhood.**
  - **Consistent:** The Project site was located in the Riverside Planning Area Southern Sphere of influence and was annexed into the City in 2007. The site was annexed into the City with the plan to develop the underutilized vacant site with a residential project that was consistent with other residential neighborhoods in close proximity. Once developed, the 81 single-family residential units would be similar to the residential units north of the site allowing for continued coherence of the Orangecrest Specific Plan area. For these reasons, the proposed Project would be consistent with this policy.

It should be noted that **Policies LU-75.3, LU-75.4, and LU-75.5** are not included in this consistency analysis, as they would not be applicable to the proposed Project.

Overall, the Project uses would be consistent with uses permitted under the General Plan land use, Orangecrest Specific Plan, and zoning designation. As discussed, the Project complies with all development standards for Planned Residential Developments, with the exception of the requested variance. The Project would also be compatible with surrounding uses. As such, the proposed Project would result in a **less than significant impact**. No mitigation is required.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 12. MINERAL RESOURCES

Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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### 12a. Response: (Source: General Plan 2025 FPEIR – Figure 5.10-1 Mineral Resources)

**No Impact.** According to General Plan 2025 FPEIR Figure 5.10-1, the Project site is not designated as a Mineral Resource Zone-2 (MRZ-2) or Mineral Resource Zone-3 (MRZ-3). The Project site is designated as a Mineral Resources Zone-4 (MRZ-4). The MRZ-4 designation indicates there is insufficient data to assign any other MRZ designation. The majority of the Project site is undeveloped; however, there is one abandoned outbuilding located on the Project site. Due to the location of the Project site (in a semi-urban area of Riverside and in an MRZ-4), unknown mineral deposits would more than likely not be discovered or disturbed during proposed Project construction activities. As such, implementation of the proposed Project would have a **no impact** on statewide and regional mineral deposits directly, indirectly, or cumulatively. No mitigation is required.

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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### 12b. Response: (Source: General Plan 2025 FPEIR – Figure 5.10-1 Mineral Resources)

**No Impact.** Review of the General Plan 2025 FPEIR Figure 5.10-1 indicates there are no mineral resource recovery sites delineated within the City of Riverside. Additionally, as described above in Response 12a, the Project site is not located within MRZ-2 or MRZ-3 areas and implementation of the proposed Project would not result in mineral resource losses. As such, implementation of the proposed Project would have **no impact** on locally-important mineral resources recovery sites directly, indirectly, or cumulatively. No mitigation is required.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### 13. NOISE

Would the project:

a. Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**13a. Response:** (Source: *General Plan 2025 Figure N-5 – 2025 Roadway Noise, Section 5.11 – Noise of the General Plan and Supporting Documents Environmental Impact Report; Project Set Plans; Noise and Vibration Analysis (August 2020) Tentative Tract Map No. 37732-Barton Development Project LSA, Appendix H*)

**Less Than Significant Impact.** The construction and operational noise analysis under this response has been provided by the *Noise and Vibration Impact Analysis Technical Report* prepared for the Project in August 2020 (**Appendix H**). Construction and operational noise standards for the City of Riverside are provided by the City of Riverside Noise Element of the General Plan 2025 and the City Municipal Code.

**Noise Element of the General Plan 2025:** In its land use decisions, the City may consider its noise/land use compatibility guidelines, which describe categories of compatibility and not specific noise standards (please refer to Table F of the *Noise and Impact Analysis Technical Report* in Appendix H).

These guidelines generally identify conditions where development of a particular use may be “Normally Acceptable,” “Conditionally Acceptable,” “Normally Unacceptable,” or “Conditionally Unacceptable.” The development of infill single residential uses is Normally Acceptable in areas with noise levels of 65 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL) or less, and Conditionally Acceptable in areas with noise levels between 65 and 75 dBA CNEL. For Conditionally Acceptable single-family residential uses, new development should only be undertaken after an analysis of noise reduction requirements and identification of noise reduction/insulation features. The City’s General Plan Noise Element requires interior noise levels for new residential development to comply with standards set forth in Title 24 of the State Health and Safety Code, which identifies an interior noise standard of 45 dBA CNEL for residences.

**Municipal Code:** The purpose of the City’s Municipal Code Noise Ordinance is to control unnecessary, excessive, and/or annoying noises in the City by prohibiting such noise generated by the sources specified in Title 7: Noise Control of the City’s Municipal Code. Based on Sections 7.25.010 and 7.30.015 of the City’s Municipal Code (and as shown in Table G of the *Noise and Impact Analysis Technical Report* in Appendix H), the maximum exterior noise level for residential uses is 55 dBA  $L_{max}$  (can go no louder than 75 dBA  $L_{max}$  during any period) during daytime (7:00 a.m. to 10:00 p.m.) hours and 45 dBA  $L_{max}$  (can go no louder than 65 dBA  $L_{max}$  during any period) during nighttime (10:00 p.m. to 7:00 a.m.) hours, or the maximum measured ambient noise level for any period of time.

Similarly, the maximum interior noise level for residential uses is 45 dBA  $L_{max}$  (can go no louder than 55 dBA  $L_{max}$  during any period) during daytime hours and 35 dBA  $L_{max}$  (can go no louder than 45 dBA  $L_{max}$  during any period) during nighttime hours, or the maximum measured ambient noise level for any period of time. Section 7.35.020.G, Exemptions, of the City’s Municipal Code Noise Ordinance states that “Noise source associated with construction, repair, remodeling, or grading of any real property; provided a permit has been obtained from the City as required; and provided said activities do not take place between the hours of 7:00 p.m. and 7:00 a.m. on weekdays, between the hours of 5:00 p.m. and 8:00 a.m. on Saturdays, or at any time on Sunday or a federal holiday” are exempt from the noise level limits of the Municipal Code.

**Existing Conditions:** The Project site is located at the northwest corner of Barton Street and Mariposa Avenue, on the south side of Lurin Avenue, in semi-urbanized area in the southeast portion of the City of Riverside. Land uses in the vicinity of the Project site include residential units, a school, and vacant land. The closest single-family residential buildings and school buildings are located north and west of the Project site approximately 75 feet and 35 feet, respectively, from the Project construction boundary.

The primary existing noise sources in the Project area are from vehicles on Barton Street, Lurin Avenue, Mariposa Avenue, and other local streets. In order to determine the existing ambient noise level in the Project area, two long-term (24-hour) and

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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one short-term (20 minute) noise level measurements were conducted and recorded on April 6 and 7, 2019. Noise levels from the long-term monitoring ranged between 62.1 to 73.7 dBA CNEL and the calculated CNEL noise level using the long-term measurement results at short-term monitoring locations ranged between 60.2 dBA CNEL, which is considered typical of an urbanized area.

Existing traffic noise levels were modeled using the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) to evaluate traffic-related noise conditions along roadway segments in the project vicinity. **Table N: Existing Traffic Noise Levels** shows the existing traffic noise levels on roadways in the Project vicinity and shows the noise level at 50 feet from the centerline of the outermost lanes of the listed roadway segments range from 51.2 dBA CNEL to 66.3 dBA CNEL.

**Table N: Existing Traffic Noise Levels**

Roadway Segment	ADT	Centerline to 70 dBA CNEL (ft)	Centerline to 65 dBA CNEL (ft)	Centerline to 60 dBA CNEL (ft)	CNEL (dBA) 50 ft from Centerline of Outermost Lane
Lurin Avenue west of Cole Avenue	720	<50	<50	<50	51.2
Lurin Avenue between Cole Avenue and Project Driveway North	1,230	<50	<50	<50	53.5
Lurin Avenue between Project Driveway North and Barton Street	1,230	<50	<50	<50	53.5
Mariposa Avenue west of Cole Avenue	3,505	<50	<50	80	62.3
Mariposa Avenue between Cole Avenue and Project Driveway South	2,450	<50	<50	63	60.8
Mariposa Avenue between Project Driveway South and Barton Street	2,450	<50	<50	63	60.8
Larry Parrish Parkway east of Barton Street	2,450	<50	<50	63	60.8
Cole Avenue north of Lurin Avenue	3,560	<50	<50	56	58.8
Cole Avenue between Lurin Avenue and Mariposa Avenue	2,980	<50	<50	<50	57.3
Cole Avenue south of Mariposa Avenue	1,680	<50	<50	<50	57.9
Barton Street north of Lurin Avenue	8,841	<50	69	148	66.3
Barton Street between Lurin Avenue and Mariposa Avenue	8,841	<50	69	148	66.3
Barton Street south of Mariposa Avenue	8,841	<50	69	148	66.3

Source: Noise and Vibration Impact Analysis Tentative Tract Map No. 37732-Barton Development Project, LSA (August 2020)

Note: Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.

ADT = average daily traffic

dBA = A-weighted decibels

CNEL = Community Noise Equivalent Level

ft = foot/feet

**Short-Term Construction Noise:** Two types of short-term noise impacts could occur during construction on the Project site. First, construction crew commutes and the transport of construction equipment and materials to the site for the proposed Project would incrementally increase noise levels on roads leading to the site. Although there would be a relatively high single-event noise exposure potential causing intermittent noise nuisance (passing trucks at 50 feet would generate up to a maximum of 84 dBA), the effect on longer-term (hourly or daily) ambient noise levels would be small because the hourly/daily construction-related vehicle trips are few when compared to existing hourly/daily traffic volume on Barton Street, Lurin Avenue, and Mariposa Avenue. The building construction phase would generate the most trips out of all of the construction phases, at 47 trips per hour and 85 trips per day. Roadways that would be used to access the Project site are Barton Street, Lurin Avenue, and Mariposa Avenue. Also, it is assumed that approximately half of the construction-related traffic would access the Project site from Lurin Avenue and that the other half would access the Project from Mariposa Avenue. Barton Street, Lurin Avenue, and Mariposa Avenue have estimated existing hourly/daily traffic volumes of 884/8,841, 123/1,230, and 245/2,450,

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respectively, near the Project site. Based on the information above, construction-related traffic would increase noise by up to 0.2 dBA on Barton Street, 0.8 dBA on Lurin Avenue and 0.4 dBA on Mariposa Avenue. A noise level increase of less than 3 dBA would not be perceptible to the human ear in an outdoor environment. Therefore, no short-term construction-related noise impacts associated with worker commute and equipment transport to the Project site would occur. No noise reduction measures are required.

The second type of short-term noise impact is related to noise generated during site preparation, grading, building construction, paving, and architectural coating on the project site. Construction is undertaken in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. Project construction is expected to require the use of graders, bulldozers, and water trucks/pickup trucks (it should be noted that the use of pile driving and blasting is not expected for the proposed Project). Based on a usage factor of 40 percent, the worst-case combined noise level during this phase of construction would be 84 dBA Equivalent Continuous Sound Level ( $L_{eq}$ ) at a distance of 50 feet from the active construction area. The closest residential and school property lines are located approximately 10 feet from the Project construction boundary to the north and west, respectively, and may be subject to short-term construction noise reaching 102 dBA  $L_{max}$  (98 dBA  $L_{eq}$ ) or higher generated by construction activities in the Project area. Ambient noise levels at the Project site range between 55.6 and 72.6 dBA  $L_{eq}$  based on the short- and long-term noise measurements that were conducted in 2019. Noise levels generated by Project construction would be higher than ambient noise levels. The proposed Project would be required to comply with the construction hours allowed under the City's Municipal Code Noise Ordinance and standard construction measures listed below:

- During all Project site excavation and grading, the Project contractors shall equip all construction equipment, fixed or mobile, with properly and maintained mufflers consistent with manufacturers' standards.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and most noise-sensitive receptors nearest the Project site during all Project construction.
- The construction contractor shall place all stationary construction equipment so that the emitted noise is directed away from the sensitive receptors nearest the Project site. Sensitive receptors nearest to the Project site include residences to the north, south, and west. The school is located to the west.

With the implementation of the standard construction measures listed above, Project construction noise would not exceed City noise standards for nearby sensitive receptors. Direct, indirect, or cumulative impacts would be **less than significant** and no mitigation measures would be needed.

**Long-Term Off-Site Traffic Noise:** The FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to evaluate roadway traffic-related noise conditions along roadway segments in the vicinity of the proposed Project under the following scenarios:

- Existing Year (2019) Traffic Noise Levels Without and With the Project; and
- Project Completion (2021) Traffic Noise Levels Without and With the Project

Noise level increases below 3 dBA would not be perceptible to the human ear in an outdoor environment. Furthermore, an increase or decrease in noise level of at least 5 dBA is required before any noticeable change in community response would be expected.<sup>4</sup> Therefore, the City's ambient noise threshold is a clearly perceptible increase of 5 dBA in for ambient noise increases to be considered significant.<sup>5</sup> Tables P and Q in the *Noise and Vibration Impact Analysis Report* show that the project-related traffic noise increase would be no greater than 0.7 dBA under all of the scenarios. As such, Project-related

<sup>4</sup> Section 5.11 – Noise of the General Plan and Supporting Documents Environmental Impact Report. Page 5.11-26. Albert A. Webb Associates. Certified November 2007.

<sup>5</sup> Ibid.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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traffic noise increases on off-site sensitive receptors would be **less than significant**. No direct, indirect, or cumulative impacts would occur and no mitigation measures are required.

**Long-Term Off-Site Stationary Noise:** Adjacent off-site land uses could potentially be exposed to stationary-source noise impacts from the proposed on-site heating, ventilation, and air conditioning (HVAC) equipment.

The proposed Project includes on-site ground-floor HVAC units for each residential unit that could potentially operate 24 hours per day. The HVAC equipment would generate noise levels of 66.5 dBA  $L_{eq}$  at 5 feet based on previous measurements conducted by LSA for similar project types. **Table O: HVAC Noise Levels** shows the noise levels generated by HVAC equipment at the property line of the closest off-site land use along with distance attenuation and shielding from the proposed 6-foot high perimeter wall. As shown in **Table O**, noise levels generated from on-site HVAC units would not exceed the City's exterior daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) 30-minute ( $L_{50}$ ) noise standards of 55 dBA and 45 dBA, respectively, for residential uses.

**Table O: HVAC Noise Levels**

Land Use	Direction	Reference Noise Level at 5 feet (dBA)	Distance from Source to Off-site Property Line (feet)	Distance Attenuation (dBA)	Shielding <sup>1</sup>	Exterior Noise Level (dBA $L_{eq}$ )	Interior Noise Level (dBA $L_{eq}$ )
Residential	Southwest	66.5	40	18.1	5	43.4	19.4
Residential	North	66.5	90	25.1	5	36.4	12.4
Residential	South	66.5	110	26.8	5	34.7	10.7
School	West	66.5	35	16.9	5	44.6	20.6

Source: Noise and Vibration Impact Analysis Tentative Tract Map No. 37732-Barton Development Project, LSA (August 2020)

<sup>1</sup> Noise level reduction from the proposed 6-foot high perimeter wall.

<sup>2</sup> The interior noise level with windows and doors closed was calculated based on an exterior-to-interior noise reduction of 24 dBA based on the EPA Protective Noise Levels (EPA 1978).

dBA = A-weighted decibel

EPA = United States Environmental Protection Agency

HVAC = heating, ventilation, and air conditioning

$L_{eq}$  = equivalent continuous sound level

In addition, **Table O** shows that, with shielding from the 6-foot high perimeter wall, interior noise levels generated from on-site HVAC units would not exceed the City's interior daytime and nighttime 5-minute ( $L_8$ ) noise standards of 45 dBA and 35 dBA, respectively, for residential uses. For the school west of the Project site, which is located approximately 35 feet from the on-site HVAC equipment to the school property line, interior noise levels would not exceed the City's interior daytime 5-minute ( $L_8$ ) noise standard of 45 dBA. Therefore, no off-site noise impacts from on-site HVAC equipment would occur. No noise reduction measures are required.

**Land Use Compatibility Assessment:** The land use compatibility of the Project site was assessed based on the Noise/Land Use Compatibility Criteria in the City of Riverside General Plan Noise Element. Table G of the General Plan Noise Element shows that single-family residential uses are considered "Normally Acceptable" in areas with noise levels of 60 dBA CNEL or less and "Conditionally Acceptable" in areas with a noise levels between 60 and 65 dBA CNEL.

A total of four on-site first-row residence areas were modeled to represent exterior areas façade of the residential units' outdoor use areas associated with the proposed Project using the measured noise levels at LT-1 and LT-2 and the Project traffic noise increase from existing no-project conditions to the Project Completion (2021) with-project conditions. The detailed noise calculations are provided in Appendix C in the *Noise and Vibration Impact Analysis Report* (refer to Appendix H of this Initial Study). Figure 3 in the *Noise and Vibration Impact Analysis Report* shows the locations of these modeled receptor areas.

**Table P: Exterior Traffic Noise Levels at the Closest On-Site Sensitive Receptors** shows the Project Completion (2021) with-Project exterior traffic noise levels at the nearest residential property line from the adjacent roadway. As shown in **Table**

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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P, traffic noise levels at the property line of on-site first-row residences range between 51.5 dBA CNEL and 62.3 dBA CNEL, which are “normally acceptable” based on the threshold limits of the City.

**Table P: Exterior Traffic Noise Levels at the Closest On-Site Sensitive Receptors**

First-Row Residences	Reference Noise Level (dBA CNEL)	Reference Distance (feet)	Distance from Roadway Centerline to Property Line (feet)	Distance Attenuation (dBA)	Shielding (dBA) <sup>1</sup>	Exterior Noise Level at the Property Line (dBA CNEL)
Lurin Avenue (west of Project Driveway North)	54.3	56	40	-2.2 <sup>2</sup>	5	51.5
Lurin Avenue (between Project Driveway North and Barton Street)	54.3	56	35	-3.1	5	52.4
Mariposa Avenue	60	68	60	-0.8	5	55.8
Barton Street	60	153	50	-7.3	5	62.3

Source: Noise and Vibration Impact Analysis Tentative Tract Map No. 37732-Barton Development Project, LSA (August 2020)

<sup>1</sup> The proposed 6 foot high perimeter wall would provide a minimum noise reduction of 5 dBA.

<sup>2</sup> A negative number represents a noise level increase.

CNEL = Community Noise Equivalent Level

dBA = A-weighted decibels

Based on the United States Environmental Protection Agency’s (EPA) Protective Noise Levels (1978), standard construction for Southern California (warm climate) residential buildings would provide 12 dBA or more with windows and doors open (the national average is 15 dBA) and 24 dBA or more with windows and doors closed (the national average is 25 dBA). As shown in **Table Q: Interior Traffic Noise Levels at the Closest Residences**, with windows and doors open, first-row residences along Barton Street would exceed the interior noise standard of 45 dBA CNEL, while first-row residences along Lurin Avenue and Mariposa Avenue would not exceed the interior noise standard of 45 dBA CNEL. With windows and doors closed, first-row residences would not exceed the noise standard of 45 dBA CNEL. Mechanical ventilation such as air conditioning would be required for first-row residences along Barton Street so that windows and doors can remain closed for a prolonged period of time. As the Project would provide air conditioning as a standard feature, windows and doors can remain closed for a prolonged period of time. Therefore, no interior noise impacts would occur and no noise reduction measures are required.

**Table Q: Interior Traffic Noise Levels at the Closest On-Site Sensitive Receptors**

First-Row Residences	Distance from Roadway Centerline to Building Setback Line (feet)	Exterior Noise Level at the Building Setback Line (dBA CNEL) <sup>1</sup>	Interior Noise Level with Windows/Doors Open <sup>2</sup> (dBA CNEL)	Interior Noise Levels with Windows/Doors Closed <sup>3</sup> (dBA CNEL)
Lurin Avenue (west of Project Driveway North)	50	50.0	38.0	26.0
Lurin Avenue (between Project Driveway North and Barton Street)	55	49.4	37.4	25.4
Mariposa Avenue	75	54.4	42.4	30.4
Barton Street	65	60.6	<b>48.6<sup>4</sup></b>	36.6

Source: Noise and Vibration Impact Analysis Tentative Tract Map No. 37732-Barton Development Project, LSA (August 2020)

<sup>1</sup> The exterior noise level was calculated using the same reference noise level and reference distance shown in **Table P**, and the proposed 6-foot high perimeter wall would provide a minimum noise reduction of 5 dBA.

<sup>2</sup> The interior noise level with windows and doors open was calculated based on an exterior-to-interior noise reduction of 12 dBA based on the EPA Protective Noise Levels (EPA 1978).

<sup>3</sup> The interior noise level with windows and doors closed was calculated based on an exterior-to-interior noise reduction of 24 dBA based on the EPA Protective Noise Levels (EPA 1978).

<sup>4</sup> The number in bold represents a noise level that exceeds the City of Riverside’s interior noise standard of 45 dBA CNEL.

CNEL = Community Noise Equivalent Level      dBA = A-weighted decibels      EPA = United States Environmental Protection Agency



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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In summary, the proposed Project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established by the City of Riverside General Plan or City of Riverside Zoning. Direct, indirect, or cumulative impacts would be **less than significant** and no mitigation is required.

- b. Result in generation of excessive groundborne vibration or groundborne noise levels?

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**13b. Response:** (Source: *Project Set Plans; Noise and Vibration Analysis (August 2020) Tentative Tract Map No. 37732-Barton Development Project LSA, Appendix H; Federal Transit Authority's (FTA) Transit Noise and Vibration Impact Assessment Manual*)

**Less Than Significant Impact.** Vibration refers to groundborne noise and perceptible motion, which is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernable, but without the effects associated with the shaking of a building there is less adverse reaction. The vibration standards included in the Federal Transit Authority's (FTA) *Transit Noise and Vibration Impact Assessment Manual* were used to evaluate operational and construction vibration levels related to Project implementation.

Occupation of the proposed single-family residences is not expected to generate vibration. In addition, vibration generated from project-related traffic on the adjacent roadways would be unusual for on-road vehicles because the rubber tires and suspension systems of vehicles provide vibration isolation. Therefore, vibration generated from Project-related traffic on the adjacent roadways, and Project operation in general, would be **less than significant**. No direct, indirect, or cumulative impacts would occur and no mitigation is required.

**Table R: Construction Vibration Damage Criteria** lists the potential vibration building damage criteria associated with construction activities, as suggested by the *Transit Noise and Vibration Assessment Model* prepared by the FTA. The guidelines in **Table R** show that a vibration level of up to 102 vibration velocity decibels (VdB) is considered safe for buildings consisting of reinforced concrete, steel, or timber (no plaster) and would not result in any construction vibration damage. For non-engineered-timber and masonry buildings, the construction building vibration damage criterion is 94 VdB.

**Table R: Construction Vibration Damage Criteria**

Building Category	PPV (in/sec)	Approximate L <sub>v</sub> (VdB) <sup>1</sup>
Reinforced concrete, steel, or timber (no plaster) 0.50 102	Reinforced concrete, steel, or timber (no plaster) 0.50 102	Reinforced concrete, steel, or timber (no plaster) 0.50 102
Engineered concrete and masonry (no plaster) 0.30 98	Engineered concrete and masonry (no plaster) 0.30 98	Engineered concrete and masonry (no plaster) 0.30 98
Non-engineered timber and masonry buildings 0.20 94	Non-engineered timber and masonry buildings 0.20 94	Non-engineered timber and masonry buildings 0.20 94
Buildings extremely susceptible to vibration damage 0.12 90	Buildings extremely susceptible to vibration damage 0.12 90	Buildings extremely susceptible to vibration damage 0.12 90

Source: Noise and Vibration Impact Analysis Tentative Tract Map No. 37732-Barton Development Project, LSA (February 2020)

<sup>1</sup> RMS VdB 1 μin/sec.

μin/sec. = micro-inches per second

FTA = United States Federal Transit Administration

in/sec = inches/second

L<sub>v</sub> = velocity in decibels

PPV = peak particle velocity

RMS = root-mean-square

VdB = vibration velocity decibels

During construction, outdoor site preparation for the proposed Project is expected to require the use of a large bulldozer and loaded trucks, which would generate groundborne vibration of up to 87 VdB and 86 VdB when measured at 25 feet, respectively. **Table S: Summary of Construction Vibration Levels** shows the projected vibration levels from construction

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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equipment expected to be used on the Project site to the closest sensitive receptors in the Project vicinity. The school building is the closest sensitive receptor to the Project construction footprint, approximately 35 feet away, and is estimated to experience vibration levels generated by Project construction of up to 83 VdB.

**Table S: Summary of Construction Vibration Levels**

Land Use	Direction	Equipment Activity	Reference Vibration Level (PPV) at 25 feet	Reference Vibration Level (PPV) at 25 feet	Distance (feet)	Maximum Vibration Level (VdB)	Maximum Vibration Level (PPV)
Residential	North	Large Bulldozers	87	0.089	75	73	0.017
		Loaded Trucks	86	0.076	75	72	0.015
Residential	South	Large Bulldozers	87	0.089	115	67	0.009
		Loaded Trucks	86	0.076	115	66	0.008
Residential	West	Large Bulldozers	87	0.089	110	68	0.010
		Loaded Trucks	86	0.076	110	67	0.008
School	West	Large Bulldozers	87	0.089	35	83	0.054
		Loaded Trucks	86	0.076	35	82	0.046

Source: Noise and Vibration Impact Analysis Tentative Tract Map No. 37732-Barton Development Project, LSA (August 2020)

Note: The FTA-recommended building damage threshold is 94 VdB (0.2 PPV [in/sec]) for building structures constructed of non-engineered timber and masonry

FTA = United States Federal Transit Administration; in/sec = inches per second; PPV = peak particle velocity; VdB = vibration velocity decibels

This vibration level would result in community annoyance because vibration levels would exceed the FTA community annoyance threshold of 75 VdB for institutional uses. However, the vibration generated would be temporary and sporadic in nature during construction activities and therefore would not be considered a permanent impact to nearby sensitive receptors.

The vibration level (75 VdB) would not have the potential to result in building damage because the building was observed to be constructed of non-engineered timber and masonry and because vibration levels would not exceed the FTA vibration damage threshold of 94 VdB (0.2 PPV [in/sec]). Residential buildings surrounding the Project site would experience vibration levels of up to 73 VdB (0.017 PPV [in/sec]) or lower. This vibration level would not exceed the community annoyance threshold or the vibration damage threshold for non-engineered timber/masonry structures.

Implementation of the proposed Project would not generate construction or operational vibration levels that would exceed threshold standards. Impacts would be **less than significant**. No direct, indirect, or cumulative impacts would occur and no mitigation measures are warranted.

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"/>
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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**13c. Response:** *(Source: General Plan 2025 FPEIR Figure 5.11-10 March ARB Noise Contours; Google Earth; Noise and Vibration Analysis (May 2020) Tentative Tract Map No. 37732-Barton Development Project LSA, Appendix H)*

**No Impact.** The nearest airport to the Project site is the March Air Reserve Base, located approximately 3.1 miles east of the site. Review of Figure 5.11-10 in the City’s General Plan 2025 FPEIR shows that the Project site is not within any of the noise contours of March Air Reserve Base. Riverside Municipal Airport is located approximately 8.3 miles northwest of the Project site; therefore, the Project site is far enough away to not be impacted by this airport’s noise contours. Implementation of the proposed Project would not expose on-site construction workers, workers, or residents to excessive noise levels from nearby airport operations. **No impact** directly, indirectly, or cumulatively would occur with Project implementation and no mitigation is required.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 14. POPULATION AND HOUSING

Would the project:

a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**14a. Response:** (Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG’s RCP and RTP)

**Less Than Significant Impact.** The Project proposes the construction of 81 single-family residential units on a vacant site designated with a Low Density Residential and Very Low Density Residential General Plan Land Use Designation and R-1-1300-SP Single Family Residential and Specific Plan (Orangecrest) Overlay Zones and RE-SP Residential Estate and Specific Plan (Orangecrest) Overlay Zones and R-1-½ Acre-SP Single Family Residential and Specific Plan (Orangecrest) Overlay Zones.

The Project is in a semi-urbanized area and would not induce substantial population growth, as the addition of 81 single-family residential units represents approximately 0.068 percent of the projected 118,600 housing units anticipated by 2040 in the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) housing projections for 2040. Based on the 2.86 person per household estimated in Riverside in 2019, the proposed project could increase the City’s population by approximately 232 people.<sup>6</sup> The 2015 and 2040 population of the City, Riverside County, and the region are detailed in **Table T: SCAG Population Projections**.

**Table T: SCAG Population Projections**

	2015		2040	
	Population	Employment	Population	Employment
City of Riverside	310,700	120,000	386,600	200,500
Riverside County	2,316,438	742,000	3,167,584	1,174,500
SCAG	18,779,123	8,006,030	18,779,123	9,871,441

Source: Tables 8 and 11, Demographic and Growth Forecast, 2016–2040 RTP-SCS, Southern California Association of Governments, December 2015.

SCAG’s 2016 RTP/SCS establishes population, housing, and growth trends for the City, Riverside County, and SCAG region. According to the 2016 RTP/SCS, the forecast population for the County of Riverside Subregion in 2040 is approximately 3,167,584 persons. In 2015, the County of Riverside was reported to have a population of approximately 2,316,438 persons. Therefore, the forecast population for the County of Riverside will grow by approximately 851,146 persons between 2015 and 2040. Based on an anticipated increase of 232 persons, Project residents would account for 0.027 percent of the population growth forecast by SCAG in the County of Riverside between 2015 and 2040.

The SCAG foresees that population would increase in the City and region over the next 25 years, and the anticipated rate of population growth in the City (2.4 percent) is roughly similar to that of Riverside County (2.0 percent) and the SCAG region increase in population by approximately 232 persons has been anticipated and planned for in the City’s General Plan and Zoning Code. Additionally, the Project does not include any significant infrastructure improvements or the extension of roads that could indirectly induce growth in the City. Therefore, this Project would have a **less than significant impact** on population growth directly, indirectly, and cumulatively. No mitigation is required.

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"/>
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<sup>6</sup> LSA, *Air Quality and Greenhouse Gas Analysis TTM37732 Barton Development*, page 47.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**14b. Response:** (*Source: General Plan 2025, General Plan 2025 Housing Element Update 2014 – 2021; California Department of Finance*)

**Less Than Significant Impact.** The Project site is currently vacant except for an unoccupied outbuilding on the southwest portion of the site. Once the Project site is developed, a total of 81 single-family residential units would be built on site. The site will be developed at an overall density of 3.58 dwelling units/acre and would include minimum lot sizes of 4,750 square feet and a maximum lot size of 19,059 square feet. The development on the Project site, based on the current person per household estimate in the City, would provide housing for approximately 232 residents.

Implementation of the Project would not displace existing people or housing, necessitating the construction of replacement housing elsewhere as the Project in itself would add needed housing to the City's inventory. **No impact** on housing either directly, indirectly, or cumulatively would occur with Project implementation. No mitigation is required.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 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"/>
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**15a. Response:** (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)

**Less Than Significant Impact.** The City of Riverside Fire Department provides fire protection service to the subject site. Fire Station 11, located at 19595 Orange Terrace Parkway, approximately 1.78 miles north of the site, would be the closest fire station serving the proposed Project. The City's Fire Department policy states that stations would be located and staffed such that an effective response force of 4 units with 12 personnel minimum shall be available to all areas of the City within a maximum of 10 minutes (total response time).

Implementation of the proposed Project would add 232 residents to the City of Riverside; however, this increase in residents is accounted for in the General Plan 2025 Land Use Plan and the development density of the site is consistent with City Zoning Development Standards. The operation of the City's Fire Department would continue to provide adequate service as the City develops to its buildout potential.

Implementation of the proposed Project would generate an incremental increase in the demand for fire protection services; however, the increase in population would be limited by density development standards per the City's Zoning Code and would not demand an increase in fire service such that new or expanded facilities would be needed.

The proposed Project would implement General Plan 2025 policies pertaining to fire protection, comply with existing codes and standards (California Fire Code and Riverside Municipal Code Section 16.32.10) and comply with Chapter 16.52.010 of the City's Municipal Code pertaining to the payment for development fees to be utilized for the purchase of land for and the construction of fire stations and the acquisition of equipment and furnishings to equip fire stations. The Project's final development plan would also be reviewed and approved by the City's Fire Prevention Bureau. With these standard measures implemented, the proposed Project would generate a **less than significant impact** on Riverside's fire protection services. No Project-related direct, indirect, or cumulative impacts on fire services would occur and no mitigation is required.

b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**15b. Response:** (Source: General Plan 2025 Public Safety Element pgs. 34-39; Project Set Plan; City of Riverside, Riverside Police Department, Operations, Website: <https://www.riversideca.gov/rpd/about-contact/operations/field-operations/about>, Accessed January 22, 2021)

**Less Than Significant Impact.** The Riverside Police Department (RPD) provides law enforcement services to the City of Riverside and the Project site. The Magnolia Neighborhood Policing Center, opened in 2006 at 10540-B Magnolia Avenue, approximately 10.9 miles northwest of the Project site, is the base of operations for Central and West Neighborhood Policing Center Field Operations, Central and Special Investigations, Special Operations, Central and Special Investigations, Special Operations, Policing, Training, and the Record Bureau. The RPD employs 130 sworn officers, 24 Sergeants, 6 Lieutenant Watch Commanders, 1 Executive Lieutenant, 1 Traffic Lieutenant, and civilian support staff. As part of the Riverside Renaissance Initiative, a new Public Safety Administrative building, 911 Dispatch and Data Center and Neighborhood Police Center are proposed in the future.

Implementation of the Project would add 232 residents to the existing population of the City. Residential development, such as that proposed by the Project, typically generates calls for law enforcement service due to residential break-ins, vehicle burglaries and break-ins, and general disturbances. The design of the proposed Project will include a 6-foot tall perimeter wall,

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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exterior building lighting, and street lighting, all considered features of Crime Prevention through Environmental Design technique, to reduce on-site crime and thus reduce law enforcement calls of service to the Project site.

An incremental increase in law enforcement calls to the Project site could occur; however, such calls would be consistent to the types of calls RPD responds to at similar residential developments within the City. Additionally, the proposed Project's anticipated population contribution to the City of Riverside is consistent with what was analyzed in the 2025 General Plan; as such, potential impacts of the population growth from the proposed Project has already been considered in potential impacts to the RPD. Implementation of the Project would not degrade the RPD's performance to the point that a new facility or expansion of an existing facility would be needed. With implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there would be a **less than significant impact** on the demand for additional law enforcement facilities of services either directly, indirectly, or cumulatively. No mitigation is required.

c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**15c. Response:** (*Source: California Department of Education, <https://www.cde.ca.gov/ds/sd/cb/dataquest.asp>; General Plan 2025 Final EIR, Section 5.13 Public Services pgs. 5.13-8 to 5.13-14*)

**Less Than Significant Impact.** The proposed Project is located within the Riverside Unified School District (RUSD), which had a 2019–2020 total enrollment of 41,617 students. The following schools within the RUSD would provide education services to students of the proposed project:

- Mark Twain Elementary School is located at 19411 Krameria Avenue, approximately 0.7 mile northwest of the project site. This school had a 2019–2020 enrollment of 1,068 students.
- Frank Augustus Miller Middle School is located at 17925 Krameria Avenue, approximately 2.7 miles west of the project site. This school had a 2019–2020 enrollment of 1,035 students.
- Martin Luther King High School is located at 9301 Wood Road, approximately 1.5 miles northwest of the project site. This school had a 2019–2020 enrollment of 3,058 students.

According to the Final EIR of the General Plan 2025, RUSD contains many schools that are near or over capacity and are located in areas where vacant land to expand is not available. The school district is in need of new elementary and high school sites to meet the needs of the projected student population within its district as the City of Riverside reaches full buildout. Table 5.13-G in the Final EIR of the General Plan 2025, indicates that the maximum with PRD development buildout of land within the RUSD boundary would generate 136,716 students. Based on the student generation factor of RUSD, the proposed Project is estimated to generate 57 students ( $0.70 \times 81$  residential units) who would attend schools within RUSD. The total students generated includes 31 elementary school students ( $0.38 \times 81$  residential units), 9 middle school students ( $0.11 \times 81$  residential units), and 17 high school students ( $0.21 \times 81$  residential units). It should be noted, the generation of students for the Project site has been anticipated in the Riverside General Plan 2025 based on the site's existing land use and zoning designations.

The Project Applicant would be required to pay RUSD impact fees for new residential construction and, pursuant to Government Code Section 65995, such impact fee payment would offset potentially significant impacts to school facilities due to Project implementation. Direct, indirect, or cumulative impacts on schools would be **less than significant** and no mitigation is required.

d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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; Project Set Plans*)

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Less Than Significant Impact.** Bergamont Park, located at 19275 Bergamont Drive, is the closest park to the Project site (1.08 miles). This park is approximately 5.32 acres and includes the following amenities: basketball half courts, playground, picnic tables, and exercise course.

The General Plan EIR indicates that the City currently has a parkland to population ratio standard of 3 acres per 1,000 population. The proposed project will develop 81 residential units and, if fully occupied, would house 232 residents. Based on the parkland to population ratio, the proposed Project would generate a demand of 0.70 acre of parkland.

The proposed Project, consistent with Zoning development standards, would include the development of park space with a variety of amenities in two locations within the site. The two parks would equate to approximately 1.31 acres of land and would include picnic tables, grassy areas, walkways, and small recreational game fields (i.e., lawn bowling and bocce ball courts). Based on the Zoning development standards, the Project would be required to provide 0.93 acre of parkland (number of lots × 500 square feet). As such, the proposed Project would exceed the park requirement standards as set forth by the City of Riverside Zoning development standards.

The population generated by proposed Project has the potential to incrementally increase the use of off-site nearby parks; however, such use would be nominal due to the fact that the project would provide parkland as part of its design. Furthermore, the Project Applicant would be required to pay parkland development impact fees for regional parks, local parks, and aquatics facilities to ensure that enough parkland is provided to residents in the City of Riverside. The proposed Project would not generate the need to develop new parks or expand existing parks within the City. Project impacts would be **less than significant** and no mitigation is required.

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)

**Less Than Significant Impact.** The City of Riverside provides library services to its residents through a Main Library located at 3581 Mission Inn Avenue and six branch libraries (Arlington Neighborhood Library, Casa Blanca Family Learning Center, Marcy Branch, La Sierra Neighborhood Library, Orange Terrace Library, and Eastside Library and Cybrary) located throughout the City. The City of Riverside Public Library System provides over 600,000 books and other library materials to residents in the City. The Orange Terrace Library, located at 20010-B Orange Terrace Pkwy (approximately 1.45 miles north of the Project site), is the closest library that would serve residents occupying the Project site.

Community centers, senior centers, and service centers are other public facilities provided by the City to provide various services to residents. The centers offer a wide range of services that include computer training, English as a second language classes, fitness and wellness programs, early childhood programs, aquatics, social recreation programs, specialty classes, sports programs, field trips, and a variety of cultural and holiday activities. Ysmael Villegas Center, located at 7260 Marguerita Avenue, is the closest community center that would serve Project residents; the Cesar Chavez Center, located at 2060 University Avenue, is the closest service center that would serve Project residents; and Janet Goeske Senior Center, located at 5257 Sierra Avenue, is the closest senior center that would serve Project residents.

The population increase generated by the proposed Project would result in an incremental increase in the use of public libraries and other public facilities. Additionally, the proposed Project's anticipated population contribution to the City of Riverside is consistent with what was analyzed in the 2025 General Plan; as such, potential impacts of the population growth from the proposed Project has already been considered in potential impacts to the other public facilities within the City. Implementation of the proposed Project would not require the construction of new, or expansion of existing public facilities. Project impacts would be **less than significant** and no mitigation is required.



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 16. RECREATION

Would the project:

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**16a. Response:** (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master Plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)

**Less Than Significant Impact.** Bergamont Park, located at 19275 Bergamont Drive, is the closest park to the Project site (1.08 miles). This park is approximately 5.32 acres and includes the following amenities: basketball half courts, playground, picnic tables, and exercise course. As detailed in Figure 5.14-2 Trails Map of the General Plan 2025 FPEIR, the closest trail to the Project site is designated as a City of Riverside Trail along Wood Road. As population increases in the City of Riverside, the need for park and other recreational facilities rises due to the additional strain on upkeep and maintenance that is required from the City.

The proposed Project would include the development of 57,228 square feet of park space on site, which includes picnic tables, grassy areas, walkways, and small recreational game fields (i.e., lawn bowling and bocce ball courts). The amount of park space provided would exceed the 40,000 square feet of common usable open space/recreational facilities space required by Section 19.780.060 of the Riverside Municipal Code. The Project features would help in reducing increased uses and deterioration of existing City recreational amenities as residents would be more apt to use the on-site facilities. In addition, as a condition of approval, the Project Applicant would be required to pay parkland development impacts fees for regional parks, local parks, and aquatics facilities, which would help in maintaining recreation amenities within the City.

As the Project will include on-site recreational amenities and pay parkland development impact fees as a condition of approval, implementation of the proposed Project would not increase the use or deterioration of the City's recreational amenities. Direct, indirect, or cumulative impacts would be **less than significant** and no mitigation is required.

b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**16b. Response:** (Source: Project Site Plan, 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)

**Less Than Significant Impact.** The proposed Project would include the development of 57,228 square feet of park space on site, which includes picnic tables, grassy areas, walkways, and small recreational game fields (i.e., lawn bowling and bocce ball courts). The amount of park space provided would exceed the 40,000 square feet of common usable open space/recreational facilities space required by Section 19.780.060 of the Riverside Municipal Code. The park space of the proposed Project would be developed in accordance with the City's General Plan 2025, Park and Recreation Master Plan, and all other applicable local, State, and/or federal regulatory requirements. As the Project includes recreational amenities within the on-site parks that would be used by the Project residents, the use of off-site City-owned recreational facilities would be nominal compared to existing conditions, and would not necessitate expansion solely due to Project implementation. Direct, indirect, and cumulative project impacts would be **less than significant** and no mitigation is required.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 17. TRANSPORTATION

Would the project:

a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**17a. Response:** (Source: LSA, TTM37732 Barton Development Project Vehicle Miles Traveled Analysis, November 25, 2020 Appendix I)

**Less Than Significant Impact.** The proposed Project would generate 60 trips during the a.m. peak hour, 80 trips during the p.m. peak hour, and 765 daily trips; as such, the City indicated that a Project Trip Generation Memorandum was not needed for this Project. Vehicle Mile Traveled (VMT) analysis/discussion is provided below under Threshold 17b.

**Construction.** Construction-related trips generated on a daily basis throughout each phase of construction would derive from construction workers and delivery of materials. It is anticipated Project construction would generate haul trips distributed throughout the day. During construction, there would also be passenger car construction trips associated with crew arrivals and departures. The weekday a.m. peak period is 7:00 a.m. to 9:00 a.m., and the weekday p.m. peak period is 4:00 p.m. to 6:00 p.m. It is anticipated the majority of construction crews would arrive and depart outside the peak hours, while delivery trucks would arrive and depart throughout the day.

The proposed Project will include improvements to Lurin Avenue, Barton Street, and Mariposa Street fronting the site through implementation of a striping plan. The improvements to these streets will occur in compliance with the City of Riverside General Plan Circulation and Community Mobility Element for 66-foot local roads (Lurin Avenue), 88-foot arterial roads (Barton Street), and 66-foot collector roads (Mariposa Street).

Construction of the Project is anticipated to commence in late 2021 and a planned Project opening is estimated in 2022. All construction equipment, including construction worker vehicles, would be staged on the Project site for the duration of the construction period. In addition, the proposed Project construction schedule would comply with the City's Municipal Code Section 7.35.010, which limits construction activities to Monday through Friday from 7:00 a.m. to 7:00 p.m., and Saturday from 8:00 a.m. to 5:00 p.m. No construction activities would occur on Sundays or federal holidays. In addition, as part of the grading plan and building plan review processes, the City would require the developer to submit a Traffic Management Plan that would provide appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures (as applicable). Through compliance with Riverside Municipal Code Section 7.35.010, construction impacts related to conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system would be **less than significant** directly, indirectly, and cumulatively. No mitigation is required.

**Operation.** As stated above, the proposed Project is estimated to generate 60 trips during a.m. peak hours, 80 trips during p.m. peak hour, and 765 daily trips. The daily trips will be dispersed amongst the local circulation system in the vicinity of the proposed Project. Although the proposed Project would develop a use that generates between 50 and 100 peak hour trips the City of Riverside has indicated that a focused traffic analysis for the Project is not required. The City of Riverside has indicated that the trips generated by the proposed Project are not enough to degrade the existing level of service for nearby existing intersections and roadway segments. Impacts will be **less than significant** directly, indirectly and cumulatively. No mitigation is required.

b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**17b. Response:** (Source: LSA, TTM37732 Barton Development Project Vehicle Miles Traveled Analysis, November 25, 2020)

**Less Than Significant With Mitigation Incorporated.** On December 28, 2018, the California Office of Administrative Law cleared the revised CEQA Guidelines for use. Among the changes to the guidelines was removal of vehicle delay and level of service from consideration under CEQA. With the adopted guidelines, transportation impacts were required to be evaluated based on a project's generation of vehicle miles traveled (VMT). The City of Riverside adopted new VMT analysis guidelines

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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in July 2020; therefore, all projects where environmental documentation was commenced after July 2020 needed to be analyzed and compliant with the City's *Draft Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*. The City's VMT analysis guidelines require the proposed Project's VMT per capita to be compared with the jurisdictional VMT per capita to determine VMT impacts.

Based on the City's VMT analysis guidelines for residential development projects, the threshold for determining VMT impacts is 15 percent below the City's current baseline VMT per capita under baseline (2012) and cumulative (2040) conditions. **Table U: Baseline (2012) and Cumulative (2040) Jurisdictional and Project VMT per Capita Comparison** shows the Project's VMT under baseline (2012) and cumulative (2040) conditions compared to the VMT of the City of Riverside under the same conditions.

**Table U: Baseline (2012) and Cumulative (2040) Jurisdictional and Project VMT per Capita Comparison**

Analysis Scenario	City of Riverside (miles)	Project (miles)	Percentage Difference
Baseline (2012)	10.8	22.3	+ 106%
Cumulative (2040)	10.6	19.7	+ 86%

Source: LSA, TTM37731 Cole Development Project Vehicle Miles Traveled Analysis, November 25, 2020.

As shown in **Table U**, the Project's VMT per capita exceeds the City's VMT per capita during baseline (2012) and cumulative (2040) conditions by 106 percent and 86 percent, respectively. As such, based on the City's VMT analysis guidelines, the proposed Project would have a significant VMT impact under both baseline and cumulative conditions. However, in coordination with the City of Riverside staff, mitigation measure strategies were explored to reduce the Project's impact pertaining to VMT.

When a lead agency, under CEQA, identifies a significant impact, the agency must identify feasible mitigation measures in order to avoid or substantially reduce such an impact. VMT impacts require mitigation of regional impacts through more behavioral changes. Enforcement of mitigation measures are subject to the mitigation monitoring requirements of CEQA, as well as the regular police powers of the lead agency (in this case the City of Riverside). These measures can also be incorporated as part of plans, policies, regulations, or project design features. In general, Transportation Demand Management (TDM) actions, active transportation amenities, and other measures to reduce the number of trips creating an impact are possible VMT mitigation strategies.

The City's baseline and future VMT per capita was compared in the Riverside County Transportation Analysis Model and it was determined that the City's cumulative VMT per capita would be lower compared to the baseline VMT per capita. Lower VMT per capita for the City in the forecast scenario is possible due to multiple factors such as improvements in land use densities, mix of land uses, and non-drive alone mode shares. The City's investment in active transportation projects is one of the contributors toward the decrease in the City's drive alone mode share and thus, decrease in the VMT per capita metric. Since the proposed Project is consistent with the City's General Plan, the Project's fair-share contribution toward these active transportation improvements can be considered as an appropriate VMT mitigation measure.

At present, the City of Riverside does not have a mitigation bank where all the General Plan improvements are researched and documented; however, City staff has a list of bicycle and pedestrian improvement projects that are anticipated to be completed in the future pursuant to the City of Riverside Active Transportation Master Plan. The total cost of these improvements were calculated and the Project's fair-share contribution toward these improvements was determined. Based on the total VMT Growth in the City under baseline (2012) and cumulative (2040) conditions totaling 2,998,673 miles compared to the proposed Project's VMT of 4,727 miles, a Project Fair Share of 0.16 percent was calculated for the proposed Project. Implementation of **Mitigation Measure TRA-1** would require the Project Applicant to pay its fair share toward the City's bicycle and pedestrian projects and mitigation bank study to reduce Project impacts associated with VMT generation.

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

**TRA-1:** Prior to issuance of the first building permit by the City of Riverside, the Project Applicant shall pay a Project Fair Share fee of 0.16 percent of the \$61,583,924.03 total cost toward the City's bicycle and pedestrian projects and mitigation bank study. The Project Fair Share Cost equates to \$97,078.68 and shall be paid to the City of Riverside by the Project Applicant. The mitigation amount is a maximum and shall be confirmed by the City of Riverside prior to issuance of the first building permit by the City.

Implementation of **Mitigation Measure TRA-1** would ensure that any potential impacts to Project-related VMT generation would be **less than significant with mitigation incorporated**.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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#### **17c. Response:** (Source: *Project Plan Set, City of Riverside Zoning Code, General Plan 2025*)

**No Impact.** The design of the proposed Project does not include any geometric design features or incompatible uses that could substantially increase hazards. The proposed Project would develop a neighborhood consisting of 81 residential units on varying sized lots, an internal circulation system (neighborhood roads), two common use parks, and lots occupied by water quality management basins. The design of the Project, through review of the Project Plan Set, does not include abnormal development that would increase hazards related to traffic. The internal circulation of the site would be consistent with similar developments in the City and would allow parking (driveway and on-street) and access for residents. Building setbacks would be consistent with the development standards of the PRD Permit and base zoning designations and would not block line of sight views for vehicles exiting the site onto Lurin Avenue and Mariposa Avenue. Implementation of the proposed Project would not substantially increase hazards due to a geometric design feature or incompatible use. Direct, indirect, or cumulative impacts would be **less than significant** with implementation of the Project and no mitigation is required.

d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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#### **17d. Response:** (Source: *Project Plan Set – Project Site Plan; 2019 California Fire Code Sections 503.1.1, 503.2.1, 506.1, and 503.6; General Plan 2025; City of Riverside Fire Department*)

**Less Than Significant Impact.** The proposed Project would comply with the 2019 California Fire Code Section 503-Fire Apparatus Access Roads. Sections 503.1.1 Buildings and Facilities; and 503.2.1 Dimensions of the 2019 California Fire Code Section would all be followed in development of the proposed Project. During construction, the Project site would remain accessible for emergency vehicles through the on-site dirt roads that connect to Lurin and Mariposa Avenues. The Project Site Plan indicates that access to the Project site, once operational, would be provided via newly constructed on-site roads connecting to Lurin and Mariposa Avenues. The internal circulation system would be designed to a width to accommodate emergency vehicles pursuant to the 2019 California Fire Code requirements and City of Riverside. Prior to Project approval, the Riverside City Fire Department would review the Final Site Plan to ensure adequate emergency access to the site is provided. If additional features are required, the Project would need to incorporate these as conditions of approval.

Based on the design of the Project as shown on the Project Site Plan, compliance with the applicable 2019 California Fire Code, and review and approval by the Riverside Fire Department, the proposed Project would provide adequate emergency access. Direct, indirect, and cumulative Project impacts would be **less than significant** and no mitigation is required.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 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"/>
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### 18a. Response: (Source: AB 52 Consultation)

**Less Than Significant With Mitigation Incorporated.** Chapter 532, Statutes of 2014 (i.e., AB 42), requires Lead Agencies evaluate project's potential to impact "tribal cultural resources." Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion 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."

Per AB 52 (specifically PRC 21080.3.1), 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 projects. Pursuant to provisions of AB 52, the City contacted the following Native American Tribes:

- Agua Caliente Band of Cahuilla Indians;
- Cahuilla Band of Indians;
- Gabrieleño Band of Mission Indians – Kizh Nation;
- Morongo Band of Mission Indians;
- Pechanga Band of Luiseño Indians;
- Rincon Band of Luiseño Indians;
- Gabrielino-Tongva Tribe (San Gabriel Band of Mission Indians);
- San Manuel Band of Mission Indians; and
- Soboba Band of Luiseño Indians.

The following California Native American tribes have requested consultation with the City of Riverside pursuant to Public Resources Code 21080.3.1:

- Pechanga Band of Luiseño Indians;
- Rincon Band of Luiseño Indians; and
- Soboba Band of Luiseño Indians.

The Pechanga Band of Mission Indians requested consultation with the City of Riverside on March 19, 2020, and a consultation via teleconference occurred in April 2020. During the teleconference, representatives from the Pechanga Band of Mission Indians requested Project documents from the City and conditions of approval/mitigation measures, which the City provided. The City followed up with the Pechanga Band of Mission Indians on June 17, October 6, October 14, October 19, October 27, November 24, and December 22, 2020. The City did not receive written comments or a response and/or input and, having acted in good faith, closed consultation with the Pechanga Band of Luiseño Indians on January 20, 2021. The Rincon Band of Luiseño Indians requested consultation on March 3, 2020, and provided formal comment on June 26, 2020. The Rincon Band of Luiseño Indians requested coordination with the City to discuss avoidance through redesign or potential excavation based

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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on the Project's impact to TCR (33-014873/CA-RIV-7928). Additionally, the Rincon Band of Luiseño Indians recommended archaeological and tribal monitoring for all ground-disturbing activities, a monitoring report, and protocols for discovery of cultural material and human remains which will be implemented through **Mitigation Measures CUL-1** and **CUL-2** and **TRI-1** through **TRI-4**. Formal consultation with the Rincon Band of Luiseño Indians was closed by the City on March 12, 2021.

The Soboba Band of Luiseño Indians requested formal consultation with the City on April 20, 2020. The City reached out to the Soboba Band of Luiseño Indians on June 17, October 6, October 14, 2020, and January 19, 2021, and concluded on May 14, 2021. Implementation of the following mitigation measures would ensure that impacts to Tribal Cultural Resources would be reduced.

#### Mitigation Measures

**CUL-1: Relocation of Resources:** The determination by the Project Archaeologist, Project Biologist, Developer, City and Consulting Tribe(s) as to the scope, methods and suitable relocation site(s) for 33-014873/CA-RIV-7928. This Removal and Relocation Plan shall be reviewed and approved by City Staff prior to commencement of work. Relocation shall be mutually agreed upon and completed to the satisfaction of all parties prior to commencement of mass grading. The relocated features will be placed in an area that will be preserved in perpetuity, so that no future disturbances will occur.

**CUL-2: Archaeological Monitoring, Archaeological, Tribal and Paleontological Monitoring.** At least 30 days prior to application for a grading permit and before any grading, excavation, and/or ground-disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.

2. The project archaeologist, in consultation with consulting tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:
  - f. Project grading and development scheduling;
  - g. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;
  - h. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;
  - i. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and
  - j. The scheduling and timing of the Cultural Sensitivity Training noted in **Mitigation Measure TRI-5**.

**TRI-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 consulting 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.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>TRI-2:</b>	<p>At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <ol style="list-style-type: none"> <li>1. The project archaeologist, in consultation with consulting tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include: <ol style="list-style-type: none"> <li>a. Project grading and development scheduling;</li> <li>b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribe(s) during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;</li> <li>c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;</li> <li>d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and</li> <li>e. The scheduling and timing of the Cultural Sensitivity Training noted in <b>MM-CUL-5</b>.</li> </ol> </li> </ol>
	<p><b>TRI-3: Treatment and Disposition of Cultural Resources:</b> In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:</p> <ol style="list-style-type: none"> <li>1. <b>Consulting Tribes Notified:</b> Within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall provide the city evidence of notification to consulting tribes. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.</li> <li>2. <b>Temporary Curation and Storage:</b> 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</li> <li>3. <b>Treatment and Final Disposition:</b> 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: <ol style="list-style-type: none"> <li>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;</li> <li>b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore 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;</li> </ol> </li> </ol>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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 Museum of Riverside 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 consulting tribes.

**TRI-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.

With implementation of **Mitigation Measures CUL-1, CUL-2** and **TRI-1** through **TRI-4** impacts to tribal cultural resources 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) would be 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 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**18b. Response: (Source: AB 52 Consultation)**

**Less Than Significant With Mitigation Incorporated.** CEQA defines a "historical resource" as a resource that meets one or more of the following criteria: (1) is listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register); (2) is listed in a local register of historical resources as defined in PRC §5020.1(k); (3) is identified as significant in a historical resource survey meeting the requirements of PRC §5024.1(g); or (4) is determined to be a historical resource by a project's Lead Agency (PRC §21084.1 and State CEQA Guidelines §15064.5[a]).

A resource may be listed as a historical resource in the California Register if it meets any of the following National Register of Historic Places criteria as defined in PRC §5024.1(C):

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- B. Is associated with the lives of persons important in our past.
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possess high artistic values.
- D. Has yielded, or may be likely to yield, information important in prehistory or history.



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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A “substantial adverse change” to a historical resource, according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

As detailed in response to Checklist Question 5b, a project-specific cultural resources assessment was conducted for the project site and included archaeological and historical records search, communication with Native American tribal representatives, and an intensive pedestrian survey of the project site. The records search revealed 34 cultural resources were previously recorded within one mile of the Project site. One prehistoric resource (33-14873, a bedrock milling station) was documented within the eastern portion of the Project area and an additional 34 have been documented within one mile of the site, including prehistoric (bedrock milling sites) and built environment (historic residences, a ranch complex and former military barracks).

An archaeological field survey was conducted on the Project site on July 12, 2019. The ground surface at the time of the survey was almost completely obscured by vegetation. Previously recorded Site 33-014873 was identified and Phase II testing was conducted. This resource is a typical example of a common isolated food-processing station lacking any associated surface artifacts, likely utilized once and presenting the most transient of subsistence activities. The Phase II test excavations produced negative results, as the site appears to have little to no potential to yield information important to prehistory of local area, region or state and therefore does not meet any of the criteria of a “unique archaeological resource” or a “historical resource,” pursuant to § 15064.5 of the *CEQA Guidelines*. The prehistoric resource 33-14873 site lacks integrity of setting, which may detract from its potential as a contributor to a Cultural Landscape. However, there is a subset of Cultural Landscapes Ethnographic Landscapes—which are defined as “landscape[s] containing a variety of natural and cultural resources that associated people define as heritage resources” (National Park Service n.d.). This heritage resource aspect is addressed by consultation with the Native American Tribes listed above and protection of this heritage resource will occur with implementation of **Mitigation Measure CUL-1**. No other resources were identified on the Project site during the July 2019 field survey or Phase II Testing. Despite the negative testing results, due to poor surface visibility encountered during the survey, the presence of a prehistoric resource within the Project area and more than 25 others within a mile, there is some potential for both surface and subsurface resources to be discovered. **Mitigation Measure TRI-1** through **TRI-4** will be implemented to ensure archaeological surveying will be conducted during construction and resources that are discovered will be vetted through consulting Native American Tribes.

With the implementation of **Mitigation Measures CUL-1** and **TRI-1** through **TRI-4**, impacts to tribal cultural resources determined significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1 with Native American input would be reduced to **less than significant** levels.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 19. UTILITIES AND SYSTEM SERVICES

Would the project:

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**19a.Response:** (Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Table 5.16-I - Current and Projected Water Use WMWD, Table 5.16-J - General Plan Projected Water Demand for WMWD Including Water Reliability 2025, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area & Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR; KWC Engineers Project Specific Water Quality Management Plan, January 9, 2020)

**Less Than Significant Impact.** The Project Set Plans prepared by the applicant indicates that the Western Municipal Water District provides water and sewer service in the vicinity of the site. Electricity and natural gas are provided by Southern California Edison and SoCal Gas, respectively.

**Water:** A 12-inch water line exists in the westbound lanes of Lurin Avenue and an 8-inch and 10-inch water line exist in the eastbound lanes of Lurin Avenue. The proposed Project would connect to these existing water lines in order to provide both potable water to the Project residents and for Project landscaping. Water distribution lines would be installed and loop through the Project site in order to provide water supply to each of the single-family residential units. Water for landscape irrigation would be separately metered. The necessary on-site water distribution line installation is included as a design feature of the Project and would not result in any physical environmental effects beyond what is analyzed in this environmental document. Off-site improvements to water lines located in the surrounding streets would not be required as the piping is correctly sized to continue to provide adequate water delivery to the Project site. As a condition of approval, the Project Applicant would require a will-serve letter from WMWD verifying that the Project would be adequately served by the district, prior to final map approval. Implementation of the proposed Project would not require or result in the relocation or construction of new water infrastructure that would cause significant environmental effects. Direct, indirect, and cumulative Project impacts to water would be **less than significant** and no mitigation is required.

**Wastewater:** The Project site is currently served by an existing 8-inch sewer line in the westbound lanes of Lurin Avenue. The proposed Project would include an internal wastewater distribution system connecting the on-site uses to the existing infrastructure in Lurin Avenue. From here, wastewater would be conveyed to either the Western Riverside County Regional Wastewater Authority (WRCRWA) wastewater treatment facility or March Air Reserve Base wastewater treatment facility. The two wastewater treatment plants have a combined capacity of 8.75 million gallons per day (mgd) with the WRCRWA treatment plant designed to have a capacity for 8 mgd. The WRCRWA recently expanded its design capacity up to 14 mgd; as such, both plants currently have a daily intake capacity of 14.75 mgd.

According to the Riverside 2014 Capital Improvement Program and Rate Development Study, the adjusted daily flow of wastewater per equivalent dwelling unit in the City is 206 gallons per day. The proposed Project would include the development of 81 single-family residential units and therefore is estimated to generated 16,686 mgd of wastewater that would be conveyed and treated at the WRCRWA or March Air Reserve Base. Based on the existing daily treatment capacity and inflow of both plants, the Project would be adequately served pertaining to wastewater disposal and conveyance. As part of the Project design, an internal wastewater distribution system would be developed on site; however, such installation would not result in any physical environmental effects beyond those that are analyzed in this environmental document. As part of the Project’s conditions of approval, the applicant would be required to provide sewer-loading calculations to the City to ensure the existing piping is correctly sized to continue to provide adequate service to the Project site. Any required improvements to the existing piping would occur within City right-of-way or on properties that have already been developed, so no additional

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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physical impacts to the environment are expected. Direct, indirect, and cumulative Project impacts would be **less than significant** and no mitigation measures are required.

**Storm Water:** The Project site is currently served by existing storm water drain lines in Lurin Avenue and Barton Road. On-site storm water drainage infrastructure would be developed as part of the Project design in conformance with the Final WQMP Report that would be prepared for the Project. The on-site storm water drainage facilities would connect to existing storm water infrastructure in the City's right-of-way. Two bioretention basins would be developed on the Project site. Bioretention 1A with an area of 15,410 square feet would be developed in Lot D on the Project site and Bioretention 2A with an area of 14,914 square feet would be developed in Lot H. Off-site storm water drainage facilities would not need to be upgraded with implementation of the proposed Project as existing off-site infrastructure has enough capacity to accommodate development on the Project site. Implementation of the proposed Project would not require or result in the relocation or construction of new off-site storm water infrastructure that would cause significant environmental effects. Direct, indirect, and cumulative Project impacts will be **less than significant** and no mitigation is required.

**Electrical/Gas Utilities:** The proposed Project would tie into existing electrical and natural gas infrastructure that exists in roads adjacent to the site. Such connections may require trenching on the adjacent roads; however, construction to connect to existing electrical and natural gas infrastructure would be temporary. Implementation of the proposed Project would not require the relocation or construction of new electrical/natural gas infrastructure off site that would cause significant environmental effects. Direct, indirect, and cumulative Project impacts would be **less than significant** and no mitigation is required.

**Telecommunications:** The proposed Project would tie into existing telecommunication infrastructure that exists in roads adjacent to the site. Such connections may require trenching on the adjacent roads; however, construction to connect to existing telecommunication infrastructure would be temporary. Implementation of the proposed Project would not require the relocation or construction of new telecommunication infrastructure off site that would cause significant environmental effects. Direct, indirect, and cumulative Project impacts would be **less than significant** and no mitigation is required.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**19b. Response:** (Source: Western Municipal Water District, 2015 Urban Water Management Plan Update, Table 7-3: Retail Supply and Demand Comparison for a Normal Year; Table 7-4: Wholesale Supply and Demand Comparison for a Normal Year; Table 7-5: Retail Supply and Demand in a Single-Dry Year; Table 7-6: Wholesale Supply and Demand in a Single-Dry Year; Table 7-7 Retail Supply and Demand Comparison in Multiple-Dry Years; Table 7-8: Wholesale Supply and Demand Comparison in Multiple-Dry Years, pgs. 7-5 through 7-7)

**Less Than Significant Impact.** Although the proposed Project is located within the City of Riverside, the WMWD provides water to the Project site. The WMWD would have sufficient water supplies available to adequately serve the Project during normal, dry, and multiple dry year scenarios. The proposed Project would connect to existing water infrastructure to provide the necessary construction and operational water needs of site occupants. The connection point for water lines would be from infrastructure within the Lurin Avenue right-of-way. The WMWD 2015 Urban Water Management Plan Update estimates water supply and demand during normal, dry, and multiple-dry years as shown in **Table V: WMWD Projected Water Supply/Demand (acre-feet/year)**.

The WMWD's 2015 Urban Water Management Plan estimated a daily per capita water demand of 352 gallons.<sup>7</sup> Implementation of the proposed Project would result in a maximum population of 232 residents (2.8625 persons/household × 81 units), with an estimated water usage of 81,616 gallons per day (0.25 acre-feet/day) or 29,789,840 gallons per year (91.4 acre-feet/year). This represents 0.13 percent of anticipated WMWD's retail water supplies in 2020, a 0.10 percent of anticipated WMWD's retail water supplies in 2040 (assuming worst-case multiple dry years), a 0.06 percent of anticipated WMWD's wholesale water supplies in 2020, and a 0.05 percent of anticipated WMWD's wholesale water supplies in 2040 (assuming worst-case multiple dry years).

<sup>7</sup> Western Municipal Water District, 2015 Urban Water Management Plan Update, Section 5.1 Update of Targets from 2010 Urban Water Management Plan, Table 5-1 Revised SBX7-7 Water Use Targets, page 5-2, June 2016.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As shown in **Table V**, sufficient water supplies are available to serve existing and projected future water demand under normal, dry and multiple-dry conditions.

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

Years	Normal Year		Dry Year		Multiple-Dry Year	
	Supply	Demand	Supply	Demand	Supply	Demand
<b>Retail</b>						
2020	69,718	30,814	69,718	30,814	69,718	30,814
2025	76,264	33,714	76,264	33,714	76,264	33,714
2030	79,672	36,415	79,672	36,415	79,672	36,415
2035	92,030	39,170	92,030	39,170	92,030	39,170
2040	90,400	41,704	90,400	41,704	90,400	41,704
<b>Wholesale</b>						
2020	152,491	110,787	152,491	110,787	152,491	110,787
2025	159,389	114,039	159,389	114,039	159,389	114,039
2030	169,372	123,515	169,372	123,515	169,372	123,515
2035	178,155	122,895	178,155	122,895	178,155	122,895
2040	184,095	132,999	184,095	132,999	184,095	132,999

Source: Western Municipal Water District, *2015 Urban Water Management Plan Update*, Table 7-3: Retail Supply and Demand Comparison for a Normal Year; Table 7-4: Wholesale Supply and Demand Comparison for a Normal Year; Table 7-5: Retail Supply and Demand in a Single-Dry Year; Table 7-6: Wholesale Supply and Demand in a Single-Dry Year; Table 7-7 Retail Supply and Demand Comparison in Multiple-Dry Years; Table 7-8: Wholesale Supply and Demand Comparison in Multiple-Dry Years, pgs. 7-5 through 7-7.

Therefore, the proposed Project was found to have a **less than significant impact** on water supplies either directly, indirectly, or cumulatively during normal, dry, and multiple-dry years. No mitigation is required.

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**19c. Response: (Source: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, and Wastewater Integrated Master Plan and Certified EIR)**

**Less Than Significant Impact.** Table 5.16-L of the City of Riverside General Plan FPEIR shows that the future flow per capita of wastewater (2025) would be 96.6 gallons per day (gpd). Table 5.16-L indicates that the WMWD Planning Area's population would be 35,841 residents with maximum buildout and Planned Residential Development. The Project's population estimate has been included in this population buildout in the area served by WMWD. As of 2014, the WRCRWA had a daily intake capacity of 14 mgd. In its General Plan analysis, the City evaluated utility demands based on three levels of development ranging from typical growth to the most extreme growth (Typical, Maximum, and Maximum with PRD). According to the General Plan 2025 FPEIR, the WMWD WRCRWA would adequately serve the City under a Typical Growth Scenario, Maximum Growth Scenario, and Maximum with PRD Scenario through 2025.

With an estimated increase in the City's population by approximately 232 persons, the proposed Project would generate approximately 22,412 gallons of wastewater per day or 8,180,088 gallons of wastewater per year. Given the plant's maximum treatment capacity of 14 million gallons per day and a planned expansion of the facility to increase capacity to 32 million gallons per day, the Project would only incrementally increase the demand for wastewater treatment by approximately 0.16 percent.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project would connect to the existing municipal water and sewer system via on-site water and sewer lines to be constructed to interconnect to existing lines. The proposed population increase as a result of the proposed Project would not be considered substantial. As a result, the proposed Project would not induce a population increase above that which has been planned for by the City, and the proposed Project would remain consistent with the Typical Growth Scenario of the General Plan 2025 where future wastewater treatment capacity was determined to be adequate (see Table 5.16-L of the Riverside General Plan 2025 FPEIR).

The Project would not exceed RWQCB wastewater treatment requirements. The Project is consistent with the General Plan 2025 Typical Growth Scenario where future wastewater generation was determined to be adequate (see Table 5.16-L of the General Plan 2025 Final PEIR). Further, the current Wastewater Treatment Master Plan anticipates and provides for this type of project. For these reasons, Project impacts would be **less than significant** directly, indirectly, or cumulatively. No mitigation is required.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**19d. Response: (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)**

**Less Than Significant Impact.** Solid waste generated during construction and operation of the proposed Project would be disposed of at the Badlands Landfill, located at 31125 Ironwood Avenue in Moreno Valley. The Badlands Landfill operates Monday through Saturday from 6:00 a.m. to 4:30 p.m. and accepts the following types of waste: agricultural, asbestos, ash, construction/demolition, contaminated soil, dead animals, green materials, industrial waste, inert waste, liquid waste, metals, mixed municipal, sludge (bio solids), tires, and wood waste. Riverside County, in April 2019, circulated a Notice of Intent to adopt an IS/MND for the Badlands Landfill Integrated Project; a project to revise the landfill's Solid Waste Facility Permit to expand operations and capacity. The revised permit would increase the permitted disturbance area of the landfill from 278 acres to 811 acres, which includes expanding the disposal footprint from 150 acres to 396 acres, thereby providing an additional 50 years of needed landfill capacity. The permit would increase the maximum permitted daily tonnage by 500 tons per day, from 4,500 tons per day to 5,000 tons per day. The maximum design capacity of the landfill will increase from 34.4 million cubic yards to 86 million tons (cubic yards not stated), resulting in a new closure date of 2073.<sup>8</sup>

In its General Plan analysis, the City evaluated solid waste generation and disposal based on three levels of development ranging from typical growth to the most extreme growth (Typical, Maximum, and Maximum with PRD). According to the General Plan 2025 FPEIR, the estimated solid waste generation in 2025 under the Maximum with PRD Scenario would be 2,579 tons per day. Construction activities on the Project site would require the demolition of an abandoned outbuilding on the southwest portion of the site. The demolition debris would be transported off site and disposed of at Badlands Landfill. According to Table 5.16-M of the General Plan 2025 FPEIR, single-family residential units have a solid waste generation factor of 10 pounds per day per dwelling units. Based on this solid waste generation rate, the proposed Project, once operational is estimated to generate a maximum of 810 pounds per day (0.41 ton per day),<sup>9</sup> which is well below the maximum permitted daily tonnage accepted by the Badlands Landfill.

Per the California Green Building Code, a minimum of 50 percent of debris would be diverted to a material recycling facility thus reducing the input of solid waste to Badlands Landfill emanating from the proposed Project. Direct, indirect, and cumulative impacts to landfill capacity will be **less than significant** with implementation of the proposed Project. No mitigation is required.

e. Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<sup>8</sup> CEQAnet Web Portal, EA No. 2017-03: Badlands Landfill Integrated Project Notice of Completion, <https://ceqanet.opr.ca.gov/2019049142/2> (accessed July 9, 2019).

<sup>9</sup> Solid Waste Estimate 10 lbs/day per dwelling unit for single-family residential units × 81 dwelling units = 810 lbs/day or 0.405 ton/day.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**19e. Response:** *(Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)*

**No Impact.** The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50 percent of all solid waste generated by January 1, 2000. The City is currently achieving a 60 percent diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50 percent of non-hazardous construction and demolition debris for all projects and 100 percent of excavated soil and land clearing debris for all non-residential projects beginning January 1, 2011. The proposed Project 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 impact** related to solid waste statutes would occur directly, indirectly, or cumulatively with Project implementation. No mitigation is required.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 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"/>
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**20a. Response:** (Source: General Plan 2025; Project Set Plans; Riverside Municipal Code Section 9.20.130 and Section 19.100; CAL FIRE Fire Hazard Severity Zone Map Program)

**Less Than Significant Impact.** The proposed Project site is located in a semi-urbanized portion of Riverside within a Local Responsibility Area (LRA), and is categorized as LRA Non-Wildland/Non-Urban and High Fire Hazard Severity Zone, as defined by CAL FIRE and the Fire Hazard Severity Zone Map program. The Project site is approximately 1.76 miles from the closest State Responsibility Area Very High Fire Hazard Zone located between south of Markham Road between Oran Drive and Roosevelt Street.

The Project site is currently vacant (except for an abandoned outbuilding) and is currently accessed by existing dirt roads off Lurin Avenue and Mariposa Avenue. Implementation of the proposed Project would not require construction activities on the off-site roadway system and therefore would not impair the City's adopted emergency response plan or emergency evacuation plan. Design of the Project would include the development of an internal circulation system (residential streets) that would connect to Lurin Avenue and Mariposa Avenue in the same general area where the site is accessed under its existing vacant state.

The design of the Project will comply with the Section 19.780.060 of the Riverside Municipal Code related to the development standards for a Planned Residential Development (PRD) use. Prior to the issuance of the final building permits, the City would review site plans for the proposed Project to ensure that design features would not substantially impair emergency response or emergency evacuation plans of the City. Direct, indirect and cumulative project impacts would be **less than significant** and no mitigation is required.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**20b. Response:** (Source: CAL FIRE Fire Hazard Severity Zone Map Program)

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

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

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**20c. Response: (Riverside Municipal Code Section 19.100; Project Set Plans)**

**No Impact.** The proposed Project includes the development of 81 single-family residential units, two parks, and an internal circulation system (residential streets), on approximately 22.6 acres of land. The Project would be served by existing infrastructure (roads, natural gas, sewage, electrical and water utilities) and would directly connect to existing utilities already serving the site. The proposed Project would not require the development of infrastructure (roads, fuel breaks, emergency water sources, etc.) that may exacerbate fire risk or cause temporary or ongoing impacts to the environment.

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

- d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

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**20d. Response: (Source: General Plan 2025, Federal Emergency Management Administration Flood Map Service Center, <https://msc.fema.gov/portal/search#searchresultsanchor>; California Department of Water Resources Division of Safety of Dams California Dam Break Inundation Maps <https://fmds.water.ca.gov/maps/damim/>)**

**No Impact.** The proposed Project is located on a site that is topographically flat (maximum gradual elevation changes on the site of about 30 feet) and is surrounded by land that is topographically flat. A residential neighborhood is located north of the Project site, and large lot single family residential uses are located west and south of the site. Areas to the east of the site are vacant; however, the land east of Barton Road is being prepared for development. The closest elevated terrain is the Temescal Mountains (approximately 3 miles southwest of the site); as a result, future residents and the structures on the proposed Project site would most likely not be exposed to significant risks from downslope flooding, landslides, or drainage changes due to wildland fires. The proposed Project site is located in Federal Emergency Management Agency Zone D Area of Undetermined Flood Hazard. The closest Flood Hazard area is Cajalco Creek, which is approximately 3.5 miles southwest of the site.

The Project would not 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. **No impact** either directly, indirectly or cumulatively would occur and no mitigation is required.



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
<b>21a. Response</b> <b>Less Than Significant With Mitigation Incorporated.</b> The proposed Project's impacts to biological and cultural resources were analyzed in this Initial Study and all direct, indirect, and cumulative impacts were determined to have no impact, a less than significant impact, or rendered a less than significant impact with implementation of mitigation. Therefore, impacts to biological and cultural resources would be <b>less than significant with mitigation incorporated</b> and no additional mitigation is required.				
b. Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>21b. Response</b> <b>Less Than Significant With Mitigation Incorporated.</b> The expected growth associated with the proposed Project has been previously analyzed under the 2025 General Plan EIR. The 2025 General Plan EIR took into consideration the cumulative impact of buildout of the City (which included development of the Project site under its current land use designation and zoning designation) and determined that cumulative impacts with buildout of the City would be less than significant. The proposed Project, throughout this Initial Study/Mitigated Negative Declaration, has considered all impacts on a project-level analysis. Where impacts were determined to occur, the proposed Project would implement mitigation measures, which would reduce impacts on a project-level basis, and would ensure the proposed Project does not cumulatively contribute to impacts discussed under the 2025 General Plan EIR. All cumulative impacts related to the resource topics in this environmental document were determined to be <b>less than significant</b> or rendered <b>less than significant with mitigation incorporated</b> .				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>21c. Response</b> <b>Less Than Significant With Mitigation Incorporated.</b> Impacts related to aesthetics, air quality, geology and soils, GHGs, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, traffic, utilities and services, and wildfires that could potentially affect human beings directly or indirectly were analyzed in this Initial Study. All direct, indirect, and cumulative impacts were <b>less than significant</b> or rendered <b>less than significant with mitigation incorporated</b> .				



***MITIGATION MONITORING AND REPORTING PROGRAM***

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

**Tentative Tract Map No. 37732 – Barton Development Project**

The program has been prepared in compliance with State law and the Initial Study prepared for the project by the City of Riverside.

CEQA requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The law states that the reporting or monitoring program would be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

- 1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who would take action, what action would be taken and when, and to whom and when compliance would be reported.
- 3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records would be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes mitigation identified in the Initial Study.

**Tentative Tract Map No. 37732-Barton Development Project**  
**Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program**

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
Biological Resources							
BIO-1	Prior to the commencement of grading activities, the Applicant shall make the appropriate mitigation fee payment into the MSHCP Stephens' kangaroo rat fee payment program for conservation of Stephens' kangaroo rat-occupied habitats in order to offset the loss of potentially suitable Stephens' kangaroo rat habitat on-site through project implementation.	Prior to Issuance of Grading Permit	Confirmation of Payment of Mitigation Fees	City of Riverside			
BIO-2	<p>Prior to on-site vegetation clearance, the Project Applicant shall retain a qualified biologist to conduct a pre- construction nesting bird survey in accordance with the following:</p> <ul style="list-style-type: none"><li>• The survey shall be conducted no more than three days prior to the initiation of clearance/construction work;</li><li>• If pre-construction surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required.</li><li>• If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until said qualified biologist determines that all young have fledged (i.e., no longer reliant upon the nest).</li><li>• It is recommended that close coordination between the developer of the site, the City of Riverside, the project engineer, and the consulting qualified biologist to consider vegetation clearance outside of the normal bird nesting season (usually February 15 through September 15) to avoid impacts to nesting birds which would potentially violate the Migratory Bird Treaty Act. It should be noted that bird nesting season is increasingly less-definitive for some year-round resident species such as hummingbirds and raptors. Further, ground-dwelling birds such burrowing owls, can be affected nearly any time of the year if present. It is therefore advisable to conduct a pre-construction bird survey no matter the time of year.</li><li>• Removal of vegetation necessitates installation of appropriate Storm Water Pollution Prevention Plan</li></ul>	Prior to on-site vegetation clearance.	Survey submittal to City	City of Riverside			

**Tentative Tract Map No. 37732-Barton Development Project**  
**Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program**

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	(SWPPP) measures, particularly if grading is not undertaken immediately, therefore careful timing of the project schedule and implementation measures is necessary to avoid water quality impacts.						
<b>BIO-3</b>	The Project Applicant shall retain a qualified biologist to conduct a 30-day pre-construction survey for burrowing owl. The results of the single one-day survey shall be submitted to the City prior to obtaining a grading permit. If burrowing owl are not detected during the pre-construction survey, no further mitigation is required. If burrowing owl are detected during the pre-construction survey, the Project Applicant and a qualified consulting biologist will be required to prepare and submit for approval a burrowing owl-relocation program.	Prior to construction commencement.	Submittal and Approval of Survey	City of Riverside			
<b>BIO-4</b>	In accordance with MSHCP provisions limiting the use of exotic and invasive plant species, the Project's landscape plan shall exclude invasive species such as, but not limited to crimson fountain grass ( <i>Pennisetum setaceum</i> ), pampas grass ( <i>Cortaderia selloana</i> ), giant reed ( <i>Arundo donax</i> ), tree of heaven ( <i>Ailanthus altissima</i> ), eucalyptus, and other ornamental landscape elements on the list of exotic invasive plants utilized by the Riverside Conservation Authority which have to potential to spread into adjoining, downstream, or nearby areas.	Prior to approval of Landscaping Plan.	Approval of Landscaping Plan.	City of Riverside			
<b>BIO-5</b>	The Project Applicant shall demonstrate to the City of Riverside that applicable federal and State resource agency permits have been obtained, or that authorization from the agency is not required. These agencies include: U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and the Santa Ana Regional Water Quality Control Board.	Prior to Construction Commencement	City Review	City of Riverside			
<b>BIO-6</b>	Prior to the issuance of grading permits the removal of Feature 1, which comprises 0.51 acre of riparian/riverine area on the Project site, shall be mitigated at a 2:1 mitigation to impact basis with 1.02 acre of rehabilitation credits at the Riverpark Mitigation Bank. Purchase of these rehabilitation credits shall be required if such credits are available for purchase and are acceptable to all associated agencies including CDFW, RWQCB, and the USACE, if applicable. If these credits are	Prior to Issuance of Grading Permits	Proof of Credit Purchase	City of Riverside			

**Tentative Tract Map No. 37732-Barton Development Project**  
**Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program**

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	not available or acceptable to the aforementioned agencies, then alternative mitigation shall be identified and approved by each agency.						
<b>BIO-7</b>	<b>Restoration of Off-site Habitat in an Approved In an Approved In-Lieu Fee Program or Mitigation Bank.</b> The Project Applicant shall purchase 1.02 acres of restoration credits through an approved In-Lieu Fee Program or Mitigation Bank in the Santa Ana River Watershed. Purchase of lower-value enhancement credits, if available, shall occur on a 2:1 basis based on the lower relative quality of the 0.51 acre of riparian/riverine habitat that would be removed from the Project site. Due to the removal of the 0.51 acre of riparian/riverine habitat on site, water quality benefits (from surface flows from the existing neighborhood to the north of the Project site) would be removed. As such, the new WQMP basins proposed for the Project site shall replace and offset the water quality enhancement functions of the existing 0.51-acre riparian/riverine habitat that would be removed due to Project implementation. The Project Applicant shall purchase the restoration credits prior to approval of final tract map.	Prior to Issuance of Grading Permits	Proof of Credit Purchase	City of Riverside			
<b>BIO-8</b>	<b>Construction/Post-Construction Best Management Practices.</b> Construction/Post-Construction Best Management Practices (BMPs) detailed in the Final Water Quality Management Plan (WQMP) shall be implemented. Such BMPs shall be implemented to maintain the quality of water runoff emanating from the Project site during construction and post-construction activities.	During and After Construction	Implementation of BMPs from the WQMP	City of Riverside			
<b>BIO-9</b>	The Project Applicant, prior to final tract map approval, shall provide the <i>Preliminary Jurisdictional Delineation and Determination</i> analysis to the U.S. Army Corps of Engineers (USACE) for their review to determine if any federal jurisdictional waters exist on site. If federal jurisdictional waters are determined to occur on the Project site, the Project Applicant shall implement mitigation measures required in the USACE review of the proposed Project. Final tract maps for the proposed Project shall not be approved by the City of Riverside until a determination of federal jurisdictional waters occurs on the Project site.	Prior to Final Tract Map Approval	Provide PJD to the Corps	City of Riverside			

**Tentative Tract Map No. 37732-Barton Development Project**  
**Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program**

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
Cultural Resources							
CUL-1	<b>Relocation of Resources:</b> The determination by the Project Archaeologist, Project Biologist, Developer, City and Consulting Tribe(s) as to the scope, methods and suitable relocation site(s) for 33-014873/CA-RIV-7928. This Removal and Relocation Plan shall be reviewed and approved by City Staff prior to commencement of work. Relocation shall be mutually agreed upon and completed to the satisfaction of all parties prior to commencement of mass grading. The relocated features will be placed in an area that will be preserved in perpetuity, so that no future disturbances will occur.	Prior to Construction Activity Commencement	Relocation approval by the City.	City of Riverside			
CUL-2	<b>Archaeological Monitoring.</b> At least 30 days prior to application for a grading permit and before any grading, excavation, and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.  1. The project archaeologist, in consultation with consulting tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:  a. Project grading and development scheduling;  b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors’ authority to stop and redirect grading activities in coordination with all project archaeologists;	Thirty day prior to grading and during grading activity.	Monitoring by Archaeologist and reporting.	City of Riverside			

**Tentative Tract Map No. 37732-Barton Development Project**  
**Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program**

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	<p>c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;</p> <p>d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and</p> <p>e. The scheduling and timing of the Cultural Sensitivity Training.</p>						
<b>CUL-3</b>	<p>If human remains are discovered/uncovered/encountered during Project construction activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified by the City of Riverside of the find immediately. If the remains are determined to be Native American, the County Coroner shall notify the NAHC, which will determine and notify an MLD. With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.</p>	During Project Construction.	Inspection by MLD.	NAHC and City of Riverside			
<b>Hazards and Hazardous Materials</b>							
<b>HAZ-1</b>	<p>Prior to issuance of a grading permit, a soil survey conducted by a licensed professional (retained by the applicant and approved by the City) to determine levels of pesticides and or heavy metals shall be conducted on the site. If pesticide or heavy metal levels are not found on the Project site (or are found below the Environmental Protection Agency (EPA) threshold limits for human exposure), then no additional mitigation is required. However, if pesticide or heavy metal</p>	Prior to Issuance of Grading Permit.	Soil Survey Submittal to City	City of Riverside			

**Tentative Tract Map No. 37732-Barton Development Project**  
**Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program**

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	levels exceeding the EPA threshold limits for human exposure are found on site, then <b>Mitigation Measure HAZ-2</b> would be required.						
<b>HAZ-2</b>	If the soil survey determines that pesticide or heavy metal levels are found on the Project site that exceed the EPA threshold limits for human exposure, a report of the findings and a Removal Action Plan (RAW) shall be prepared by a qualified licensed professional (retained by the applicant and approved by the City) and submitted to the California Department of Toxic Substances (DTSC) or other appropriate agency for review and approval. The report shall outline the procedures for removing contaminated soils from the Project site down to the level of contamination and for off-site disposal by a licensed contractor at a facility that accepts such contaminated soil. Soil shall not be reused on the Project site and new soil shall be imported from off site and used on the site during Project construction. This measure shall be implemented to the satisfaction of the DTSC and the City of Riverside Community Development Director or designee, and/or Building and Safety Division or designee.	Prior to Issuance of Grading Permit.	Removal of Contaminated Soil from the Site.	DTSC			
<b>HAZ-3</b>	Prior to issuance of a demolition permit, a LBM and ACM survey shall be completed for demolition of the on-site shed/stable. A report of findings shall be submitted to the City of Riverside Community Development Director or designee, and/or Building and Safety Division, or designee. If the ACM survey is negative and if the LBM survey reveals lead levels below 0.06 milligram per square centimeter or 600 parts per million pursuant to Code of Federal Regulations Chapter 29, Section 1926.62 and Title 8, California Code of Regulations Section 1532.1, no further survey or remedial work is required. However, if ACM are identified within the shed/stable proposed for demolition, <b>Mitigation Measure HAZ-3</b> shall apply. Furthermore, if lead levels at or above 0.06 milligram per square centimeter or 600 parts per million are identified, <b>Mitigation Measure HAZ-4</b> shall apply. This measure shall be implemented to the satisfaction of the City of Riverside Community Development Director or designee, and/or Building and Safety Division, or designee.	Prior to Issuance of Demolition Permit	Submittal of LBM and ACM Survey to the City	City of Riverside			



**Tentative Tract Map No. 37732-Barton Development Project**  
**Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program**

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
<b>HAZ-4</b>	Prior to issuance of a demolition permit for any structure identified to contain ACM, all ACM shall be abated from the demolition site. An Asbestos Notification shall be prepared and submitted to the South Coast Air Quality Management District (SCAQMD) for approval before any asbestos abatement may commence. An asbestos construction and demolition plan shall be provided to the City of Riverside prior to the issuance of a demolition permit. The contractor shall provide disposal tickets from an SCAQMD-approved disposal facility and air clearances prior to final inspection. This measure shall be implemented to the satisfaction of the City of Riverside Community Development Director or designee, and/or Building and Safety Division, or designee.	Prior to Issuance of Demolition Permit	Submittal of ACM Disposal Tickets to City	City of Riverside			
<b>HAZ-5</b>	Prior to issuance of a demolition permit for any structure identified to contain LBMs, all LBMs shall be abated from the demolition site. A lead construction and demolition plan shall be provided to the City of Riverside prior to the issuance of a demolition permit. The contractor shall provide disposal tickets from an SCAQMD-approved disposal facility and air clearances prior to final inspection. This measure shall be implemented to the satisfaction of the City of Riverside Community Development Director or designee, and/or Building and Safety Division, or designee.	Prior to Issuance of Demolition Permit	Submittal of LBM Disposal Tickets to City	City of Riverside			
<b>Transportation</b>							
<b>TRA-1</b>	Prior to issuance of the first building permit by the City of Riverside, the Project Applicant shall pay a Project Fair Share fee of 0.16 percent of the \$61,583,924.03 total cost toward the City's bicycle and pedestrian projects and mitigation bank study. The Project Fair Share Cost equates to \$97,078.68 and shall be paid to the City of Riverside by the Project Applicant. The mitigation amount is a maximum and shall be confirmed by the City of Riverside prior to issuance of the first building permit by the City.	Prior to Issuance of First Building Permit by City	Payment of Fair Share Fee to City	City of Riverside			
<b>Tribal Cultural Resources</b>							
<b>CUL-1</b>	<b>Relocation of Resources:</b> The determination by the Project Archaeologist, Project Biologist, Developer, City and	Prior to Construction	Relocation approval by the City.	City of Riverside			

**Tentative Tract Map No. 37732-Barton Development Project**  
**Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program**

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	Consulting Tribe(s) as to the scope, methods and suitable relocation site(s) for 33-014873/CA-RIV-7928. This Removal and Relocation Plan shall be reviewed and approved by City Staff prior to commencement of work. Relocation shall be mutually agreed upon and completed to the satisfaction of all parties prior to commencement of mass grading. The relocated features will be placed in an area that will be preserved in perpetuity, so that no future disturbances will occur.	Activity Commencement					
CUL-2	<p><b>Archaeological Monitoring, Archaeological, Tribal and Paleontological Monitoring.</b> At least 30 days prior to application for a grading permit and before any grading, excavation, and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <p>1. The project archaeologist, in consultation with consulting tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:</p> <p>a. Project grading and development scheduling;</p> <p>b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;</p>	Thirty day prior to grading and during grading activity.	Monitoring by Archaeologist and reporting.	City of Riverside			

**Tentative Tract Map No. 37732-Barton Development Project**  
**Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program**

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	<p>c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;</p> <p>d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and</p> <p>The scheduling and timing of the Cultural Sensitivity Training.</p>						
<b>TRI-1</b>	<p>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 consulting 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.</p>	Prior to grading permit issuance.	Contact consulting tribe.	City of Riverside			
<b>TRI-2</b>	<p>At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <p>1. The project archaeologist, in consultation with consulting tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address</p>	30 days prior to application for grading permit	Identify any Unknown Archaeological Resources	City of Riverside			

**Tentative Tract Map No. 37732-Barton Development Project**  
**Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program**

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	<p>the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:</p> <ul style="list-style-type: none"> <li>a. Project grading and development scheduling;</li> <li>b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribe(s) during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;</li> <li>c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;</li> <li>d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and</li> <li>e. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CUL-1.</li> </ul>						
<b>TRI-3</b>	<p><b>Treatment and Disposition of Cultural Resources:</b> In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:</p> <ul style="list-style-type: none"> <li>1. <b>Consulting Tribes Notified:</b> within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall provide the city evidence of notification to consulting tribes. Consulting</li> </ul>	During construction	Treatment and Final Disposition of resources if discovered	City of Riverside and Consulting Tribe			

**Tentative Tract Map No. 37732-Barton Development Project**  
**Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program**

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	<p>tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.</p> <p>2. <b>Temporary Curation and Storage:</b> 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. <b>Treatment and Final Disposition:</b> 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>						

**Tentative Tract Map No. 37732-Barton Development Project**  
**Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program**

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	<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 Museum of Riverside 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 consulting tribes.</p>						
<b>TRI-4</b>	<p><b>Cultural Sensitivity Training:</b> 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.</p>	Prior to Grading Activities	Completion of Cultural Sensitivity Training	City of Riverside			

## **Appendix A:**

### **Project Plan Sets**

**Appendix B:**  
**Air Quality and Greenhouse Gas Impact Analysis**



## **Appendix C:**

**Determination of Biologically Equivalent or Superior Preservation**

**General Biological Assessment and MSHCP Consistency Analysis**

**Step I Habitat Assessment, Step II, Part a Focused Burrow Survey and Step II, Part  
B Focused Burrowing Owl Survey**

**Preliminary Jurisdictional Delineation and Determination of California Department  
of Fish and Wildlife and California Regional Water Quality Control Board-  
Santa Ana Region, and U.S. Army Corps of Engineers Jurisdiction**

## **Appendix D:**

### **Cultural Resource Assessment**

## **Appendix E:**

### **Preliminary Geotechnical Investigation and Percolation Testing**

## **Appendix F:**

### **Preliminary Hydrology Report**

# **Appendix G:**

## **Water Quality Management Plan Report**

## **Appendix H:**

### **Noise and Vibration Impact Analysis**

## **Appendix I:**

### **VMT Memorandum**