



CITY OF  
**RIVERSIDE**

**COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION**

*Projects Consistent With Or Implementing a Community Plan or Zoning Exemption*

## City of Riverside Case No. PR-2024-001656

(Tentative Tract Map No. 38921 - SEC La Sierra and Victoria Avenue)

### **Lead Agency**

City of Riverside  
3900 Main Street, 3<sup>rd</sup> Floor.  
Riverside, CA 92522  
[jeguez@riversideca.gov](mailto:jeguez@riversideca.gov)

### **Proposed Project Proponent**

Warmington Residential  
Southern California Division  
3090 Pullman Street  
Costa Mesa, CA 92626  
[MEsquivel@warmingtongroup.com](mailto:MEsquivel@warmingtongroup.com)

### **CEQA Consultant**



11801 Pierce Street, Ste. 200  
Riverside, CA 92505  
951-710-3010

**February 14, 2025**

This Page Intentionally Left Blank

## TABLE OF CONTENTS

<b>1</b>	<b>BACKGROUND INFORMATION .....</b>	<b>1</b>
<b>2</b>	<b>INTRODUCTION .....</b>	<b>2</b>
<b>3</b>	<b>PROPOSED PROJECT DESCRIPTION .....</b>	<b>4</b>
3.1	PROPOSED PROJECT SITE ENTITLEMENT HISTORY .....	4
3.2	PROPOSED PROJECT .....	4
3.3	LAND USE REGULATIONS .....	5
3.4	UTILITIES AND INFRASTRUCTURE IMPROVEMENTS .....	7
3.5	CONSTRUCTION ACTIVITIES .....	8
3.6	OPERATIONAL CHARACTERISTICS .....	8
<b>4</b>	<b>EVALUATION OF ENVIRONMENTAL IMPACTS .....</b>	<b>20</b>
4.1	GENERAL PLAN PROJECT .....	20
4.2	PROPOSED PROJECT'S CONSISTENCY WITH THE GENERAL PLAN AND ZONING DENSITY .....	21
4.3	SCOPE OF EVALUATION .....	22
4.3.1	Section 15183 .....	22
4.3.2	Section 15168 .....	23
4.4	EXPLANATION OF CHECKLIST EVALUATION CATEGORIES .....	24
4.4.1	Documents Incorporated by Reference .....	25
4.5	SUMMARY OF ENVIRONMENTAL ANALYSIS AND DETERMINATION .....	25
4.6	DETERMINATION .....	26
<b>5</b>	<b>ENVIRONMENTAL IMPACTS .....</b>	<b>27</b>
5.1	AESTHETICS .....	27
5.1.1	Discussion .....	27
5.1.2	Cumulative Impacts Analysis .....	36
5.1.3	Uniformly Applied Development Standards and GP PEIR Mitigation Measures .....	37
5.1.4	Conclusion .....	38
5.2	AGRICULTURE AND FORESTRY RESOURCES .....	40
5.2.1	Discussion .....	41
5.2.2	Cumulative Impacts Analysis .....	47
5.2.3	Uniformly Applied Development Standards and GP PEIR Mitigation Measures .....	48
5.2.4	Conclusion .....	48
5.3	AIR QUALITY .....	50
5.3.1	Discussion .....	50
5.3.2	Cumulative Impacts Analysis .....	60
5.3.3	Uniformly Applied Development Standards and GP PEIR Mitigation Measures .....	60
5.3.4	Conclusion .....	61

5.4	BIOLOGICAL RESOURCES.....	63
5.4.1	Discussion.....	64
5.4.2	Cumulative Impacts Analysis.....	74
5.4.3	Uniformly Applied Development Standards and GP PEIR Mitigation Measures...	74
5.4.4	Conclusion.....	75
5.5	CULTURAL RESOURCES.....	77
5.5.1	Discussion.....	77
5.5.2	Cumulative Impacts Analysis.....	81
5.5.3	Uniformly Applied Development Standards and GP PEIR Mitigation Measures...	82
5.5.4	Conclusion.....	86
5.6	ENERGY .....	87
5.6.1	Discussion.....	87
5.6.2	Cumulative Impacts Analysis.....	89
5.6.3	Uniformly Applied Development Standards and GP PEIR Mitigation Measures...	90
5.6.4	Conclusion.....	93
5.7	GEOLOGY AND SOILS.....	94
5.7.1	Discussion.....	95
5.7.2	Cumulative Impacts Analysis.....	102
5.7.3	Uniformly Applied Development Standards and GP PEIR Mitigation Measures.	102
5.7.4	Conclusion.....	104
5.8	GREENHOUSE GAS EMISSIONS .....	105
5.8.1	Discussion.....	105
5.8.2	Cumulative Impacts Analysis.....	110
5.8.3	Uniformly Applied Development Standards and GP PEIR Mitigation Measures.	110
5.8.4	Conclusion.....	113
5.9	HAZARDS AND HAZARDOUS MATERIALS .....	114
5.9.1	Discussion.....	115
5.9.2	Cumulative Impacts Analysis.....	123
5.9.3	Uniformly Applied Development Standards and GP PEIR Mitigation Measures.	124
5.9.4	Conclusion.....	125
5.10	HYDROLOGY AND WATER QUALITY .....	127
5.10.1	Discussion.....	128
5.10.2	Cumulative Impacts Analysis.....	143
5.10.3	Uniformly Applied Development Standards and GP PEIR Mitigation Measures.	144
5.10.4	Conclusion.....	145
5.11	LAND USE AND PLANNING.....	146
5.11.1	Discussion.....	146
5.11.2	Cumulative Impacts Analysis.....	153
5.11.3	Uniformly Applied Development Standards and GP PEIR Mitigation Measures.	153
5.11.4	Conclusion.....	155
5.12	MINERAL RESOURCES.....	156
5.12.1	Discussion.....	156
5.12.2	Cumulative Impacts Analysis.....	158
5.12.3	Uniformly Applied Development Standards and GP PEIR Mitigation Measures.	158
5.12.4	Conclusion.....	158
5.13	NOISE .....	160
5.13.1	Discussion.....	160

5.13.2 Cumulative.....	173
5.13.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures.....	173
5.13.4 Conclusion.....	175
5.14 POPULATION AND HOUSING .....	177
5.14.1 Discussion.....	177
5.14.2 Cumulative Impacts Analysis.....	180
5.14.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures.....	180
5.14.4 Conclusion.....	181
5.15 PUBLIC SERVICES.....	182
5.15.1 Discussion.....	182
5.15.2 Cumulative Impacts Analysis.....	187
5.15.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures.....	187
5.15.4 Conclusion.....	188
5.16 RECREATION .....	190
5.16.1 Discussion.....	190
5.16.2 Cumulative Impacts Analysis.....	192
5.16.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures.....	192
5.16.4 Conclusion.....	193
5.17 TRANSPORTATION .....	194
5.17.1 Discussion.....	194
5.17.2 Cumulative Impacts Analysis.....	202
5.17.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures.....	203
5.17.4 Conclusion.....	204
5.18 TRIBAL CULTURAL RESOURCES .....	205
5.18.1 Discussion.....	205
5.18.2 Cumulative.....	207
5.18.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures.....	208
5.18.4 Conclusion.....	208
5.19 UTILITIES AND SERVICE SYSTEMS.....	209
5.19.1 Discussion.....	210
5.19.2 Cumulative Impacts Analysis.....	217
5.19.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures.....	218
5.19.4 Conclusion.....	218
5.20 WILDFIRE .....	220
5.20.1 Discussion.....	220
5.20.2 Cumulative Impacts Analysis.....	223
5.20.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures.....	224
<b>6 REFERENCES .....</b>	<b>225</b>

## TABLES

Table 3.3-1: Adjoining and Immediately Surrounding Properties.....	5
Table 5.1-1: Compliance with Victoria Avenue Policies.....	30
Table 5.2-1: California LESA Model Scoring Thresholds .....	42
Table 5.2-2: Total LESA Score Sheet – Proposed Project Site.....	43
Table 5.3-1: Summary of Peak Construction Emissions (No Mitigation) .....	55

Table 5.3-2: Summary of Peak Operational Summer Emissions.....	55
Table 5.3-3: Summary of Peak Operational Winter Emissions .....	56
Table 5.3-4: Sensitive Receptor Locations .....	58
Table 5.4-1: MSHCP Consistency Analysis.....	73
Table 5.8-1: Proposed Project Greenhouse Gas Emissions.....	108
Table 5.8-2: Proposed Project Greenhouse Gas Emissions Summary.....	109
Table 5.10-1: Proposed Infiltration Basin Characteristics .....	134
Table 5.11-1: Authorization and Compliance Summary.....	149
Table 5.11-2: Compliance With Applicable Development Standards .....	151
Table 5.13-3: Closet Sensitive Receptors Locations .....	164
Table 5.13-7: Vibration Levels of Typical Construction Equipment at 25 ft .....	171
Table 5.14-1: Population, Housing, and Employment Projections .....	178
Table 5.15-1: Local Schools .....	185
Table 5.15-2: Proposed Project Student Generation .....	185
Table 5.15-3: Local Parks.....	186
Table 5.19-1: Existing and Future Water Service Supply and Demand .....	213

## EXHIBITS

Exhibit 1: Regional Location Map .....	9
Exhibit 2: Site Location - Aerial .....	10
Exhibit 3: Site Photos.....	11
Exhibit 4: Proposed Project General Plan Land Use .....	12
Exhibit 5: Proposed Project Site Zoning .....	13
Exhibit 6: TTM 38921 .....	14
Exhibit 7: Concept Site Plan .....	15
Exhibit 8: Conceptual Landscape Plan .....	16
Exhibit 9: Architectural Elevations: Tudor Cottage Style.....	17
Exhibit 10: Architectural Elevations: Craftsman Style.....	18
Exhibit 11: Architectural Elevations: Spanish Style.....	19
Exhibit 12: Proposed Project Site Proximity to Agricultural Zones .....	49

## APPENDICES

Appendix A	Air Quality and GHG Technical Memorandum, KPC EHS Consultants, LLC, Revised June 6, 2024.
Appendix B-1	Land Evaluation and Site Assessment Model, EPC Environmental, December 26, 2024.
Appendix B-2	Biological Resources Assessment (BRA), prepared by VCS Environmental, April 1, 2024.

Appendix C	Cultural Resources Survey Update, CRM Tech, December 31, 2024
Appendix D	Updated Preliminary Geotechnical Evaluation, Petra Geosciences, March 13, 2024.
Appendix E	Phase I Environmental Site Assessment & Limited Soil Investigation, EFI Global December 19, 2019.
Appendix F	Hydrology Report for TTM 3892, Adkan Engineers, February 26, 2024.
Appendix G	Preliminary Water Quality Management Plan, Adkan Engineers, February 22, 2024.
Appendix H	La Sierra & Victoria Residential Project – Noise Assessment, prepared by KPC EHS Consultants, LLC, February 4, 2025.

---

Acronym	Definition
---------	------------

AQMP	Air Quality Management Plan
AUSD	Alvord Unified School District
CEQA	California Environmental Quality Act
CMP	Congestion Management Plan
EIR	Environmental Impact Report
EOP	Emergency Operations Plan
FEMA	Federal Emergency Management Agency
FPEIR	GP 2025 Final Programmatic Environmental Impact Report
GIS	Geographic Information System
GHG	Green House Gas
GP 2025	General Plan 2025
IS	Initial Study
LHMP	Local Hazard Mitigation Plan
MSHCP	Multiple-Species Habitat Conservation Plan
NCCP	Natural Communities Conservation Plan
OEM	Office of Emergency Services
OPR	Office of Planning & Research, State
PEIR	Program Environmental Impact Report
PW	Public Works, Riverside
RCALUC	Riverside County Airport Land Use Commission
RCALUCP	Riverside County Airport Land Use Compatibility Plan
RCP	Regional Comprehensive Plan
RCTC	Riverside County Transportation Commission
RMC	Riverside Municipal Code
RPD	Riverside Police Department
RPU	Riverside Public Utilities
RTIP	Regional Transportation Improvement Plan
RTP	Regional Transportation Plan
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCH	State Clearinghouse
SKR-HCP	Stephens' Kangaroo Rat - Habitat Conservation Plan
SWPPP	Storm Water Pollution Prevention Plan
USGS	United States Geologic Survey
WQMP	Water Quality Management Plan



# 1 BACKGROUND INFORMATION

<b>1. Project Title:</b>	Warmington 49 SFR La Sierra/Victoria
<b>2. Case No:</b>	PR-2024-001656 (Tentative Tract Map No. 38921)
<b>3. Hearing Date:</b>	TBD
<b>4. Lead Agency:</b>	City of Riverside Community & Economic Development Department Planning Division 3900 Main Street, 3rd Floor. Riverside, CA 92522 Judy Egüez, Senior Planner (951) 826-3969 jeguez@riversideca.gov
<b>5. Project Proponent:</b>	Matthew Esquivel Warmington Residential 3090 Pullman Street Costa Mesa, CA 92626
<b>5. Project Location:</b>	The Proposed Project site is located south of the SR-91 Freeway at the southeast corner of La Sierra Avenue and Victoria Avenue in the City of Riverside (see Figure 1 - Regional Location Map and Figure 2 – Aerial Photo), identified as Assessor Parcel Map (APN) 136-2200-16. The site is located at latitude 33° 53' 15" North and longitude -117° 27' 42" West and in Township 3 South, Range 6 West, Sections 24 and 25.
<b>6. Project Description:</b>	Tentative Tract Map (TM-38921) to subdivide the 9.91- acre Proposed Project site into 49 lots for development of single-family residences and eight lettered lots for private streets, alleys, a bioretention basin and open space to facilitate construction of 46 market- rate residences and 3 affordable residences for very low-income households.
<b>7. General Plan Designation:</b>	Low-Density Residential (LDR, 4.1 du/ac) La Sierra South Neighborhood
<b>8. Zoning:</b>	R-1-1/2 – Single Family Residential Zone
<b>9. Other public agencies whose approval is required (e.g., permits, financial approval, or participation agreement.):</b>	<ul style="list-style-type: none"><li>• South Coast Air Quality Management District (SCAQMD) – Dust Control Plan</li><li>• Regional Water Quality Control Board (RWQCB), Santa Ana Region – National Pollutant Discharge</li><li>• Elimination System (NPDES) Construction General Permit</li><li>• RWQCB, Santa Ana Regional Water Control Board – 401 Water Quality Certification – Waste Discharge Requirement (WDR)</li><li>• Santa Ana Regional Water Quality Control Board – Water Quality Management Plan (WQMP); and</li><li>• Santa Ana Regional Water Quality Control Board – Storm Water Pollution Prevention Plan (SWPPP)</li></ul>

## 2 INTRODUCTION

The City of Riverside ("City") prepared a mitigated negative declaration (MND) for a proposed residential Proposed Project consisting of 49 single-family homes ("Proposed Project") on 9.91-acres located at the southeast corner of La Sierra Avenue and Victoria Avenue ("Proposed Project Site"), in the R-1-1/2 Acre – Single Family Residential Zone, in Ward 5. In compliance with Public Resources Code section 21091, the City circulated the draft MND for public comments from October 11, 2024, to October 31, 2024. The City issued a final MND responding to comments and the Planning Commission held a public meeting to consider the Proposed Project on November 7, 2024.

The staff report for the Planning Commission hearing recommended that the Planning Commission adopt the MND and approve the Proposed Project. As stated in the staff report, the Proposed Project Site was annexed into the City in 1985 and placed into the LDR - Low Density Residential Land Use designation and zoned R- 1- 1/ 2 Acre - Single Family Residential Zone (formerly R- 1- 130 Single Family Residential Zone). On February 24, 2015, the City Council approved Planning Case P14- 0176 (TM -36713) to subdivide the Proposed Project Site into 14 residential lots, but the developer of that project allowed its map to expire in 2019. On July 25, 2019, the Planning Commission approved the same subdivision design under Planning Case P19- 0380 and P19-0480 (TM -37764).

Since 2019, there have been several changes to state housing laws, including State Density Bonus Law and the Housing Accountability Act. State Density Bonus Law provides benefits, including a density bonus, incentives or concessions, waivers or deviations from development standards, and parking standards for projects that include affordable housing. The Proposed Project has more than five dwelling units and five percent of the units would be restricted to prices affordable to very low-income households and therefore is entitled to State Density Bonus Law benefits. These benefits are statutorily required unless a jurisdiction can make certain findings. (Gov. Code § 65915.)

The Housing Accountability Act protects housing development projects, which include purely residential projects with at least two units, from uncertainty during the application processing and approval process. Among other protections, a jurisdiction has strict timelines to determine whether a project is consistent with applicable plans, programs, policies, ordinances, standards, requirements, and other similar provisions. (Gov. Code, § 65589.5(j)(2)(A)(i).) In addition, a jurisdiction cannot deny a project that complies with applicable, objective standards or condition its approval on fewer units unless the project would have a "significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" on the public health and safety and there is no feasible method to satisfactorily mitigate or avoid that adverse other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density. (Id. § 65589.5(j)(1).)

Despite state housing laws and the staff's recommendation, the Planning Commission voted to deny the Proposed Project. In light of this event, the Proposed Project applicant and City staff reviewed the environmental compliance for the Proposed Project. Given that the Proposed Project Site has been long planned and designated for housing in the City's General Plan and the City has previously prepared environmental analysis for housing development on the Proposed Project Site, the applicant asked the City to consider the Proposed Project's eligibility for a CEQA exemption pursuant to CEQA Guidelines section 15183 and tiering pursuant to CEQA Guidelines section 15168. City staff considered the applicant's request and prepared this checklist analysis, which concludes that the City is prohibited from undertaking additional CEQA analysis for the project because the project would have no peculiar impacts and no new or substantially more severe significant impacts than disclosed in the 2025 General Plan Programmatic Environmental Impact Report and its addendums ("GP PEIR").

## 3 PROPOSED PROJECT DESCRIPTION

### 3.1 Proposed Project Site Entitlement History

The 9.91-acre Proposed Project Site consists of a single parcel of an orange grove surrounded by single family residences to the north, southeast, and west (**Exhibit 1: Regional Location Map, Exhibit 2: Site Location – Aerial** and **Exhibit 3: Site Photos**). The property is subject to the Victoria Avenue Policy which establishes guidelines for landscaping, street improvements and standards for new development with the goal of preserving the historic and aesthetic integrity of Victoria Avenue, a City Historic Landmark.

The subject property was annexed into the City in 1985 and placed into the LDR – Low Density Residential Land Use designation and zoned R-1-1/2 Acre - Single Family Residential Zone (formerly R-1-130 Single Family Residential Zone), and it has remained unchanged since 1985.

On February 24, 2015, the City Council approved Planning Case P14-0176 (TM-36713) to subdivide the site into 14 residential lots, with a new public cul-de-sac accessed from Victoria Avenue, and improvements to Millsweet Place. The Map included construction of a decomposed granite trail and planting of three rows of agricultural trees along the Victoria Avenue frontage. The map was not recorded timely and expired on February 24, 2019.

On July 25, 2019, the Planning Commission approved the same subdivision design under Planning Case P19-0380 and P19-0480 (TM-37764). While the map has not expired, it has not been submitted to be recorded.

On November 7, 2024, a motion to approve the Proposed Project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and to approve Planning Case PR-2024-001656 (Tentative Tract Map), based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions failed with two Commissioners voting aye and four Commissioners voting no.

### 3.2 Proposed Project

The Proposed Project is unchanged from the one presented to the Planning Commission on November 7, 2024. The Proposed Project Proponent is requesting approval of a Tentative Tract Map (TTM-38921) to subdivide the 9.91-acre Proposed Project site, identified as Assessor Parcel Map (APN) 136-2200-16, into 49 lots for development of single-family residences and eight lettered lots for private streets, alleys, a bioretention basin and open space to facilitate construction of 46 market-rate residences and three affordable residences for very low-income households. **Exhibit 6** through **Exhibit 11**, located at the end of this section, provide graphical representations of the concept Site Plan, Landscape Plan, Grading Plan and home design styles.

The Proposed Project proposes residential lots ranging in size from 3,690 square feet to 7,437 square feet. Lot G, located along Victoria Avenue, consists of a 0.67-acre open space lot that will preserve a portion of the existing orange grove. The Proposed Project includes the construction of a 10-foot-wide multi-purpose trail along Victoria Avenue. Lot H, located at the northeast portion of the Proposed Project Site along Millsweet Place, totals 0.59 acre and serves as common open space as well as an infiltration basin.

Vehicular access to the residential subdivision is from La Sierra Avenue. Pedestrian connections within the Proposed Project Site will be provided via an internal pedestrian network of sidewalks.

The Proposed Project Site will be secured with a 6-foot-high decorative masonry wall along the south, east along Millsweet Place and west along La Sierra Avenue. A 4-foot-high tubular steel fence will be provided between the residences and the orange grove proposed to remain within Lot G.

### 3.3 Land Use Regulations

The Proposed Project Site has a land use designation of Low Density Residential (LDR) (see **Exhibit 4: Proposed Project General Plan Land Use**). This land use designation provides for the development of large lot single family homes at a maximum density of 4.1 dwelling units per acre. Lands in this designation are developed or will be developed with the full range of urban services available in the City.

The Proposed Project Site is zoned Residential (R-1-1/2) (see **Exhibit 5: Proposed Project Site Zoning**). The purpose of this zone is to provide areas for large lot single-family residences.

**Table 3.3-1: Adjoining and Immediately Surrounding Properties** below describes the General Plan land use designations and zoning classifications of the properties adjacent to the Proposed Project Site.

**Table 3.3-1: Adjoining and Immediately Surrounding Properties**

Location	General Plan Designation	Zoning Designation
<b>Proposed Project Site</b>	Low Density Residential (LDR) (max. 4.1 du/ac)	Residential (R-1-1/2 Acre) 21,780 sf minimum lot size
<b>North</b>	Agricultural/Rural Residential (A/RR) (max. 0.2 du/ac)	Residential Agricultural (RA-5) 5-acre minimum lot size
<b>East</b>	Low Density Residential (LDR) (max. 4.1 du/ac)	Residential (R-1-1/2 Acre) 21,780 sf minimum lot size
<b>South</b>	Low Density Residential (LDR) (max. 4.1 du/ac)	Residential (R-1-1/2 Acre) 21,780 sf minimum lot size
<b>West (County<sup>1</sup>)</b>	Medium Density Residential (MDR) (max. 6.2 du/ac)	Residential (R-1-20000) 20,000 sf minimum lot size

Source: City GP Land Use Map (2021), City Interactive Zoning Map (2021); SF = square feet du/ac = dwelling units per acre

<sup>1</sup> Within the County's Lake Mathews/Woodcrest Area Plan

The Proposed Project uses the State Density Bonus Law (SDBL), which is a state mandate that grants developers with qualifying projects certain benefits. Chapter 19.545 of the City's Zoning Code incorporates State Density Bonus Law by reference.

The Proposed Project would provide three residential lots for very low-income households; therefore, the Proposed Project is a qualifying project under the SDBL and is eligible to receive a density bonus, one concession or incentive, unlimited waivers or deviations from development standards, and to use the parking standards under the SDBL.

Under the SDBL, the applicant is allowed to develop the site based on the greatest number of units allowed under the LDR – Low Density Residential designation of the General Plan, which is 4.1 du/ac or, 41 residences (9.91 acres x 4.1 du/ac). Additionally, the applicant is allowed a 20 percent density bonus because it restricts 5 percent (3 residences) of the Proposed Project's base density to very low-income households. The Proposed Project would include an additional 8 residences, which is within the 20 percent bonus allowed, for a total of 49 residences.

Because 5 percent of residences permitted under the base density would be sold at prices affordable to very low-income households, the Proposed Project is eligible for one concession or incentive and unlimited waivers to achieve the permitted density. A waiver is a reduction or modification of any development standard that would physically preclude the construction of the Proposed Project at the density and with the amenities proposed. The applicant requests 7 waivers to reduce or modify development standards in order to achieve the proposed density:

**1. Decrease in Minimum Lot Area**

- The Proposed Project is requesting a waiver from the R-1-1/2-Acre zone's minimum lot area of 21,780 square feet. In order to accommodate the density of 4.95 du/ac allowed by the SDBL, the lots needed to be reduced to a minimum of 3,690 square feet. The map proposes residential lots ranging in size from 3,690 square feet to 7,437 square feet.

**2. Reduction in Lot Width**

- The Proposed Project is requesting a waiver from the R-1-1/2-Acre zone's minimum lot width of 120- feet. The Proposed Project proposes lot widths of a minimum of 41-feet-wide.

**3. Reduction in Lot Depth**

- The Proposed Project is requesting a waiver from the R-1-1/2-Acre zone's minimum lot depth of 150- feet. The Proposed Project proposes lot depths of a minimum of 90-feet.

#### **4. Increase in Lot Coverage**

- The Proposed Project is requesting a waiver from the R-1-1/2-Acre zone's maximum lot coverage of 30 percent. The Proposed Project proposes a maximum lot coverage of 55 percent.

#### **5. Reduction in Front Yard Setback**

- The Proposed Project is requesting a waiver from the R-1-1/2-Acre zone's minimum front yard setback of 30-feet. The Proposed Project proposes a front setback of 10-feet to the residence and a minimum 18-feet to the face of the garage.

#### **6. Reduction in Side Yard Setback**

- The Proposed Project is requesting a waiver from the R-1-1/2-Acre zone's minimum side yard setback of 20-feet. The Proposed Project proposes a minimum side yard setbacks of 4-feet.

#### **7. Reduction in Rear Yard Setback**

- The Proposed Project is requesting a waiver from the R-1-1/2-Acre zone's minimum rear yard setback of 35-feet. The Proposed Project proposes a minimum rear yard setbacks of 15-feet.

### **3.4 Utilities and Infrastructure Improvements**

#### **Sewer and Water Improvements**

The Proposed Project will connect to existing utility lines (water, sewer, etc.) in La Sierra Avenue and Millsweet Street. A sewer extension approximately 200 feet long will be required to serve the Proposed Project.

#### **Storm Drain Improvements**

The Proposed Project site currently drains to the northeast and the water quality management plan proposes a detention/infiltration basin in the northeast portion of the site along with a new onsite storm drainage system to collect surface runoff and channel it to the new basin. Street Improvements

#### **Street Improvements**

The Proposed Project will construct the following street improvements:

Victoria Avenue: The existing improvements will remain. The Proposed Project will construct a new 10-foot-wide trail per the Trails Master Plan and Trails Standards from the Victoria Avenue Policy for the trail segment adjacent to the Proposed Project Site.

La Sierra Avenue: The Proposed Project will construct a new 46-foot-wide private street for access from La Sierra Avenue and a six-foot high block wall along the property line.

Millsweet Place: Improve 30-foot half-width right-of-way adjacent to the Proposed Project Site with curb, gutter, paved travel lanes, and a landscaped berm.

### 3.5 Construction Activities

Construction activities include site preparation (ground clearing and removal of all vegetation); grading of the entire Proposed Project site and installation of building footings, utility lines, and underground infrastructure, construction of new houses), paving, landscaping, installation of perimeter fencing, and installation of landscaping. Construction equipment and staging are to occur on-site, and construction vehicle access is planned via Victoria Avenue and Millsweet Street. The Proposed Project will be built in one phase, and grading will require 6,252 cubic yards (CY) of cut and 29,04 CY of fill so overall earthwork will require the import of 22,788 CY of fill. Construction of the Proposed Project is expected to begin in mid-2025 and be completed in mid-2026. This is the earliest construction could occur. Due to increasingly stringent state standards on construction equipment, if construction occurs later, impacts would be the same or less than what is discussed in this checklist.

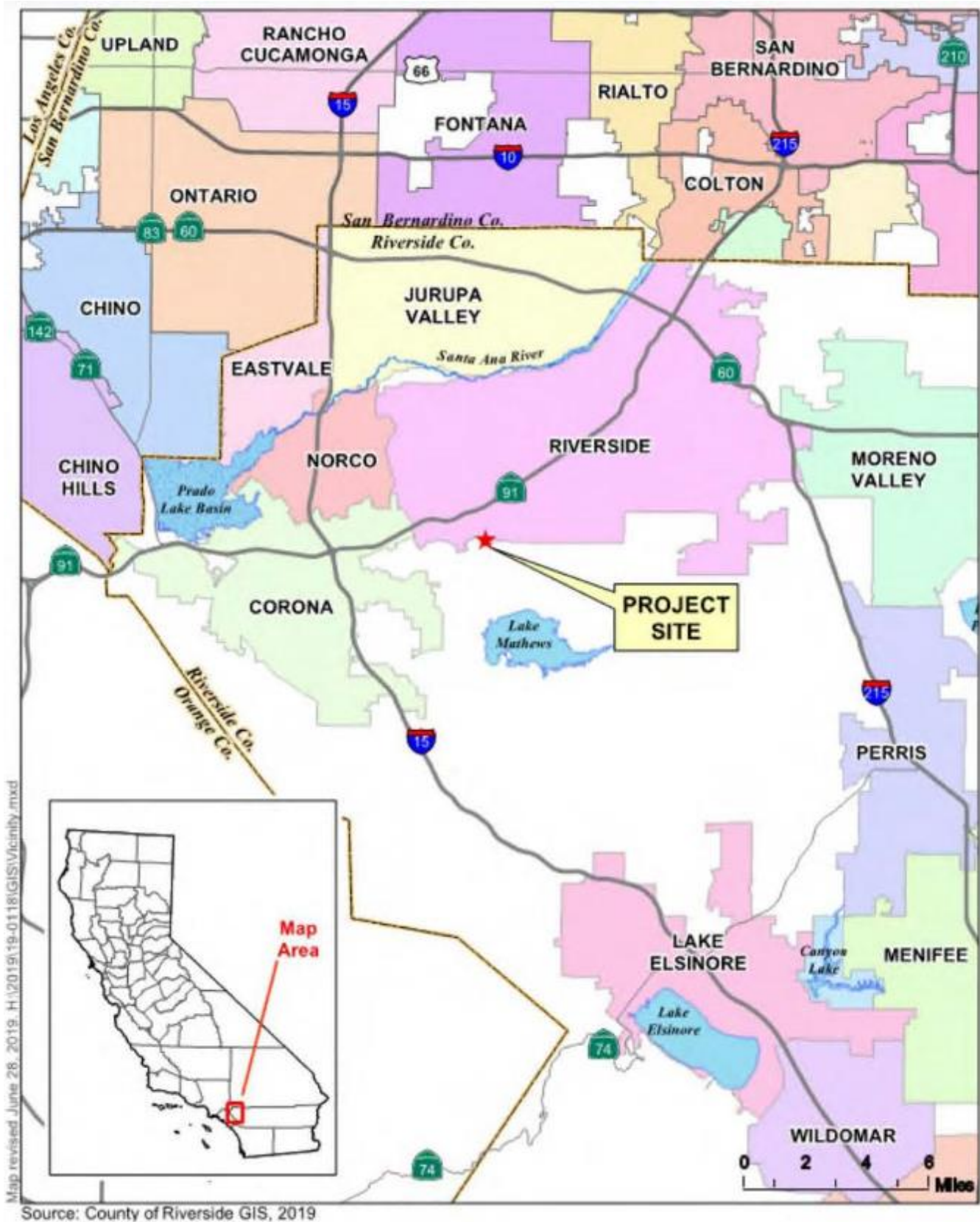
### 3.6 Operational Characteristics

The Proposed Project would operate as a residential community. Typical operational characteristics would include residents and visitors traveling to and from the site, leisure and maintenance activities occurring on individual residential lots, and general maintenance of common areas. Low levels of noise and a moderate level of artificial exterior lighting typical of a residential community are expected.

P



### Exhibit 1: Regional Location Map





## Exhibit 2: Site Location - Aerial



Sources: Riverside Co. GIS. 2019:



### Exhibit 3: Site Photos



Photo 1: West-facing view of the northern portion of the survey area off Millsweet Place



Photo 3. West-facing view of the middle portion of the Project site.



Photo 2: Southwest-facing view of the southern portion of the Project site.



Photo 4. North-facing view of middle portion of the Project site depicting the citrus orchard in the background.





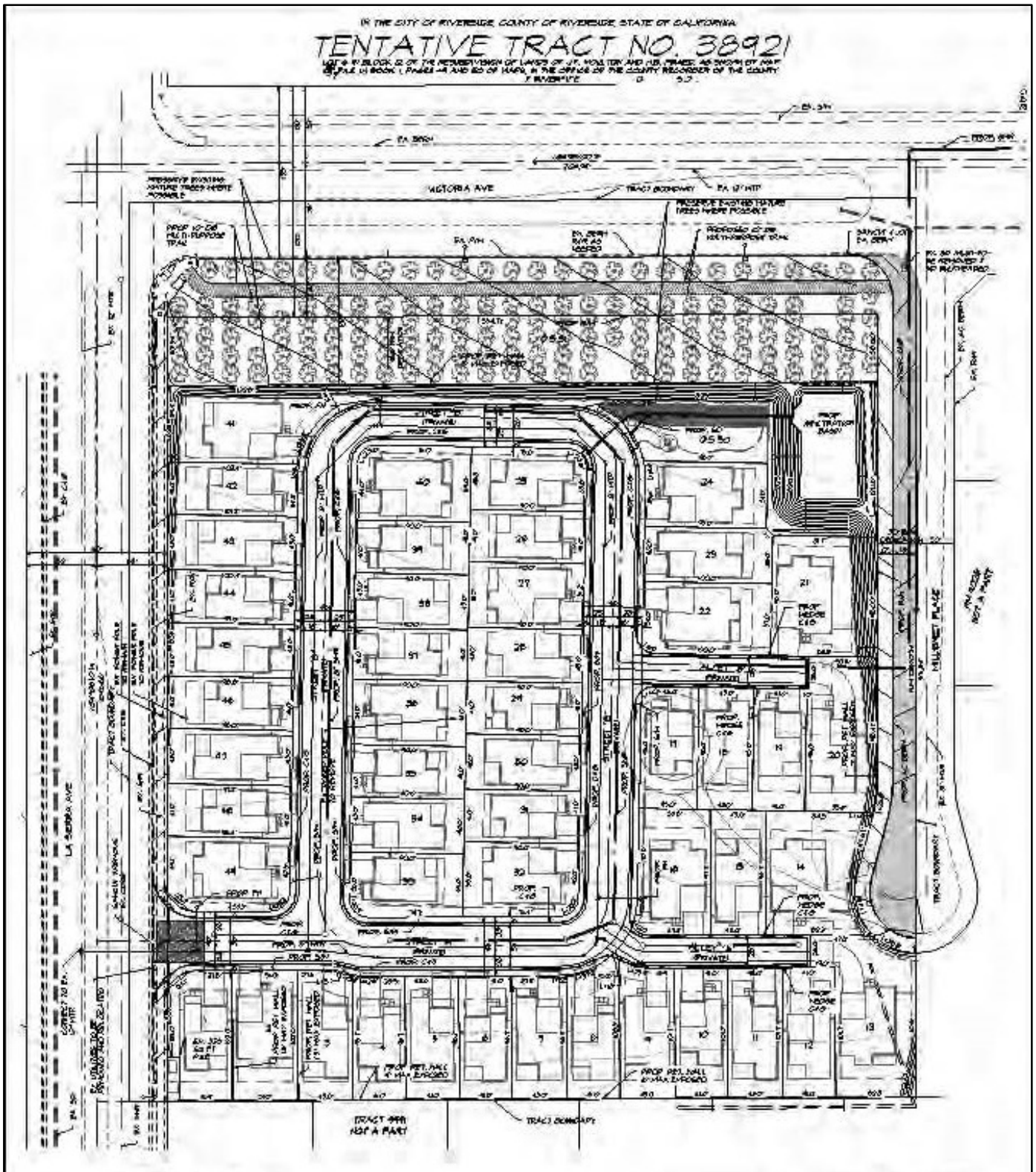


Exhibit 5: Proposed Project Site Zoning





Exhibit 6: TTM 38921



**PROPOSED 10-UNIT RESIDENTIAL DEVELOPMENT**

**UNIT TYPES:**

- 1-BEDROOM (YELLOW)
- 2-BEDROOM (RED)

**KEY FEATURES:**

- WATER QUALITY POND: 40,500sf
- 10' COMMUNITY TRAIL
- 12' MEDIAN
- 1000 VICTORIA AVE.
- RETAINING WALL

**DIMENSIONS (Feet):**

- Setback: 28.0'
- Lot Width: 36.0'
- Building Footprint: 100.0' x 46.0'
- Water Quality Pond: 135.0' x 26.0'
- Trail Width: 10.0'
- Median Width: 12.0'



### Exhibit 8: Conceptual Landscape Plan





### Exhibit 9: Architectural Elevations: Tudor Cottage Style



### Exhibit 10: Architectural Elevations: Craftsman Style



### Exhibit 11: Architectural Elevations: Spanish Style



## 4 EVALUATION OF ENVIRONMENTAL IMPACTS

The environmental analysis examines whether the Proposed Project would require preparation of additional environmental analysis or whether the GP PEIR adequately covered the Proposed Project's environmental impacts.

### 4.1 General Plan Project

The City's General Plan serves as a long-term blueprint for the City's growth guidelines. The GP PEIR analyzed the City's proposed General Plan (referred to as "GP Project" in the GP PEIR and this document), which consisted of the following elements:

- Comprehensive update of the City of Riverside General Plan.
- Comprehensive update of the City of Riverside Zoning Code (Title 19 of the Municipal Code of the City of Riverside) and the rezoning of properties to reflect new zone names and to respond to General Plan land use designation changes in focus areas City-wide.
- Comprehensive update of the City of Riverside Subdivision Code (Title 18 of the Riverside Municipal Code of the City of Riverside).
- Amendment to the Noise Code (Title 7 of the Municipal Code of the City of Riverside).
- Adoption of the Magnolia Avenue Specific Plan.
- Adoption of Citywide Design and Sign Guidelines.

As required by CEQA, the City prepared a Programmatic EIR, State Clearinghouse Number 2004021108, that analyzed the environmental impacts of the General Plan project. In November 2007, the City Council adopted Resolution No. 21535 certifying the GP PEIR as meeting the requirements of CEQA and approved the General Plan project. The GP PEIR considered the impacts from construction associated with the General Plan project, which includes developing the Proposed Project Site.

Since certification of the original GP PEIR, the City has adopted several addendums to the document, including:

- GP 2025 PEIR Addendum #4 - Housing Element Update.
- GP 2025 PEIR Addendum #5 – Air Quality, Mobility, Historic, Open Space, Public Safety, Parks, and Public Facilities Elements.
- GP 2025 PEIR Addendum #6 - 2006-2014 Housing Element Rezoning Program.
- GP 2025 PEIR Addendum #8 – 2014-2021 Housing Element.

For the purposes of this Checklist, the above original GP PEIR and its subsequent addendums are collectively referred to as the “GP PEIR.”

## 4.2 Proposed Project’s Consistency with the General Plan and Zoning Density

Regarding General Plan density, the GP PEIR was evaluated at three levels of development intensity. They range from the reasonably foreseeable “typical” densities that the City expects to be built in the next 20 years (“Typical Growth Scenario”) to the absolute maximum allowable densities throughout the Planning Area (Max Scenario). The Planning Area encompasses the land within the city limits plus the land within the city’s Sphere of Influence.

The GP PEIR analyzed this range of potential development scenarios in order to account for the inherent uncertainty in forecasting development impacts on a general plan program level. The Maximum and Maximum w/PRD projections are included and evaluated for comparison but will not be fully realized due to proposed development projects having to comply with roadway dedications, development standards, avoidance of sensitive habitat, and physical site constraints such as topography and site configuration. As a result of these constraints, full realization of Maximum and Maximum w/PRD scenarios is unlikely. As a result of full implementation of General Plan land use policy at the Typical expected level; the City’s population has the potential to grow from approximately 274,000 persons in 2003 to approximately 346,867 in 2025 within the City’s current city limits. According to the California Department of Finance (DOF), the City’s population as of January 1, 2024, was 316,390 persons. Based on 3.06 persons per household, the number of dwelling units is 109,390. As compared to 115,622 (X% less).

Based on this, the level of development as of January 1, 2024 is less than analyzed in the GP PEIR. Specifically, the population is 30,497 less, and the number of dwelling units is This population increase would equate to approximately 115,622 households within the City limits, and approximately 127,692 households.

As described in Chapter 3, *Proposed Project Description*, the Proposed Project Site has a General Plan land use designation of Low Density Residential (LDR). Under the LDR land use designation, the 9.91-acre Proposed Project Site could be developed with 41 dwelling units. The Proposed Project proposes 49 units and utilizes the State Density Bonus Law.

The Proposed Project also is consistent with the density permitted by the Zoning Code, which incorporates State Density Bonus Law by reference. Zoning Code section 19.545.050 provides that if at least 5 percent of a project’s base density is affordable to very-low income households, that project is entitled to a 20 percent density bonus. As discussed in Chapter 4, *Proposed Project Description*, the Proposed Project includes enough units affordable to very-low-income households to qualify for a 20 percent density bonus, and with that bonus, its density is consistent with the density allowed by the Zoning Code.

## 4.3 Scope of Evaluation

This Checklist analyzes the items required by Section 15183 and Section 15168, as detailed below.

### 4.3.1 Section 15183

California Environmental Quality Action (CEQA) section 21083.3 and CEQA Guidelines section 15183 (Section 15183) mandate that projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an environmental impact report (EIR) was certified, shall not be subject to additional environmental review except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the project or its site. The exemption applies only to the extent that all feasible mitigation measures for a significant effect specified in the EIR are or will be undertaken by the public agency having jurisdiction to implement such mitigation measures. (CEQA Guidelines, §15183(e)(1),(2).)

In evaluating whether a project is exempt from further environmental review in accordance with Section 15183(b), the examination of environmental effects shall be limited to those effects that:

- (1) Are peculiar to the project or parcel on which the project would be located;
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;
- (3) Are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by Section 15183(e), then an additional EIR need not be prepared for the project solely on the basis of that impact.

An impact is not peculiar if uniformly applied development standards or procedures have been previously adopted by the city or county with a finding that the development standards or procedures will substantially mitigate that environmental impact. (CEQA Guidelines §15183(f).) The finding shall be based on substantial evidence which does not need to be addressed in an EIR, and such uniformly adopted policies or procedures do not need to be included in the general plan or any community plan (*Id.*) An additional EIR, or other environmental document, need not be prepared for a project solely on the basis of an impact that is not peculiar to the parcel or to the project, has been addressed as a significant



effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards (CEQA Guidelines §15183(c)).

#### 4.3.2 Section 15168

As discussed above, in 2007 the City certified the GP PEIR and adopted a General Plan and corresponding zoning amendments that, among other things, designated and zoned the Proposed Project Site for residential development. The Proposed Project implements that residential designation and zoning by proposing a housing project.

Public Resources Code sections 21083 and 21003 and CEQA Guidelines section 15168 (Section 15168) encourage the preparation of programmatic EIRs for a series of actions that can be characterized as one large project and are related either geographically, as logical parts in the chain of contemplated actions, in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways. (CEQA Guidelines § 15168(a).) Use of a program EIR can provide the following advantages: provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action, ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis, avoid duplicative reconsideration of basic policy considerations, allow the lead agency to consider broad policy alternatives and program wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts, and reduce paperwork. (CEQA Guidelines § 15168(b).)

Section 15168 also encourages lead agencies to tier from certified program EIRs when carrying out individual activities within the program. A lead agency must examine later activities in the program in the light of the program EIR to determine whether an additional environmental document must be prepared, which typically is done using a modified initial study checklist. If the lead agency finds that pursuant to CEQA Guidelines section 15162 (Section 15162) that no subsequent EIR would be required for the later activity, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document is required. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity.

Section 15162 states that when an EIR has been certified, "no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:"

- Substantial changes are proposed in the project that require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
  - The project will have one or more significant effects not discussed in the previous EIR;
  - Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

## 4.4 Explanation of Checklist Evaluation Categories

As there is no specific checklist format for which to evaluate a project against the CEQA Guidelines 15183 or 15168 conditions. This document follows the CEQA Guidelines Appendix G analysis format, but modifies the analysis to focus on how the Proposed Project would be compliant with the conditions outlined in Section 15183 and Section 15168 as follows:

**GP PEIR Impact Determination:** This describes the impact determination made in the GP PEIR for each impact category evaluated.

**Effect Peculiar to the Proposed Project or Site:** This applies if the project could result in a peculiar impact, including a physical change that belongs exclusively or especially to the project or that is a distinctive characteristic of the project or the project site and that peculiar impact is not substantially mitigated by the imposition of uniformly applied development policies or standards.

**New or Substantially More Severe Significant Effect:** This applies if the project causes a new significant impact or a substantial increase in the severity of an impact identified as significant in the GP PEIR. A significant impact is a substantial adverse change in



any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance that was not addressed in the previously certified EIR and cannot be mitigated through uniformly applied development standards.

**New Significant Off-Site or Cumulative Impact:** This applies if the project causes a new significant effect to areas outside the boundaries of the project than identified in the GP PEIR or its effects when added to other closely related past, present, and reasonably foreseeable probable future projects would create a new significant cumulative impact not disclosed in the GP PEIR and that could not be mitigated through uniformly applied development standards.

**New Information/More Severe Impact.** This applies when new information that could not have been known at the time the GP PEIR was certified becomes available and such changes or new information require major revisions to the GP PEIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects that cannot be mitigated through uniformly applied development standards.

#### 4.4.1 Documents Incorporated by Reference

The following reports and/or studies were relied upon for the Proposed Project analysis, and are hereby incorporated by reference:

- *Riverside General Plan 2025.* (Available at <https://www.riversideca.gov/cedd/planning/general-plan.pdf>)
- *Final Program Environmental Impact Report for the City of Riverside General Plan and Supporting Documents, State Clearinghouse Number 2004021108, certified November 2007, Resolution No. 21535, Volume I and Volume II.* (Available at <https://www.riversideca.gov/cedd/planning/general-plan.pdf>)
- *Victoria Avenue Policy for Preservation, Design and Development,* City of Riverside, November 2019.

These documents are available for review at the City of Riverside Planning Division, Community Development Department, 3900 Main Street, Riverside, CA 92522

#### 4.5 Summary of Environmental Analysis and Determination

The analysis in this document shows that the Proposed Project meets the requirements of CEQA Guidelines Sections 15183 and 15168, and no further environmental analysis under CEQA is required.

## 4.6 Determination

Based on this initial evaluation, the following finding is made:

<input checked="" type="checkbox"/>	I find that the proposed Project WOULD NOT result in: 1) a peculiar impact that was not identified as a significant impact under the prior EIR; 2) a significant impact that was not analyzed as significant in the prior EIR or a substantial increase in the severity of a significant impact; 3) a potentially significant offsite impact or cumulative impact not discussed in the prior EIR; or 4) a more severe impact due to substantial new information that was not known at the time the prior EIR. NO FURTHER ACTION is required, and a Notice of Exemption will be filed indicating that the project IS ELIGIBLE for an EXEMPTION under State CEQA Guidelines Section 15183 and a Notice of Determination will be filed indicating the project IS ELIGIBLE for tiering under State CEQA Guidelines Section 15168.
<input type="checkbox"/>	I find that the proposed Project would result in: 1) a peculiar impact that was not identified as a significant impact under the prior EIR; 2) a significant impact that was not analyzed as significant in the prior EIR or a substantial increase in the severity of a significant impact; 3) a potentially significant offsite impact or cumulative impact not discussed in the prior EIR; or 4) a more severe impact due to substantial new information that was not known at the time the prior EIR. I find that FURTHER ENVIRONMENTAL REVIEW is necessary to analyze those effects that are subject to CEQA, and therefore, this Project is NOT ELIGIBLE for an EXEMPTION under State CEQA Guidelines Section 15183 or for tiering under State CEQA Guidelines Section 15168.

---

Signature      Date

---

Printed Name Title

## 5 ENVIRONMENTAL IMPACTS

### 5.1 Aesthetics

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
Except as provided in Public Resources Code section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	Less Than Significant	No	No	No	No
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less Than Significant	No	No	No	No
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from 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?)	Less Than Significant	No	No	No	No
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less Than Significant With Mitigation Incorporated	No	No	No	No

#### 5.1.1 Discussion

##### a) Would the Project have a substantial adverse effect on a scenic vista?

##### GP PEIR Impact Determination - Less than Significant

The GP PEIR concluded that the GP project will have a less than significant impact on scenic vistas, scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a scenic highway, and the visual character of the Planning Area. General Plan policies protect scenic vistas by, among other things, limiting development hillside and arroyo areas. (Draft PEIR, at pp. 5.1-8 to 5.1-22.) Additionally, the Citywide Design and Sign Guidelines limit impacts to aesthetic resources by reducing interruptions of scenic vistas,

maintaining and enhancing scenic resources and visual character, and reducing light and glare in the Planning Area. (Draft PEIR, at pp. 5.1-8 to 5.1-22.)

The GP PEIR determined that each component of the GP Project would have a less than significant impact on scenic resources. The GP PEIR notes that the City of Riverside is characterized by the unique natural landforms that circle the City and create natural division of land uses and describes a variety of prominent natural features: Mount Rubidoux, Pachappa Hill, Sycamore Canyon, Hawarden Hills, distinctive arroyos and isolated hills. It also notes that six major areas within the City serve as open space: the Santa Ana River Corridor, Box Springs Mountain Regional Park, Sycamore Canyon Wilderness Park, Fairmount Park, Mt. Rubidoux Park, and California Citrus State Historic Park. Vista points can be found throughout the City, both as viewed from urban areas toward the hills and from wilderness areas toward Riverside. The most notable scenic vistas in the City include views of the La Sierra/Norco Hills, Sycamore Canyon Wilderness Park, and Box Springs Mountain Regional Park, the peaks of Box Springs Mountain, Mt. Rubidoux, Arlington Mountain, and Alessandro Heights. Based on General Plan policies related to preserving natural resources and open spaces as well as the requirements in the Residential Conservation Zone, the GP PEIR concludes that the GP project would have a less than significant impact on scenic vistas.

### **Proposed Project Impact**

The Proposed Project is situated in a largely residential area although there are more commercial-oriented uses further to the north along the SR-91 Freeway and La Sierra Avenue. The lower La Sierra/Norco Hills and the taller San Gabriel Mountains are visible to the north at many times of the year, the Santa Ana Mountains are always visible to the west, and the low Temescal Mountains are visible to the south and southeast of the Proposed Project area. The existing site has substantial foliage, which significantly obstructs views from adjacent roadways across the Proposed Project Site. There are no scenic vistas across the Proposed Project Site that could be obstructed by the Proposed Project. The Proposed Project does not contain components, such as tall buildings and building massing, that would block public views of the mountains to the north or hills to the south; therefore, the Proposed Project is consistent with Policy OS-2.4.

Figure CCM-4, Master Plan of Roadways, in the City General Plan, designates La Sierra Avenue and Victoria Avenue as scenic "Parkways" which have enhanced landscaping requirements. Travelers along these roadways have views of surrounding hills and mountains to the south, west, and north. The Proposed Project would adhere to all General Plan and zoning policies and regulations related to ensuring that Victoria Avenue and La Sierra Avenue continue to serve as scenic parkways. The Proposed Project would continue the landscaping features for those roadways. However, the Riverside City General Plan does not designate any specific scenic resources or vistas in the vicinity of the Proposed Project Site. For these reasons, the Proposed Project will have less than significant direct, indirect, and cumulative impacts on scenic vistas, and no mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.1.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the proposed project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new or substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

---

**GP PEIR Impact Determination Less than Significant**

The GP PEIR concluded that the GP Project will have a less than significant impact on scenic vistas, scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a scenic highway, and the visual character of the Planning Area. General Plan policies protect scenic vistas by, among other things, limiting development in hillside and arroyo areas. (Draft PEIR, at pp. 5.1-8 to 5.1-22.) Additionally, the Citywide Design and Sign Guidelines limit impacts to aesthetic resources by reducing interruptions of scenic vistas, maintaining and enhancing scenic resources and visual character, and reducing light and glare in the Planning Area. (Draft PEIR, at pp. 5.1-8 to 5.1-22.)

Although there are no officially designated State scenic highways or any eligible State scenic highways traverse the City or its Sphere of Influence, the GP PEIR identified several streets as scenic parkways, as listed in GP PEIR Table 5.1-B, *Scenic Parkway*, and as shown on GP PEIR Figure 5.1-1, *Scenic and Special Boulevards and Parkway*. Victoria Avenue and La Sierra Avenue are identified as General Plan scenic parkways. It was determined that with the implementation of General Plan policies related to scenic resources and designation of certain parkways as scenic, scenic resources near parkways will be protected and enhanced throughout the City. Additionally, there are no scenic highways within the City that could potentially be impacted. Based on this analysis, impacts related to scenic resources were concluded to be less than significant.

**Proposed Project**

According to the Caltrans "Scenic Highways" program website, there are no designated State Eligible Scenic Highways or other designated scenic routes in the general surrounding area.<sup>2</sup> Similarly, according to the County General Plan, there are no designated County Eligible Scenic Highways in the surrounding area. Figure CCM-4, Master Plan of Roadways, in the City General Plan, designates La Sierra Avenue and Victoria Avenue as scenic "Parkways"

---

<sup>2</sup> Caltrans State Scenic Highway Map:  
<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>. Accessed November 17, 2024.

that have enhanced landscaping requirements. Travelers along these roadways have views of surrounding hills and mountains to the south, west, and north.

The Proposed Project site is located along two roadways considered by the City to have scenic qualities (La Sierra and Victoria), as designated by the City of Riverside’s General Plan 2025 in the Circulation & Community Mobility Element. The Proposed Project proposes enhanced landscaping along the frontage of these two roadways, especially for Victoria Avenue, and it is within the Victoria Avenue Policy area, with which it must comply.

Additionally, the Proposed Project site is on the western boundary of the area governed by the *Victoria Avenue Policy for Preservation, Design and Development*, which applies to Victoria Avenue from the intersection of La Sierra on the west, approximately 7.5 miles west to the intersection of Myrtle Avenue. Development policies within the guidance document and how the Proposed Project complies with these policies is provided in **Table 5.1-1: Compliance with Victoria Avenue Policies**.

**Table 5.1-1: Compliance with Victoria Avenue Policies**

Policy	Proposed Project Compliance
<b>B. Trails:</b>	
3. Any new segments of trail shall be designed and constructed to meet adopted City trail standards.	<b>Consistent.</b> The project complies with the policy guidelines for the preservation, design, and development of a proposed 10-foot-wide trail along Victoria Avenue and the protection of the existing groves to a depth of 100 feet from the edge of Victoria Avenue.
4. All roadway modifications shall promote the use of trails and protect the safety of pedestrians and cyclists.	<b>Consistent.</b> As shown, Tentative Map No. 38921, the Proposed Project will construct a new 10-foot-wide trail per the Trails Master Plan and Trails Standards from the Victoria Avenue Policy for the trail segment adjacent to the Proposed Project Site.
<b>C. Tree Protection</b>	
1. Any existing, healthy trees and their roots, trunks and canopies, located along Victoria Avenue, or within 100 feet of Victoria Avenue’s edge of roadway, shall be protected from any construction activity.	<b>Consistent.</b> Prior to the issuance of grading or building permits, the construction drawings will identify the area to be avoided during construction.
<b>D. Single- and Two-Story Structures</b>	
1. For properties that front-on, side-on or reverse-on to Victoria Avenue:  a. Single story structures:	<b>Not Applicable.</b> As shown on the Site Plan on file with the Planning Department, there are no lots that access Victoria Avenue.

Policy	Proposed Project Compliance
<ul style="list-style-type: none"> <li>i. Are preferred and encouraged over two-story structures; and</li> <li>ii. Shall meet the setback requirement of Title 19, Zoning of the Riverside Municipal Code.</li> </ul> <p>b. Two-story structures:</p> <ul style="list-style-type: none"> <li>i. Shall meet the setback requirements of Title 19, Zoning of the Riverside Municipal Code; and</li> <li>ii. Shall be set back a minimum of 50 feet from the ultimate right- of-way of Victoria Avenue.</li> </ul>	
<b>DI. Building Design and Landscaping</b>	
<p>1.Any building constructed within 200 feet of Victoria Avenue and located on properties with frontage along Victoria Avenue shall be required to obtain a Certificate of Appropriateness from the Historic Preservation Officer or Qualified Designee.</p>	<p><b>Not Applicable.</b> Based on the Update to the Cultural Resource Survey (Appendix C), the Proposed Project site is not identified as a Historic Landmark or located within a Historic District, nor are there properties with residences that have proposed frontage on Victoria Avenue; therefore, a Certificate of Appropriateness is not required.</p>
<p>2.Buildings shall incorporate high quality architectural design and detail, including "four-sided" architecture subject to approval by the Historic Preservation Officer or Qualified Designee.</p>	<p><b>Not Applicable.</b> Same as above.</p>
<p>When visible from Victoria Avenue, design approvals shall include the following:</p> <ul style="list-style-type: none"> <li>a. Building elevations, including colors;</li> <li>b. Landscaping;</li> <li>c. Fencing and walls;</li> <li>d. Tree removals or additions; and</li> <li>e. Driveway location and design.</li> </ul>	<p><b>Consistent.</b> Planning staff and the other City Departments and Divisions have reviewed the Proposed Project through the City's internal application review process. This review process enables various City Departments and Divisions (i.e., Planning, Building, Public Works/ Engineering, Police, and Fire Department) to thoroughly evaluate land use development proposals for conformity with the provisions established in the City's Municipal and Zoning Code. Additionally, the review process ensures that the proposal is designed to be compatible with existing land uses and structures on-site and on neighboring properties.</p>

Policy	Proposed Project Compliance
<b>DII. Trees Required for New Development</b>	
<ol style="list-style-type: none"> <li>Any new development shall be required to plant three (3) rows of trees within the Victoria Avenue right-of-way.</li> <li>The trees shall be planted between the roadway and private property(both sides of the Avenue).</li> <li>Tree selection shall maintain the historic-agricultural character of property frontages along Victoria Avenue reflective of the citrus groves in Riverside's Historic Greenbelt area.</li> </ol>	<p><b>Consistent.</b> As shown on the Conceptual Landscape Plan on file with the Planning Department, the Proposed Project would preserve the existing grove of orange trees located 100-feet from Victoria Avenue's edge, consisting of approximately six rows of trees.</p>
<b>G. Maintenance</b>	
<b>3. Right-of-way</b>	
<ol style="list-style-type: none"> <li>Additional right-of-way shall be required for new development along Victoria Avenue to provide for an ultimate right-of-way width of a minimum of 180 feet (90 feet on each side of the centerline of median), as illustrated in Figure 2 below and consistent with policy recommendations of the 1972 Specific Plan for Victoria Avenue.</li> </ol>	<p><b>Consistent.</b> As shown on Tentative Tract Map No. 38921, on file with the Planning Department, a right-of-way dedication of 45 feet from the monument centerline of Victoria Avenue will be offered.</p>
<ol style="list-style-type: none"> <li>Dedication shall be required where the existing undeveloped right-of-way is less than 180 feet.</li> </ol>	<p><b>Consistent.</b> Same as above.</p>
<b>H. Landscaping Corners and along Side Streets</b>	
<ol style="list-style-type: none"> <li>For any new development at a corner property, landscaping shall be required at the corner, and along the side street, consistent with landscaping along Victoria Avenue.</li> <li>Landscaping shall be subject to approval by the Historic Preservation Officer or Qualified Designee.</li> </ol>	<p><b>Consistent.</b> As shown in the Conceptual Landscape Plan on file with the Planning Department, the corner of Victoria Avenue and La Sierra Avenue is within the area where the existing orange trees will be preserved.</p>
<b>I. Utility Vaults</b>	
<ol style="list-style-type: none"> <li>Utility facilities on Victoria Avenue, or on an intersecting street within 200 feet of Victoria Avenue, shall be either constructed underground or appropriately screened subject to approval of the Planning Division.</li> </ol>	<p><b>Consistent.</b> New utilities in the areas mentioned will be placed underground, and any new above-ground utilities would be appropriately screened as required.</p>



The Proposed Project complies with these policy guidelines by providing a 10-foot-wide trail along Victoria Avenue and protecting the existing orange groves to a depth of 100-feet from the edge of Victoria Avenue. Therefore, consistent with the GP PEIR, the Proposed Project will have a less than significant impact on scenic resources within a scenic parkway and no impacts on scenic resources within a state scenic highway and no mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.1.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the proposed project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**c) Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from 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?**

---

#### **GP PEIR Impact Determination - Less than Significant**

The GP PEIR analyzed whether the General Plan Project would substantially degrade the existing visual character of the City (refer to GP EIR, pp 5.1-21 through 5.1-22) The GP PEIR found that with regard to specific future development projects in the City, the development will be required to implement the General Plan's goals and policies set forth in the 2025 General Plan addressing scenic quality and will be subject to design review consistent with established Citywide Design and Sign Guidelines. As such, the impacts are considered to be less than significant. The GP PEIR also states that the Zoning Code amendments will require all site plans to come under review to prevent unlawful or nonconforming uses and structures, and provides standards for fences and walls, landscaping, screening of exterior mechanical equipment, treatment of trash enclosures, and similar features that affect the visual integrity of a development site.

The General Plan Project also included adoption of the Citywide Design and Sign Guidelines, which provide pictorial guidance on building treatments, façade articulation, site planning, sign guidelines and other matters. The GP PEIR found that the Guidelines prevented large windowless blank walls through building articulation, required vegetation screening and established appropriate landscape areas along walls. The Guidelines also provided requirements for façade and signage treatments to prevent the use of highly reflective surfaces, large, blank, unarticulated wall surfaces, exposed, untreated precision block walls,

chain link fencing, barbed wire, and materials requiring high maintenance such as stained wood, shingles, or metal siding. The Design and Sign Guidelines also encouraged the use of neutral paint colors, subtle lighting, and courtyard entrances where feasible. The GP PEIR concluded that based on these features the Design and Sign Guidelines would limit impacts to aesthetic resources and visual character.

The GP PEIR concluded that the General Plan Project would not substantially degrade the City's existing visual character and as such, the impacts were less than significant.

### **Proposed Project**

According to CEQA Statute and Guidelines §21071, a city that has a population of at least 100,000 is considered to be an urbanized area. The City's current population is approximately 313,676 people so the City is considered an urbanized area (DOF). As such, the Proposed Project design was evaluated to determine consistency with applicable regulations governing scenic quality through the City's design review procedures process required by Municipal Code section 19.710.020.

As part of the General Plan Project, 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. Additionally, Victoria Avenue is designated as a Parkway Scenic Boulevard and Special Boulevard in the Circulation and Community Mobility Element of the General Plan. As shown in Exhibit 8, the Proposed Project proposes 1.4 acres of the northern portion of the site to have a 10-foot-wide decomposed granite (DG) multi-use trail through a grove of citrus trees that will remain from the existing onsite orchard that is no longer commercially harvested consistent with the Victoria Avenue Policy requirements.

Planning staff and the other City Departments and Divisions have reviewed the Proposed Project through the City's internal application review process. This review process enables various City Departments and Divisions (i.e., Planning, Building, Public Works/ Engineering, Police, and Fire Department) to thoroughly evaluate land use development proposals for conformity with the provisions established in the City's Municipal and Zoning Code. Additionally, the review process ensures that the proposal is designed to be compatible with existing land uses and structures on-site and on neighboring properties. In this way, the quality and economic health of local residential, commercial, and industrial districts are appropriately maintained. Based upon the review of the Proposed Project, staff has determined that the proposed site improvements conform to the requirements of the General Plan and Zoning Code and are compatible with the surrounding area. Conditions of approval are applied to a project to address potential compatibility issues and enhance the project to achieve greater consistency with the intent of the General Plan and Zoning Code.

Also, although the Proposed Project seeks minor deviations/waivers from zoning development standards (such as lot area, lot width, and lot depth), the Zoning Code anticipates such deviations, consistent with State Density Bonus Law. In addition, the Proposed Project proposes a single-family subdivision that is similar in scale to and intensity to

surrounding developments, including those across Victoria Avenue. The Proposed Project would also incorporate significant landscaping, including along Victoria Avenue, which would buffer the Proposed Project and ensure compliance with design standards. Thus, the Proposed Project would not jeopardize scenic quality. As such, the Proposed Project would not conflict with applicable zoning and other regulations governing scenic quality and would have a less than significant impact, consistent with the analysis in the GP PEIR.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.1.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the proposed project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

---

**GP PEIR Impact Determination - Less than Significant With Mitigation Incorporated**

The GP PEIR analyzes this threshold on pages 5.1-23 through 5.2-24. The GP PEIR concluded that implementation of the General Plan would create new sources of light and glare, which could adversely affect nighttime views associated with Mount Palomar Observatory, but the City's streetlight requirements and GP PEIR Mitigation Measure MM Aes-1 would reduce impacts on the observatory to a less-than-significant level. The GP PEIR also concluded that the other parts of the General Plan Project would have a less than significant impact from light and glare. Regarding the Zoning Code, performance standards in the Code regulating site lighting would avoid light and glare impacts. Lighting guidance and restrictions on use of reflective material on buildings in the Citywide Design and Sign Guidelines also would avoid potentially significant light and glare impacts.

MM Aes-1 states:

**MM Aes-1:** *To further reduce impacts related to light pollution, the City shall require at the time of issuance of building permits all development which introduces light sources, or modifications to existing light sources, to have shielding devices or other light pollution limiting characteristics such as hoods or lumen restrictions.*

**Proposed Project**

Impacts from lighting may occur if excessive or inappropriately directed lighting impacts nearby residential uses and reduces the ability to see the night sky and stars. The Proposed Project would result in an incremental increase in new sources of light or glare, but it will be consistent with similar existing uses in the surrounding area. As required by GP PEIR **MM Aes-1**

above, all lighting would comply with applicable standards from the City's Municipal Code (Chapter 19.556, Outdoor Lighting and Chapter 19.590, Performance Standards) and California Building Code (Title 24, California Code of Regulations) standards, which would ensure that light and glare impacts from the Proposed Project would be less than significant.

Additionally, exterior building materials are proposed that would not contribute to daytime glare impacts and also be similar to those types of materials already used by existing residences in the surrounding area. With the lighting limits outlined in the City Zoning Code and implementation of the City's standard Conditions of Approval, the Proposed Project will have less than significant direct, indirect, or cumulative impacts related to light, glare, or day or nighttime views, and no mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.1.2 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the proposed project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### 5.1.2 Cumulative Impacts Analysis

The GP PEIR evaluated the potential impacts associated with the General Plan project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to aesthetics, the GP PEIR (Section 6) explained that although development would increase in the City, including increasing sources of light/glare and adding structures, the goals/policies within the General Plan, standards of the zoning code, and other applicable policies that control development would limit potential impacts to aesthetic resources, including views, parkways and scenic corridors, and increased light/glare.

As discussed above, the Proposed Project would adhere to all applicable standards intended to minimize impacts to aesthetic resources, including the Victoria Avenue Policy for Preservation, Design and Development, as well as the zoning code's light pollution standards (as implemented by MM Aes 1). The Proposed Project will change the nature of the existing site, however, it will introduce a use that is consistent with the surrounding uses. The Proposed Project would not result in a cumulative aesthetic impact.

### 5.1.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

#### City of Riverside Municipal Code Title 19 – Zoning

- **Chapter 19.100.040** Residential Development Standards R-1-1/2Acre.
- **Chapter 19.545.070**.A waiver or reduction to development standards.
- **Title 17** of the Riverside Municipal Code governs grading and other earthwork during construction, including fills and embankments. In part, it regulates hillside and arroyo grading in a manner that “minimizes the effects of grading on natural landforms...[and ensures] that significant natural characteristics such as landform...[and] scenic qualities...can be substantially maintained” (Riverside Municipal Code §17.01.010).
- Through **Ordinance No.7447**, the City adopted outdoor lighting regulations to ensure that outdoor lighting is adequate for safety and security while preserving the naturally dark sky through mitigating artificial sky glow and preventing light and glare pollution. The ordinance, located in Chapter 19.556 of the Riverside Municipal Code, includes various light zones in the City and development standards for each zone.
- Through **Resolution Number 21544**, the City of Riverside adopted the Citywide Design Guidelines and Sign Guidelines to manage developing of the physical image of the City’s residential neighborhoods and shopping centers to emphasize “a small-town character within an urban metropolis.” This document offers an overview of what the City considers good design, outlines design objectives in terms of architectural styles relative to context and historic character in the areas where development occurs. It also provides specific guidance on scale and mass, landscaping, fences, privacy protection, common open space, and parking.

#### Applicable General Plan Policies

The following policies are applicable to the Proposed Project and were considered in the analysis above.

- **Policy OS-2.2:** Limit the extent and intensity of uses and development in areas of unstable terrain, steep terrain, scenic vistas, arroyos and other critical environmental areas.
- **Policy OS-2.3:** Control the grading of land, pursuant to the City’s Grading Code, to minimize the potential for erosion, landscaping, and other forms of land failure, as well as to limit the potential negative aesthetic impact of excessive modification of natural landforms.
- **Policy LU-11.2:** Recognize Victoria Avenue, Magnolia Avenue/Market Street, University Avenue, Van Buren Boulevard, Riverwalk Parkway, La Sierra Avenue,

Arlington Avenue, Canyon Crest Drive, and Overlook Parkway as the fundamental elements of the City's parkway landscape network, and components of Riverside Park.

- **Policy LU-11.3:** Seek opportunities to provide enhanced bicycle and pedestrian usage along parkways through the development process.
- **Policy LU-27.4:** Encourage trees on private property to add to the City's urban forest.
- **Policy CCM-2.8:** Design street improvements considering the effect on aesthetic character and livability of residential neighborhoods, along with traffic engineering criteria.
- **Policy CCM-2.14:** Ensure that intersection improvements on Victoria Avenue are limited to areas where Level of Service is below the City standard of D. Allow only the minimum necessary improvements in recognition of Victoria Avenue's historic character.
- **Policy OS-1.6:** Ensure that any new development that does occur is effectively integrated through convenient street and/or pedestrian connections, as well as through visual connections.
- *Victoria Avenue Policy for Preservation, Design and Development*, November 2019.

#### **Applicable General Plan EIR Mitigation Measures**

**MM Aes 1:** To further reduce impacts related to light pollution, the City shall require at the time of issuance of building permits all development which introduces light sources, or modifications to existing light sources, to have shielding devices or other light pollution limiting characteristics such as hoods or lumen restrictions.

#### **5.1.4 Conclusion**

With regards to the issue area of Aesthetics, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.

5. The Proposed Project would comply with the mitigation measure contained within the GP PEIR which is designed to reduce any potential Proposed Project-specific impact to less than significant, and no further mitigation measures are required.

## 5.2 Agriculture and Forestry Resources

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/More Severe Impact?
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
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?	Significant and Unavoidable	No	No	No	No
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Significant and Unavoidable	No	No	No	No
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))?	Not Analyzed	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Not Analyzed	No Impact	No Impact	No Impact	No Impact
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?	Significant and Unavoidable	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant



### 5.2.1 Discussion

The following study was performed to determine potential Proposed Project-specific impacts:

- *Land Evaluation and Site Assessment Model for La Sierra and Victoria, EPC Environmental Inc.*, December 10, 2024 (**Appendix B-1**).

---

**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?**

---

#### **GP PEIR Impact Determination – Significant and Unavoidable**

The GP PEIR analyzes this threshold on pages 5.2-18 through 5.2-20. The GP PEIR concluded that the General Plan Project would have a significant and unavoidable impact on the conversion of farmland to non-agricultural uses. The GP PEIR reached this conclusion because the General Plan and Zoning designations proposed as part of the General Plan Project affected farmland and did not provide for the preservation of Prime Farmland, Unique Farmland or Farmland of Statewide Importance. In addition, General Plan policies did not require preservation of designated Farmland.

The General Plan EIR considered mitigation measures to compensate for the loss of farmland on a Citywide and cumulative basis. These measures consisted of implementing a program that would establish a fee for the purchase of agricultural replacement land or a program that would establish agricultural easements. The EIR found that this measure would not:

- (1) avoid the loss of farmland,
- (2) minimize the scope of the project,
- (3) repair, rehabilitate, or restore the affected farmland,
- (4) or replace the affected farmland with substitute farmland.

Thus, such a program would not actually mitigate the significant impact caused by the Project. (State CEQA Guidelines, § 15370.) The General Plan discourages premature conversion of agricultural lands, but does not require protection of designated Farmland. The GP PEIR specifically concluded that maintaining agricultural uses outside of the RC and RA-5 Zones is not economically viable. Also, environmental factors and regulations were found to cause the decline in the viability of agriculture in the area.

#### **Proposed Project**

The California Dept of Conservation, Important Farmlands Map identifies that the Proposed Project Site is classified as Prime Farmland. However, the City's General Plan Land Use Designation of Low-Density Residential (LDR, 4.1 du/ac) La Sierra South Neighborhood and a Zoning classification of R-1-1/2 – Single Family Residential Zone. Both the General Plan and zoning code identified the Proposed Project Site as providing areas for single-family residences with a variety of lot sizes and housing choices. The Proposed Project site is not

zoned RA-5, which is intended to preserve agricultural areas regulated by Proposition R and Measure C. Thus, the GP PEIR analyzed potential conversion of the Proposed Project Site to non-agricultural uses in conjunction with the General Plan project. The GP PEIR concluded that the General Plan project would have Citywide significant and unavoidable impacts on farmland associated with various pressures that causes the conversion of farmland, including regulations, lack of water supply, urbanization, among other things. Thus, the GP PEIR analyzed the conversion of agricultural lands, such as the Proposed Project Site, in conjunction with the General Plan implementation, and no further analysis is required.

In determining whether there are Proposed Project-specific impacts to agricultural resources that would be significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (LESA) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. The LESA Model is a point-based approach that uses measurable factors to quantify the relative value of agricultural land resources and assist in the determination of the significance of agricultural land conversions.

The California LESA Model is made up of two components, known as “Land Evaluation” (LE) and “Site Assessment” (SA), that are scored and weighted separately to yield a total LE subscore and SA subscore. The Final LESA Score is the sum of the LE and SA subscores and has a maximum possible score of 100 points. Based on the Final LESA Score, numerical thresholds are used to determine the significance of a project’s impacts on agricultural resources.<sup>3</sup> For a complete description of the LESA methodology, please refer to the Land and Site Assessment (Appendix B-1). **Table 5.2-1: California LESA Model Scoring Thresholds** identifies the scoring thresholds.

**Table 5.2-1: California LESA Model Scoring Thresholds**

Total LESA Score	Scoring Decision
0 to 39	Not Considered Significant
40 to 59	Considered Significant <u>only</u> if LE and SA subscores are each greater than or equal to 20 points
60 – 79	Considered Significant <u>unless</u> either LE or SA subscores is less than 20 points
80 to 100	Considered Significant

<sup>3</sup> <https://www.conservation.ca.gov/dlrp/Documents/lesamodl.pdf> 1997 pg. 31

### Land Evaluation (LE)

The LE subscore consists of two factors, including the Land Capability Classification (LCC) rating and the Storie Index rating, which were devised to measure the inherent soil-based qualities of land as they relate to agricultural production. The LCC Rating and Storie Index rating scores are based upon the soil map unit(s) identified on a property and the acreage of each soil mapping unit relative to the property's total acreage. Data for the soil map unit(s), LCC, and Storie Index are obtained from soil survey data provided by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service.<sup>4</sup>

### Site Assessment (SA)

The SA subscore consists of four (4) factors that measure social, economic, and geographic features that contribute to the overall value of agricultural land. The SA factors include Project Size, Water Resource Availability, Surrounding Agricultural Land, and Protected Resource Land.<sup>5</sup> **Table 5.2-2: Total LESA Score Sheet – Proposed Project Site** identifies the LESA Scoring Thresholds.

**Table 5.2-2: Total LESA Score Sheet – Proposed Project Site**

Factor Category	Factor Scores	Factor Weight	Weighted Factor Scores
<b>LE Factors</b>			
LCC	8.91	0.25	2.23
Storie Index	84.06	0.25	21.02
<i>LE Subtotal</i>			23.25
<b>SA Factors</b>			
Proposed Project Size	0.00	0.15	0
Water Resource Availability	80.0	0.15	12
Surrounding Agricultural Land	0.00	0.15	0
Protected Resource Land	0.00	0.05	0
<i>SA Subtotal</i>			12
<b>Final LESA Score</b>			<b>35.25</b>

As shown in Table 5.2-2, the Proposed Project Site received a LESA score of 35.25. As shown in Table 5.2-1, impacts to land that receives a LESA score between 0 and 39 are not considered significant under CEQA. Thus, the Proposed Project site is determined to have a relatively low value for agricultural production and Proposed Project impacts on agricultural resources would not be considered significant.

<sup>4</sup> United States Department of Agriculture. Web Soil Survey. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx> Accessed 12-13-24

<sup>5</sup> <https://www.conservation.ca.gov/dlrp/Documents/lesamodl.pdf> 1997 p 31

Therefore, the Proposed Project would result in no new or substantially more severe impacts and no peculiar impacts on conversion of important farmland to non-agricultural use.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs and, Riverside Municipal Code requirements. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

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

---

**GP PEIR Impact Determination – Significant and Unavoidable**

The GP PEIR analyzed Williamson Act contract conflicts and conflicts with agricultural zoning on pages 5.2-20 through 5.2-23. The GP PEIR found that although there are some Williamson Act Contracts in the City, the General Plan and Zoning Code revisions in the General Plan Project did not propose to cancel those contracts. Therefore, the GP PEIR concluded that impacts related to Williamson Act contract conflicts specifically, were less than significant.

The GP PEIR found that the adoption of the revised General Plan and Zoning Code would retain the majority of its currently designated and zoned areas that allow for agricultural uses. But in about fourteen locations zoning designations would be changed from zones, which allow agriculture to zones. The total acreage involved in these zoning changes was 535.45 acres. Similarly, the General Plan Project would change approximately 612.23 acres, giving the land General Plan designations that do not permit agriculture. Because the General Plan Project altered both zoning and General Plan designations from designations that allowed agricultural uses to those that do not, the GP PEIR concluded that impacts from conflicts with existing zoning for agricultural uses would be significant and unavoidable. No feasible mitigation was available.

**Proposed Project**

As shown in **Exhibit 12, Proposed Project Site Proximity to Agricultural Zones**, which is located at the end of this section, the Proposed Project Site has a zoning classification of R-1-½ Acre which is established to provide areas for large lot single-family residences where the keeping of livestock and other farm animals and agricultural uses are not permitted. The Residential Agricultural Zone (RA-5) is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence, which preserves the agricultural character of the area. The nearest RA-5 zoned parcels are located to the northeast across Victoria Avenue and are developed with single-family residences. The other RA-5 zones in the vicinity of the Proposed Project Site are to the east and north and are separated by single-family residences.

Additionally, a review of GP PEIR Figure 5.2-2 – *Williamson Act Preserves* reveals that the Proposed Project Site is within a built environment and not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. The closest Williamson Act Preserve is located over a half mile southeast of the Proposed Project Site. Development of the Proposed Project Site would allow the continued use of existing Farmland within the Arlington Greenbelt in a manner that will ensure the viability and sustainability of existing agriculture/crop production. The Proposed Project would not have a significant impact related to conflicts with agricultural zoning or Williamson contracts. Therefore, the Proposed Project would result in no new impacts from such conflicts.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies General Plan Implementing Programs, and Riverside Municipal Code requirements. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**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))?**

---

**GP PEIR – Not Addressed**

The issue of forest and timberland was not addressed in the GP PEIR because it was not an environmental topic under the City's CEQA thresholds per Appendix G of the 2007 CEQA Guidelines.

**Proposed Project**

Subsequent to the certification of the GP PEIR, impacts regarding forest and timberland were added to Appendix G of the CEQA Guidelines.

As the City of Riverside is a densely populated, urbanized city, there is no forest land, timberland, or timberland Production zones as defined by 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)) within the City limits. The most current California Department of Forestry and Fire Protection's (CalFire) Fire Resource and Assessment Program (FRAP) map indicates the Proposed Project Site and surrounding area do not contain any designated forest resources. The Proposed Project does not propose to change the existing zoning, which currently allows for residential development and does not propose or require preservation of forest land or timberland. The Proposed Project would not conflict with any such zoning. Therefore, no

impact will occur from this Proposed Project on a direct, indirect, or cumulative basis on zoning for forest land and no mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, and Riverside Municipal Code requirements. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**d) Result in the loss of forest land or conversion of forest land to non-forest use?**

---

See analysis under Threshold c above. The Proposed Project has no impact on the loss or conversion of forest land.

---

**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?**

---

**GP PEIR Impact – Significant and Unavoidable**

The GP PEIR analyzed this impact on pages 5.2-23 through 5.2-27 of the draft PEIR. The GP PEIR concluded that although the proposed General Plan Project would allow for agricultural uses in the majority of its Planning Area, the indirect influence of existing and proposed development in the City and its Sphere of Influence was expected to contribute to direct and indirect conversion of agricultural resources. In addition, some areas designated as Farmland of Local Importance would have land use and zoning designation changes that would preclude agriculture as a future use. Therefore, the GP PEIR concluded that impacts related to the conversion of Farmland of Local Importance, land subject to Proposition R and Measure C, as well as any other land being used for agricultural uses as non-conforming uses would be significant. The GP PEIR also concluded that no mitigation was feasible to reduce this significant impact.

**Proposed Project Impact**

For this analysis, state Farmland and agricultural land considered under this threshold include Farmland of Local Importance, Land subject to Proposition R and Measure C, land under the Williamson Act Contract, as well as any other land being used for agricultural uses as non-conforming uses. The Proposed Project Site is located in an urbanized area of the City of Riverside in an existing residential area around the La Sierra Avenue/Victoria Avenue intersection. Additionally, the site and surrounding areas are identified as urban/built-out land and do not support agricultural resources or operations although there is a commercial nursery 500 feet northeast of the Proposed Project Site. The Proposed Project will result in the conversion of 9.91 acres of farmland to non-agricultural uses. However, this land is surrounded

by “Urban and Built-Up Land” and no longer supports citrus production. The Proposed Project is also consistent with the land use designation and zoning for the site, which assumes conversion to residential uses. In addition, there are no agricultural operations or farmlands currently within proximity of the subject site. The City of Riverside has no forest land that can support 10 percent native tree cover. Therefore, less than significant impact will occur from this Proposed Project on a direct, indirect, or cumulative basis related to the conversion of farmland to non-agricultural use or the loss of forest land, and no mitigation is required.

The Proposed Project has been designed consistent with the City’s guidelines, which are consistent with the City’s General Plan Policies. Based on the analysis above, the Proposed Project is consistent with applicable General Plan Policies and General Plan Implementing Programs. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### 5.2.2 Cumulative Impacts Analysis

The GP PEIR evaluated the potential impacts associated with the General Plan Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to agricultural resources, the GP PEIR (Section 6) acknowledged that the General Plan’s cumulative impact would be significant. Even though the General Plan includes policies intended to retain, protect, and encourage agricultural uses, the GP PEIR noted that development pressures, limited water resources, and high costs associated with agriculture would result in direct and indirect adverse impacts. The General Plan, which increased buildout within the City, contributed to that loss. Therefore, the GP PEIR concluded that no feasible mitigation was available.

The Proposed Project is consistent with the site’s existing General Plan designation and zoning, neither of which protect agricultural resources. Even though the site is identified as prime farmland, its value falls below applicable standards/thresholds for determining significance under CEQA (LESA score). Thus, although the project will remove lands from agricultural use, that removal is contemplated by the General Plan and the value of the lands removed are not considered substantial. Therefore, the Proposed Project would not result in a significant impact at a project-level and, to the extent it contributes to the loss of farmland citywide, it is within the scope of the impact identified in the GP PEIR.



### **5.2.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures**

There are no applicable codes, development standards or policies, or GP PEIR mitigation measures related to preserving Agricultural Resources that apply to the implementation of this Proposed Project.

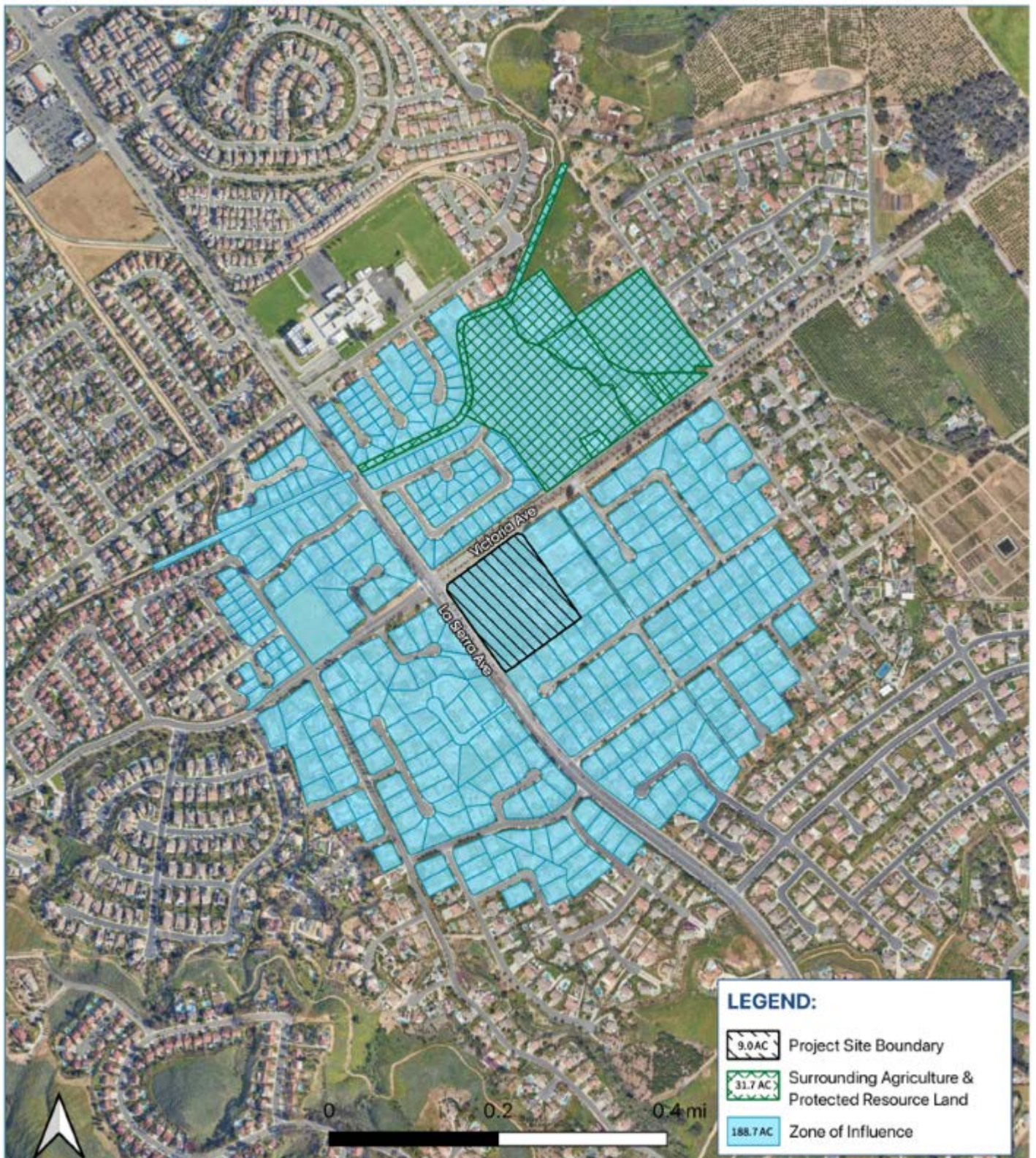
### **5.2.4 Conclusion**

With regards to the issue area of Agricultural Resources, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. No mitigation measures contained within the GP PEIR would be required because Proposed Project specific impacts would be less than significant.



Exhibit 12: Proposed Project Site Proximity to Agricultural Zones





## 5.3 Air Quality

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
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?	Significant and Unavoidable/ Less Than Significant (Typical Density Scenario)	No	No	No	No
	Significant and Unavoidable				
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?	Significant and Unavoidable (Program Level)				
	Less Than Significant with Mitigation Incorporated (Project Level)	No	No	No	No
c) Expose sensitive receptors to substantial pollutant concentrations?	Less Than Significant	No	No	No	No
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less Than Significant	No	No	No	No

### 5.3.1 Discussion

The following study was performed to determine potential Proposed Project-specific impacts:

- *Air Quality and Greenhouse Gas Technical Memorandum* prepared by KPC EHS Consultants, LLC on 3-29-2024 (**Appendix A**).

#### a) Would the project conflict with or obstruct the implementation of the applicable air quality plan?

##### GP PEIR Impact – Less Than Significant/Significant and Unavoidable.

The GP PEIR analyzed this threshold on pages 5.3-30 through 5.3-33. The GP PEIR conservatively acknowledged the possibility that growth could exceed SCAG growth

projections and therefore conflict with the AQMP. No feasible mitigation exists to reduce this impact to a less than significant level. Therefore, impacts would be significant and unavoidable.

The General Plan included three growth scenarios:

- Typical
- Maximum (Max)
- Maximum with Planned Residential Development (Max w/PRD)

**Less Than Significant (Typical Growth Scenario):** The GP PEIR analyzed the General Plan Project's consistency with the South Coast Air Quality District (SCAQMD) 2003 Air Quality Management Plan (AQMP), which was the applicable AQMP in 2007, as well as other applicable air plans, on pages 5.3-31 to 5.3-48 of the draft GP PEIR. Since the AQMP growth projections are based on Southern California Association of Governments (SCAG) population levels, the General Plan build-out at the expected Typical Growth Scenario levels was determined to be consistent with the AQMP. Therefore, implementation of the proposed General Plan would generally meet attainment forecasts, and attainment of the standards would be achieved. The proposed General Plan Project would be consistent with the AQMP policy guidance in the reduction of vehicle miles traveled. The General Plan proactively addressed regional air quality in a manner consistent with policies and measures outlined in the AQMP established by the South Coast Air Quality Management District (SCAQMD) to achieve Federal and State standards for healthful air quality in the South Coast Air Basin (Basin). Therefore, the GP PEIR concluded that the General Plan would not conflict with or obstruct the implementation of the AQMP but will facilitate AQMP implementation. In addition, the population projections under the Typical Growth Scenario were found to be consistent with SCAG projections. Therefore, because the proposed General Plan is consistent with the implementation of the 2003 AQMP, the impact was considered less than significant.

**Significant and Unavoidable (Maximum and Maximum with PRD Growth Scenario):** The GP PEIR found that although the Typical Growth Scenario is reasonably foreseeable, the General Plan Project would allow more development and therefore, to understand the potential impacts of full buildout, the GP PEIR also analyzed growth under the Max and Max w/PRD Growth Scenarios. Because growth under those scenarios would not be consistent with SCAG's growth projections, such development would not be consistent with the 2003 AQMP, and under those scenarios the GP PEIR concluded that the General Plan project's impacts would be significant and unavoidable.

### Proposed Project

The Project is located within the South Coast Air Basin (SCAB) and is under the jurisdiction of the SCAQMD. The Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) designate air basins where ambient air quality standards are exceeded as nonattainment areas. Conflicts and obstructions that hinder implementation of the AQMP

can delay efforts to meet attainment deadlines for criteria pollutants and maintain existing compliance with applicable air quality standards.

The SCAQMD AQMP is typically updated every three to five years, with the most recent major update being the "2022 AQMP" which was adopted by the SCAQMD in December 2022. The newly adopted AQMD is not considered new information because the 2022 AQMP merely builds upon the previous versions of the AQMP by updating growth projections, modeling for various air pollutants, and an examination of policies and regulations to determine compliance and emission reductions. The GP PEIR also acknowledged that if greater than typical levels of development did occur, the AQMP would be updated to reflect the levels of development (Statement of Findings, p. 46). Moreover, the AQMP (all versions) is intended to guide air quality planning and standards within the SCAB to assist with meeting federal and state air quality standards. Thus, a project's consistency with the AQMP reflects the same conclusion regardless of AQMP version – the Proposed Project does not result in an inconsistency that would jeopardize or conflict with implementing the applicable AQMP.

The Proposed Project would be required to comply with the 2022 AQMP. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2022 AQMP is affirmed if the project: (1) Is consistent with the growth assumptions in the AQMP; and (2) Does not increase the frequency or severity of an air quality standards violation or cause a new one.

**Consistency Criterion 1** refers to the growth forecasts and associated assumptions included in the 2022 AQMP. The 2022 AQMP was designed to achieve attainment for all criteria air pollutants within the Basin while still accommodating growth in the region. Projects that are consistent with the AQMP growth assumptions would not interfere with the attainment of air quality standards, because this growth is included in the projections used to formulate the AQMP.

The Proposed Project Site's General Plan land use is designated as Low-Density Residential (LDR) with a maximum density allowed of 4.1 du/ac. Under the LDR designation, the maximum number of units allowed is 41 (9.91 acres x 4.1 = 40.63 rounded to 41). However, the Proposed Project proponent has applied for a density bonus under the state affordable housing law, which would increase the number of units to 49. Even with the requested density bonus, the Proposed Project's increase in residential population is within the growth assumptions of the General Plan, which analyzed both typical growth and maximum growth scenarios. The Proposed Project does not request a General Plan amendment or zoning amendment that would dramatically increase the permitted density/population for the site. The Proposed Project is also consistent with applicable General Plan policies and standards related to ensuring air quality is maintained.

The projections in the AQMP for growth assumptions are based on the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The RTP/SCS is updated

every four years. According to the 2020-2045 RTP/SCS, the forecast for the City's population growth is estimated at 19,000 residents and an additional 5,500 households. The Proposed Project would include the development of 49 single-family dwelling units. According to the State of California Department of Finance E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2023, the City has an estimated 3.06 persons per household<sup>6</sup>. The Proposed Project would therefore increase the current population by approximately 150 residents versus 125 that would result from the current General Plan designation. The increase of 150 residents (net +25) is well within the estimated 5,500 projected increase in residents and as such the Proposed Project would be consistent with the growth assumptions from the 2020-2045 RTP/SCS used in the SCAQMD plans.

**Consistency Criterion 2** refers to the California Ambient Air Quality Standards (CAAQS). In developing its CEQA significance thresholds, the SCAQMD considered the emission levels at which a project's emissions would be cumulatively considerable (SCAQMD, 2003; page D-3). As described below in Section 3. b, the Proposed Project would not generate construction or operational emissions above SCAQMD criteria air pollutant thresholds.

Based on the analysis of the two criteria above, it is also consistent with the AQMP. The Proposed Project will have a less than significant direct, indirect, and cumulative impact on the implementation of an air quality plan.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.3.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR. .

---

**b) Would the project 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?**

---

#### **GP PEIR Impact - Significant and Unavoidable**

The GP PEIR analyzes this threshold on pages 5.3-33 through 5.3-49. The GP PEIR concluded that implementation of the GP Project will result in a cumulatively considerable net increase of criteria pollutants for which the SCAB region is in non-attainment under an applicable federal or state ambient air quality standard, and result in a cumulatively considerable

---

<sup>6</sup> California Department of Finance E-5 Spreadsheet, accessed:  
<https://dof.ca.gov/forecasting/Demographics/estimates/e-5-population-and-housing-estimates-for-citiescounties-and-the-state-2020-2023/>

increase in greenhouse gas emissions. Changes or alterations have been required of or incorporated into the project which substantially lessen the significant environmental effects identified in the GP PEIR. However, specific economic legal, social, technological, or other considerations make infeasible mitigation measures or project alternatives that would completely reduce this impact to a less than significant impact. The GP Project's impact on air quality is considered significant and unavoidable.

### **Construction**

The GP PEIR found that short-term impacts associated with construction from buildout of the General Plan Project will result in increased air emissions from grading, earthmoving, and construction activities that would exceed applicable SCAQMD thresholds. While individual development projects anticipated by the General Plan Project will be required to employ construction approaches that minimize pollutant emissions (see MM Air 1 through MM Air 5, e.g., watering for dust control, tuning of equipment, limiting truck idling times, identified in Section 5.3.2 of this document), over the next 20 years substantial pollutant emissions associated with construction activity will be expected to occur.

Although, MM Air 1 requires that future development projects be analyzed for their short-term construction impacts, it is likely that some will not meet SCAQMD standards, therefore even at the General Plan level, the GP PEIR concluded that impacts related to short-term (construction) air emissions are significant under all development scenarios.

### **Operations**

The development envisioned in the General Plan will generate additional emissions over time from both stationary sources and vehicular trips. The operational (long-term) emissions at build-out of the City of Riverside's General Plan are above the SCAQMD thresholds and will have a significant impact on air quality in the Planning Area. Additionally, the City of Riverside is in non-attainment for ozone, carbon monoxide, PM10, and PM-2.5. Thus, the evaluation of build-out generated emissions in relation to the thresholds of significance demonstrates that impacts on air quality from General Plan implementation are considered significant, even with the mitigation measures incorporated. The 10 mitigation measures identified in the GP PEIR related to air quality impacts are identified in the GP PEIR on pages 5.3-51 through 5.3-54 (mitigation measures that are applicable to the current Proposed Project are identified in Section 5.3.2 of this document).

### **Proposed Project**

In accordance with the General Plan Mitigation Measure MM Air-7, the Proposed Project-specific impacts were analyzed utilizing the California Emissions Estimator Model (CalEEMod) version 2022.1.1.22, which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations emissions. CalEEMod is authorized by the SCAQMD to assess Proposed Project emissions and replaced URBEMIS. As addressed in the Proposed Project-specific air quality assessment in Appendix A of this document, the results of the emissions modeling indicate that the Proposed Project would

not have impacts that exceed the SCAQMD's thresholds of significance for construction or operation as shown in **Table 5.3-1: Summary of Peak Construction Emissions (No Mitigation)**, **Table 5.3-2: Summary of Peak Operational Summer Emissions**, and **Table 5.3-3: Summary of Peak Operational Winter Emissions**. Therefore, the Proposed Project's emissions would not be cumulatively considerable, and impacts would be less than significant, which is less than the impacts disclosed by the GP PEIR.

**Table 5.3-1: Summary of Peak Construction Emissions (No Mitigation)**

Year/Season	Emissions (lbs/day)					
	ROG	NOX	CO	SOX	PM10	PM2.5
Construction 2024 (Summer)	3.74	36.0	34.4	0.10	9.49	5.47
Construction 2024 (Winter)	1.29	11.5	14.3	0.02	0.78	0.53
Construction 2025 (Summer)	30.0	10.7	14.5	0.02	0.71	0.47
Construction 2025 (Winter)	1.20	10.7	14.1	0.02	0.71	0.47
<b>Maximum Daily Emissions</b>	<b>30.0</b>	<b>36.0</b>	<b>34.4</b>	<b>0.10</b>	<b>9.49</b>	<b>5.47</b>
<b>SCAQMD Regional Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

Source: CalEEMod 2022.1.1.22 Datasheets. (Appendix A).

**Table 5.3-2: Summary of Peak Operational Summer Emissions**

Source	Emissions (lbs/day)					
	VOC/ROG	NOX	CO	SOX	PM10	PM2.5
Mobile Source	1.85	1.56	14.4	0.03	3.06	0.79
Area Source	2.46	0.03	2.78	<0.005	<0.005	<0.005
Energy Source	0.03	0.44	0.19	<0.005	0.04	0.04
<b>Total Maximum Daily Emissions</b>	<b>4.33</b>	<b>2.03</b>	<b>17.3</b>	<b>0.04</b>	<b>3.10</b>	<b>0.83</b>
<b>SCAQMD Regional Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

Source: CalEEMod 2022.1.1.22 Datasheets. (Appendix A).

**Table 5.3-3: Summary of Peak Operational Winter Emissions**

Source	Emissions (lbs/day)					
	VOC/ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Mobile Source	1.73	1.56	12.2	0.03	3.06	0.79
Area Source	2.21	-	-	-	-	-
Energy Source	0.03	0.44	0.19	<0.005	0.04	0.04
<b>Total Maximum Daily Emissions</b>	<b>3.96</b>	<b>2.12</b>	<b>12.4</b>	<b>0.04</b>	<b>3.10</b>	<b>0.83</b>
<b>SCAQMD Regional Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

Source: CalEEMod 2022.1.1.22 Datasheets. (Appendix A).

The Proposed Project has been designed consistent City's General Plan Policies and mitigation measures identified in the GP PEIR. The GP PEIR identified that with mitigation, impacts to air quality during General Plan implementation would be significant and unavoidable. Based on the analysis above, the Proposed Project would not exceed threshold established by the SCAQMD and would be consistent with applicable General Plan Policies, General Plan Implementing Programs, and Uniformly Applied Development Standards as identified in Section 5.3.3 of this document. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### **c) Would the project expose sensitive receptors to substantial pollutant concentrations?**

#### **GP PEIR Impact - Significant and Unavoidable**

The GP PEIR analyzes this threshold on pages 5.3-48 through 5.3-49. The GP PEIR concluded that even with regular assessment of air quality in relation to sensitive receptors from new development projects and transportation improvements and adherence to policies such as AQ-2.5, impacts related to exposing sensitive receptors to substantial pollutant concentrations are significant and unavoidable.

Sensitive receptors include existing and future residential uses, school playgrounds, childcare facilities, athletic facilities, hospitals, and convalescent homes within the Planning Area. Short-term impacts associated with construction from General Plan buildout will result in increased air emissions from grading, earthmoving, and construction activities. The common air emission sources from construction that can be mitigated effectively are mostly PM-10 (air borne dust). Mitigation measure MM Air 2 addresses ways future sources of PM-10 can be lessened. Construction activity will also generate CO, NOX, and PM-10 and PM-2.5 (primarily from diesel engines). Mitigation measures MM Air -3 and MM Air -4 address reducing diesel emissions from construction. Architectural coatings, exterior paints, and asphalt may release reactive organic gases (ROG). Because the General Plan only sets forth broad parameters for new



development and does not identify specific development projects, construction-related emissions of individual future developments cannot be quantified at this time. The GP PEIR considered that there could be relatively robust economic conditions over the next 20 years, and that construction activity will be constant throughout the Planning Area. Although MM Air-1 requires that future development projects be analyzed for their short-term impacts, it was not known if all impacts can be reduced to less than significant levels, and therefore at the General Plan level, the GP PEIR concluded that impacts related to short-term (construction) emissions were significant.

Long-term implementation of the General Plan will allow for substantial population and employment growth and development within the Planning Area. As a result, there will be a significant increase in the number of sensitive receptors within the Planning Area, which could be exposed to substantial pollutant concentrations. Review of individual projects will be necessary to ensure that projects involving activities (construction and operation) that generate significant levels of air pollutants are carefully designed and regulated to ensure that pollutant levels are reduced below significance thresholds and not concentrated near sensitive receptors. General Plan Policies like AQ-1.3 address how to lessen impacts to sensitive receptors. Policy AQ-1.12 supports mixed use land use patterns and encourages community centers that promote community self-sufficiency and discourage automobile dependency. Policy AQ-1.13 encourages employment centers that are non-polluting or extremely low-polluting and does not draw large numbers of vehicles near residential uses. Policy AQ-3.6 supports “green” building codes that require air conditioning/filtration installation, upgrades, or improvements for all buildings, but particularly for those associated with sensitive receptors. Vehicular emissions can also be concentrated near sensitive receptors, primarily at congested intersections. These conditions can result in localized CO “Hot Spots.” The General Plan Circulation and Community Mobility Element is intended to improve intersections and relieve congestion which affects traffic movement. Even with regular assessment of air quality in relation to sensitive receptors from new development projects and transportation improvements and adherence to policies such as AQ-2.5, impacts related to exposing sensitive receptors to substantial pollutant concentrations are expected to be significant and unavoidable.

### Proposed Project

Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, the sick, and athletes who perform outdoors. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. For purposes of CEQA, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24 hours. The closest sensitive receptors to the Proposed Project Site are shown in **Table 5.3-4: Sensitive Receptor Locations** and consist of various residences located from 60 to 175 feet from the Proposed Project Site (at their closest point so this would be considered the “worst case” condition).

**Table 5.3-4: Sensitive Receptor Locations**

Closest Receptor (Direction)	Distance from Proposed Project Site Boundary (feet)	Distance from Proposed Project Construction Center (feet)
Residence (southeast)	75	425
Residence across Millsweet Place (northeast)	60	370
Residence across Victoria Avenue (north)	175	500
Residences across La Sierra Avenue (southwest)	115	450

### Localized Significance Thresholds (LSTs)

The SCAQMD has established Localized Significance Thresholds (LST), which are used to determine whether a project may generate significant adverse localized air quality impacts for both construction and on-site operations. For a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residential, hospital, or convalescent facility where it is possible that an individual could remain for 24 hours. If the calculated emissions for the proposed construction or operational activities are below the LST emission thresholds then the proposed construction or operation activity is not significant for air quality.

**Construction.** The Proposed Project's maximum daily construction emissions are compared against the SCAQMD-recommended LSTs in Table 5.3-4. The LSTs are for SRA 23 (Metropolitan Riverside County) in which the Proposed Project is located. Construction emissions were estimated against the SCAQMD's thresholds for a 5-acre Proposed Project size. A receptor distance of 25 meters (82 feet) was used to evaluate impacts at sensitive residential receptor locations for construction activities. This is considered to be a conservative approach as 1) the project would involve grading/site disturbance of approximately 8.8 acres, which is more than 5 acres, and 2) the nearest sensitive receptor property (i.e., residence) is approximately 60 feet northeast of the Proposed Project site. The results in Appendix A indicate that there would be a less than significant impact to the LSTs as identified on Table 5.3-4 because emissions do not exceed SCAQMD Thresholds, and the receptors are greater than 82 feet from the Proposed Project site.

**Operations.** The Proposed Project proposes 49 dwelling units and residential uses are not considered uses with a potential to result in operational air quality impacts. Once constructed, vehicle trips will be the largest source of operational air emissions from the Proposed Project. However, as residential uses, the vast majority of vehicle trips will be passenger vehicles, not diesel-powered vehicles. Also, the Proposed Project will only result in the generation of a minimal amount of trips (less than 50 trips during the AM and PM peak hours). That low level of trips will not generate emissions that could cause exceedances of LSTs during the operational phase of the Proposed Project.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.3.3 of this document. The Proposed Project's implementation of those regulations, policies,

and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**d) Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)**

---

**GP PEIR Impact - Less than Significant**

The GP PEIR analyzes this threshold on pages 5.3-50. The GP PEIR concluded that implementation of the proposed General Plan will not result in development that will cause objectionable odors affecting a substantial number of people and the impacts thereof will be less than significant.

The GP PEIR found that potential operational airborne odors could occur as a result of certain land uses and how they are sited relative to other land uses. The analysis found that Policy AQ-2.11 promotes the use of the “Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities” in determining which land uses are compatible with each other. Additionally, the analysis concluded there would be no significant impact because future industrial and commercial uses established pursuant to the General Plan that could generate objectionable odors within the Planning Area will be subject to SCAQMD Rule 402 governing odor emissions. Under that rule, any objectionable odor may be reported to the SCAQMD, which resolves complaints through investigation and would issue a Notice to Comply/Notice of Violation when necessary. Therefore, implementation of the proposed General Plan Project will not result in development that will cause objectionable odors affecting a substantial number of people and the impacts thereof will be less than significant.

**Proposed Project**

The Proposed Project would be required to comply with all applicable General Plan policies relative to odors. As with the General Plan, objectionable odors are subject to SCAQMD Rule 402 that governs complaints through investigation. The Proposed Project does not contain any land uses associated with emitting objectionable odors. Potential temporary odor sources associated with the Proposed Project may result from construction (e.g., equipment exhaust, application of asphalt and architectural coatings). The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of construction and are thus considered less than significant. Potential long term odor sources may arise from solid waste. The Proposed Project design includes solid waste enclosures, and Proposed Project-generated refuse would be removed at regular intervals in compliance with the City’s waste hauler contracts. The Proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the Proposed Project construction and operations would be less than significant and no mitigation is required

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.3.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### 5.3.2 Cumulative Impacts Analysis

The GP PEIR evaluated the potential impacts associated with the General Plan Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to air quality, the GP PEIR concluded that the General Plan Project would result in cumulative impacts related to air quality emissions, resulting from the assumed buildout and population increases associated with the General Plan. The Proposed Project is consistent with the assumptions in the General Plan, as reflected in the GP PEIR. Also, at the project-level, the Proposed Project would not result in any individual exceedances or inconsistencies with air emissions plans or policies that may jeopardize their implementation. The project would, therefore, not result in cumulatively considerable significant impacts with respect to air quality.

### 5.3.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

#### Applicable General Plan Policies

The following policies are applicable to the Proposed Project and were considered in the analysis above.

- **Policy AQ-1.3:** Separate, buffer and protect sensitive receptors from significant sources of pollution to the greatest extent possible.
- **Policy AQ-3.4:** Require projects to mitigate, to the extent feasible, anticipated emissions, which exceed AQMP Guidelines.
- **Policy AQ-3.6:** Support "green" building codes that require air conditioning/filtration installation, upgrades, or improvements for all buildings, but particularly for those associated with sensitive receptors.
- **Policy AQ-4.1:** Identify and monitor sources, enforce existing regulations and promote stronger controls to reduce particulate matter (e.g., require clean fuels for street sweepers and trash trucks, exceed the AQMD requirements for fleet rules).

- **Policy AQ-4.3:** Support the reduction of all particulates potential sources.
- **Policy AQ-4.4:** Support programs that reduce emissions from building materials and methods that generate excessive pollutants through incentives and/or regulations.
- **Policy AQ-4.5:** Require the suspension of all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hours).
- **Policy AQ-5.7:** Require residential building construction to meet or exceed energy use guidelines in Title 24 of the California Administrative Code.

#### **Applicable General Plan Mitigation Measures**

- **MM Air-1:** Implement measures to reduce construction-related criteria air pollutant emissions
- **MM Air-2:** Implement measures to reduce criteria air pollutant emissions during operation.
- **MM Air-3:** To reduce both mobile and stationary source emissions, to the extent feasible, the City will use Best Available Control Technologies and Best Available Retrofit Control Technology, as defined by SCAQMD.
- **MM Air-4:** To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators.
- **MM Air-5:** To reduce construction related particulate matter air quality impacts of City projects various measures shall be required such as compliance with SCAQMD rules, covering loads of soil and maintaining a traffic control plan.
- **MM Air-6:** The City will implement the Good Neighbor Guidelines prepared by Western Riverside Council of Governments in coordination with the South Coast Air Quality Management District.
- **MM Air-7:** As part of the CEQA process, the City shall require proposed development projects with potential operational air quality impacts to identify and mitigate those impacts. To ensure proper characterization and mitigation of those impacts, regional impacts shall be analyzed using the latest available URBEMIS model, or other analytical method determined in conjunction with the SCAQMD.

#### **5.3.4 Conclusion**

With regards to the issue area of Air Quality, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.



3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. The Proposed Project would comply with the mitigation measure contained within the GP PEIR which is designed to reduce any potential Proposed Project-specific impact to less than significant, and no further mitigation measures are required.

## 5.4 Biological Resources

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Less Than Significant with Mitigation Incorporated	No	No	No	No
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Less Than Significant with Mitigation Incorporated	No	No	No	No
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?	Less Than Significant with Mitigation Incorporated	No	No	No	No
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?	Less Than Significant with Mitigation Incorporated	No	No	No	No
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less Than Significant	No	No	No	No

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?	Less Than Significant	No	No	No	No
--	-----------------------	----	----	----	----

5.4.1 Discussion

The following study was performed to determine potential Proposed Project-specific impacts:

- *Biological Resources Assessment (BRA)*, prepared by VCS Environmental, April 1, 2024 (**Appendix B-2**).

The GP PEIR assessed the six topics, a through f above. The overall analysis assumed that since the City of Riverside is signatory to the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP), that all individual projects would be required to comply with the MSHCP, which is designed to reduce impacts on species and habitat. The GP PEIR also broadly assumed for all topic areas that Mitigation Measure Bio-1 which requires project-specific surveys, would also be implemented. As such, all project topics were identified to be less than significant.

***MM Bio-1:** Potential direct and indirect impacts to Federal Species of Concern, California Species of Special Concern, California Species Animals or plants on lists one through four of the California Native Plant Society (CNPS) Inventory and not covered under the MSHCP are considered potentially significant without mitigation. To reduce potential significant impacts to these sensitive species, habitat assessment shall be prepared by a qualified biologist for projects located on undeveloped sites. The report shall be submitted to the City Planning Division prior to issuance of grading permits.*

- *If the findings of the habitat assessment show no sensitive species or suitable habitat occur on site, and then no additional surveys or mitigation measures are required.*
- *If the potential for sensitive species exist or suitable habitat exists on site, focused surveys or mitigation, if identified in the habitat assessment, shall be completed. Focused surveys conducted in the appropriate season for each species, as identified in the habitat assessment report, shall be conducted to determine presence/absence status.*
- *If no sensitive species are identified through focused surveys, then no additional surveys or mitigation measures are required.*
- *If sensitive species are found on site and are not avoided by project design, then additional mitigation measures as recommended by a qualified biologist and approved by the City of Riverside shall be implemented.*

- 
- a) **Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**
- 

#### **GP PEIR Impact - Less Than Significant with Mitigation Incorporated**

The GP PEIR analyzed this threshold on pages 5.4-53 through 5.4-54. The GP PEIR concluded that through compliance with the MSHCP which covers 146 species, and MM Bio 1 which addresses impacts to species that are not covered under the MSHCP, impacts from adoption and implementation of the City of Riverside General Plan are considered less than significant.

The GP PEIR identified that the General Plan itself could lead to potential species impacts from future development, both direct and indirect. As such, the GP PEIR identified potential impacts at a programmatic level. It acknowledged that proposed planning actions could result in the permanent loss of habitat by allowing future development to occur. In addition, proposed planning actions have the potential to produce indirect impacts that could adversely modify the composition and value of wildlife habitat adjacent to development areas. The impacts from future projects will need to be analyzed on a case-by-case basis as such projects are submitted to the City.

As identified above, the implementation of the MSHCP at the project-specific level would minimize direct and indirect impacts from future projects proposed in accordance with the General Plan. Payment of the mitigation fee and compliance with all applicable requirements of the MSHCP provides full mitigation under CEQA, NEPA, FESA, and CESA for impacts to MSHCP covered species and habitats. The MSHCP also addresses indirect impacts through cores and linkages, criteria cells and plan fees. Furthermore, for MSHCP covered species the Environmental Impact Report/Environmental Impact Statement (EIR/EIS) (State Clearinghouse No. 2001101108, CEQ Number 020463, ERP Number SFW-K99032-CA) prepared for the MSHCP was a project-specific EIR/EIS and found that with a combination of impact reduction features incorporated into the MSHCP, including reserve configuration, adaptive management and monitoring, and species survey and avoidance/minimization policies, development consistent with the MSHCP would have less than significant impacts to covered species. The GP PEIR concluded that through compliance with the MSHCP which covers specific species, and MM Bio 1 which addresses impacts to species that are not covered under the MSHCP, impacts from adoption and implementation of the City of Riverside General Plan are considered less than significant.

#### **Proposed Project**

In accordance with MM Bio-1, the potential Proposed Project-specific impacts were evaluated and are provided in Appendix B-2. The analysis included the findings of projects previously approved for the site in 2014, but which never materialized, and the current site conditions to determine if changes had occurred that would be specific to the currently Proposed Project.

#### **Findings from 2014 Project**

The Environmental Checklist in the City of Riverside Planning Commission Memorandum for P19-0380 and P19-0480 (July 25, 2019) described the previous onsite biological resources as follows:

*" Original Project: Less than Significant Impact / No Impact. The Original Project site is within the boundary of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); however, it is not within a Criteria Cell; is not classified as Public/ Quasi-Public (P/ QP) land; and it not within an identified Linkage. The Original Project site is within the MSHCP survey area for burrowing owls. As part of the 2014 Initial Study, a project-specific habitat assessment and focused burrowing owl study was prepared. The findings of these studies concluded that the Original Project was in compliance with the MSHCP and no candidate species, sensitive species, species of concern, or special status species or suitable habitat for such species were present on the Original Project site. Additionally, the Original Project site did not support riparian habitat or any other sensitive natural community. For these reasons, the 2014 Initial Study concluded that implementation of the Original Project would result in no impact with regard to candidate, sensitive or special status species; riparian habitat; the movement of native or migratory species; or conflict with the provisions of the MSHCP. The 2014 Initial Study concluded that due to the Original Project site being located within an urban built-up area and having a long history of severe site disturbance, implementation of the Original Project would not have a substantial effect on federally protected wetlands; therefore, impacts would be less than significant. The 2014 Initial Study also concluded that impacts with regard to local policies protecting trees would be less than significant because the planting and maintenance of street trees proposed as part of the Original Project will be in compliance with the City's Urban Forest Tree Policy Manual.*

#### **Findings from 2019 Project**

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

#### **Proposed Project (2024) Findings**

A Biological Resources Assessment was prepared by VCS Environmental dated April 1, 2024 (Appendix B-2) and confirms that there are no changes to the results of the biological resources survey previously completed in 2014 by Victor M. Horchar and the burrowing owl survey conducted in 2019 by Gonzales Environmental Consulting, LLC. The site does not support riparian habitat or any other sensitive natural community, and no candidate or sensitive species or suitable habitat for such species was present on the Proposed Project site. The Proposed Project is in compliance with the MSHCP and the City's Urban Forest Tree Policy Manual.



Although all of the studies determined that there is no habitat or no signs of burrowing owls on the property, a 30-day preconstruction is required pursuant to the MSHCP. However, because the Proposed Project site is located within the MSHCP burrowing owl survey area and because the burrowing owl was listed as a candidate species on October 25, 2024, and is granted full protection of a threatened species under CESA, implementation of GP PEIR MM Bio-1 to conduct pre-construction surveys would reduce impacts to less than significant. If the species is identified on site, the Proposed Project would be required to obtain an Individual Take Permit (ITP) prior to site grading, consistent with California Fish and Game Code Sections 3503, 3503.1, and 3513 and comply with CDFW permitting requirements. Therefore, the Proposed Project-specific impact for this criterion is less than significant as there are no significant Proposed Project-specific impacts.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.4.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

---

**GP PEIR Impact - Less Than Significant with Mitigation Incorporated**

The GP PEIR included an analysis of the General Plan's potential impacts to riparian habitats in the City, which include: Arundo/Riparian Forest, Cismontane Alkali Marsh, Marsh, Riparian Forest, Riparian Scrub, Southern Cottonwood/Willow Riparian, Southern Willow Scrub, and land immediately adjacent to open water. Along the Santa Ana River, immediately adjacent to bodies of water, and within arroyos, which traverse the Planning Area, riparian areas may be found. As stated above, adoption and implementation of the General Plan 2025 Program would not result in significant direct impacts to existing biological resources including riparian and other sensitive natural community; however, the adoption of the General Plan could lead to potential impacts from future development. These potential impacts could be both direct and indirect. This section identifies potential impacts that could result from future development at a programmatic level. Based on this analysis, impacts related to riparian habitat or other sensitive natural communities are considered less than significant.

Under the MSHCP, any proposed project will require a habitat assessment for riparian habitat, therefore determining the presence/absence, quantity, and quality of such habitat and the measures necessary to mitigate potential direct and indirect impacts of the given proposal. Section 6.1.2 of the MSHCP outlines the requirements and protection of riparian/riverine areas and vernal

pools within the plan area. Compliance with the MSHCP Section 6.1.2 and other applicable requirements will decrease impacts to a less than significant level.

### Proposed Project

General and focused biological surveys were conducted on the Proposed Project Site in 2014, 2019 and 2024. During the field visits, no riparian features were observed within the Proposed Project site. The results of the March 2024 survey confirm that the site conditions have not changed since the 2014 and 2019 surveys. The site does not support riparian habitat or any other sensitive natural community, and no candidate or sensitive species or suitable habitat for such species was present on the Proposed Project site. Therefore, there are no Proposed Project-specific impacts.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.4.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means?**

---

### GP PEIR Impact - Less Than Significant with Mitigation Incorporated.

The GP PEIR analyzes this threshold on pages 5.4-54 through 5.4-55. The GP PEIR concluded that under the MSHCP, any proposed project will require a habitat assessment for riparian habitat, therefore determining the presence/absence, quantity, and quality of such habitat and the measures necessary to mitigate potential direct and indirect impacts of the given proposal. Section 6.1.2 of the MSHCP outlines the requirements and protection of riparian/riverine areas and vernal pools within the plan area. Compliance with the MSHCP Section 6.1.2 and other applicable requirements will decrease impacts to a less than significant level.

The GP PEIR acknowledged that potential development allowed under the General Plan which may impact protected wetlands includes future private development, roads, or public facilities projects located in and/or adjacent to the following identified habitats/resources: Arundo/Riparian Forest, Cismontane Alkali Marsh, Marsh, Riparian Forest, Riparian Scrub, Southern Cottonwood/Willow Riparian, Southern Willow Scrub, and land immediately adjacent to open water. Along the Santa Ana River, immediately adjacent to bodies of water, and within arroyos, which traverse the Planning Area, riparian areas may be found. However, should certain proposed development be located within wetland areas, State and Federal laws and regulations would be implemented to protect resources from development through the ACOE Section 404 permitting process, the California

Wetlands Conservation Policy (CWCO), and compliance with applicable MSHCP policies. Accordingly, strict adherence to the identified State and Federal laws and regulations, MSHCP, and the “no net wetland loss” policy currently in place, would ensure that implementation of the proposed General Plan would have a less than significant impact on jurisdictional waters and wetlands within the Planning Area.

### Proposed Project

According to the biological resources report provided in Appendix B-2, the Proposed Project Site does not contain any state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) as defined by Section 404 of the Clean Water Act. Therefore, there would be no impact.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.4.3 of this document. The Proposed Project’s implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**d) Would the project 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?**

---

### GP PEIR Impact - Less than Significant with Mitigation Incorporated

The GP PEIR analyzes this threshold on pages 5.4-56 through 5.4-57. The GP PEIR concluded that through implementation of the General Plan policies, including those that preserve open space, in general, will reduce impacts less than significant.

The General Plan *Policy OS-6.4* requires the City to continue efforts to establish a wildlife movement corridor between Sycamore Canyon Wilderness Park and the Box Springs Mountain Regional Park as identified in the MSHCP. New developments in this area will be conditioned to provide for the corridor with continued efforts to acquire additional wildlife corridors, and compliance with the MSHCP and Federal and State regulations, as stated above. Policies such as OS-6.1 address preserving wildlife migration areas in general while Policies OS-7.3 and LU-5.6 address wildlife movement through preservation and expansion of Santa Ana River open space and the crossing of Alessandro Arroyo, respectively. Therefore, through implementation of the General Plan policies discussed here as well as those policies, which preserve open space, in general will reduce impacts less than significant.

### Proposed Project

The Proposed Project site is surrounded by development and does not directly connect to large blocks of habitat. It is not within any of the identified wildlife movement corridors in the General Plan.

The site is constrained by existing development in all directions (including single family homes and active agricultural areas) so it does not facilitate local movement of wildlife within its boundaries. Therefore, the implementation of the Proposed Project would not impact the regional wildlife movement.

Construction activities within the Proposed Project Site could disturb or destroy active migratory bird nests, including eggs and young. Disturbance to or destruction of migratory bird eggs, young, or adults violates the Migratory Bird Treaty Act and California Fish and Game Code. With compliance with the MBTA and CFG Code, the Proposed Project will have a less than significant impact on wildlife movement on a direct, indirect, or cumulative basis.

The Proposed Project is not located in a wildlife corridor as identified by the General Plan. Therefore, there would be no Proposed Project-specific impacts.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.4.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

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

---

**GP PEIR Impact - Less Than Significant**

The GP PEIR analyzes this threshold on pages 5.4-57 through 5.4-58. The GP PEIR concluded that the General Plan policies are designed to ensure that future development within the City would not conflict with any local policies or ordinances protecting biological resources, and therefore, impacts were considered less than significant.

Implementation of the proposed General Plan would be subject to all applicable Federal, State, and local policies and regulations related to the protection of biological resources. In addition to the above threshold analyses, any new development proposed pursuant to General Plan land use designations within the City of Riverside or unincorporated areas within the Sphere of Influence will be required to comply with Ordinance 810.2 and Ordinance 633.10, both protecting biological resources. Ordinance 810.2 establishes the Western Riverside County MSHCP mitigation fee.

Any project within the City of Riverside's boundaries, which proposes planting a street tree within a City right-of-way, must follow the Tree Policy Manual. The Manual documents guidelines for the planting, pruning, preservation, and removal of all trees in City rights-of-way. The specifications in the Manual are based on national standards for tree care established by the International Society of Arboriculture, the National Arborists Association, and the American National Standards Institute. Any

future project will be in compliance with the Tree Policy Manual when planting a tree within a City right-of-way, and therefore, impacts are considered less than significant. In addition, the General Plan includes policies (as noted in this Section under Related General Plan Policies) to ensure that future development within the Planning Area would not conflict with any local policies or ordinances protecting biological resources. Finally, the GP PEIR noted that future projects must comply with MM Bio 1, as provided above. For these reasons, and impacts were considered less than significant.

### Proposed Project

The Proposed Project is subject to the following:

- *Victoria Avenue Policy for Preservation, Design and Development* (November 2019) which requires that any existing, healthy trees and their roots, trunks, and canopies located along Victoria Avenue or within 100 feet of Victoria Avenue's edge of roadway shall be protected from any construction activity. In fulfillment of this policy, the Proposed Project proposes to preserve 0.67 acres (54,110 square feet) of the northern portion of the site to be preserved as a landscaped parkway consistent with the Victoria Avenue Policy. This treatment along Victoria Avenue will have a 10-foot-wide decomposed granite (DG) multi-use trail through a grove of citrus trees that will remain from the existing onsite orchard, although it is no longer commercially harvested. The site will have extensive new landscaping consistent with the Victoria Avenue Policy.
- Tree Policy Manual. Any project within the City of Riverside's boundaries, which proposes planting a street tree within a City right-of-way, must follow the Tree Policy Manual. The Manual documents guidelines for the planting, pruning, preservation, and removal of all trees in City rights-of-way. The specifications in the Manual are based on national standards for tree care established by the International Society of Arboriculture, the National Arborists Association, and the American National Standards Institute. Any future project will be in compliance with the Tree Policy Manual when planting a tree within a City right-of-way
- Stephens Kangaroo Rat (SKR) fee area. Ordinance 663.10 establishes the SKR HCP fee assessment area and mitigation fees. Any future applicant is required to pay the SKR mitigation fee and in doing so will not conflict with Ordinance 663.10.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.4.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.



---

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

---

**GP PEIR Impact-Less than Significant**

This threshold was analyzed in Section 5.9 – Land Use and Planning, pages 5.9-42 to 5.9-45. Implementation of the proposed General Plan within the City and Sphere Area would be subject to the *Western Riverside County Multiple Species Habitat Conservation Plan* (MSHCP). General Plan Policy OS-5.2 states that the City will continue to participate in the MSHCP Program and LU 7.1 through 7.4, above, reinforce generally and specifically the MSHCP. There are no Project-specific impacts as a result of adoption of the General Plan; therefore, no impacts exist at a programmatic level. The City is a permittee of the MSHCP and must thereby comply with provisions set forth through the plan for projects proposed within the City. Any individual development projects constructed pursuant to the General Plan and public projects constructed to implement the General Plan will follow the measures of the MSHCP, and will comply with the plan. Therefore, impacts associated with potential inconsistencies with the MSHCP for the City and Sphere Area is considered less than significant.

Additionally, any future project will be required to comply with existing Federal, State, and local regulations. Impacts to certain species not covered by the MSHCP may require additional mitigation measures (MM Bio 1, as summarized below) to ensure potential impacts remain less than significant. Through compliance with the MSHCP which covers 146 species, and MM Bio 1 which addresses impacts to species that are not covered under the MSHCP, impacts from adoption and implementation of the City of Riverside General Plan are considered less than significant.

**Proposed Project**

**MSCHP Consistency Analysis**

The project site is located within the MSHCP area. The MSHCP is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on the conservation of species and their associated habitats in Western Riverside County. The MSHCP's overall goal is to provide for the conservation of covered species and their habitats, as well as maintain biological diversity and ecological processes while allowing for future economic growth within the urbanized areas. The project site is not located in any MSHCP Existing Cores, Linkages, non-contiguous habitat blocks, MSHCP Cell area, MSHCP criteria cell. The project site is not classified as Public/ Quasi-Public (P/ QP) land or located within the Stephens' Kangaroo Rat (*Dipodomys stephensi*) habitat Conservation Plan area for the endangered Stephen's Kangaroo Rat. Furthermore, the project site is located outside of the mapped Stephen's Kangaroo Rat suitable habitat area. A search of the MSHCP database and other appropriate databases identified no potential for a candidate, sensitive or special status species, or suitable habitat for such species onsite. Plant species that may not be listed as endangered, threatened, candidate, or proposed species under the Federal Endangered Species Act (FESA) or California Endangered Species Act (CESA), but are still considered rare, are generally assigned a rarity code by the California Native Plant Society (CNPS). CNPS has compiled an inventory of the geographic

distribution and qualitative characterization of Rare, Threatened, or Endangered vascular plant species in California.

As discussed above and in the Biological Report, the project site does not have any sensitive plant or animal species covered by the MSHCP. Nevertheless, the Proposed Project will comply with all standards and policies of the MSHCP. Based on information obtained from the RCA MSHCP Information Map,<sup>7</sup> and the Biological Report (Appendix B-2), the Proposed Project would not conflict with the provisions of the MSHCP as shown in **Table 5.4-1: MSHCP Consistency Analysis**, below.

**Table 5.4-1: MSHCP Consistency Analysis**

MSHCP Element/Requirements	Proposed Project Site Status
Criteria Cell/Cell Group	The Proposed Project Site is not located within an MSHCP Criteria Area or Criteria Cell Group.
Area Plan Subunit	The Proposed Project Site is not located within an MSHCP Area Plan Subunit.
Habitat Management Unit	The Proposed Project Site is located within the Gavilan Habitat Management Unit. The Proposed Project site is not located within or adjacent to MSHCP Conserved Lands. No requirements are imposed on the Proposed Project based on its presence in this habitat management unit.
MSHCP Conservation Areas	The Proposed Project Site is not located within an MSHCP Conservation Area.
Public/Quasi Public (PQP) Conservation Land	The Proposed Project Site is not located within Public/Quasi Public Conservation Land.
Narrow Endemic Plants (MSHCP Section 6.1.3)	Not in a narrow endemic plant survey area.
Amphibians, (MSHCP Section 6.3.2)	Not in an amphibian survey area.
Burrowing Owl. MSHCP Section 6.3.2)	Burrowing Owl Survey is required. Proposed Project must comply. Habitat assessments were conducted to determine the Project Site's suitability to support burrowing owl. Biological reports confirmed there is no suitable burrowing owl habitat; no owl burrows or burrowing owls present on the site or in adjacent areas. As such, no further surveys are required, per the MSHCP guidance for burrowing owl.
Mammal, (MSHCP Section 6.3.2)	Not in a mammal survey area.
Riparian/Riverine Resources (MSHCP Section 6.1.2)	There are no Riparian/Riverine resources on site, according to biological resources reports in 2014, 2019 and 2024.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any

<sup>7</sup> <https://wrcra.maps.arcgis.com/apps/webappviewer/index.html?id=2b9d4520bd5f4d35add35fb58808c1b7>. Accessed December 15, 2024.

applicable GP PEIR mitigation measures as identified above and listed in Section 5.4.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

## 5.4.2 Cumulative Impacts Analysis

The GP PEIR evaluated the potential impacts associated with the General Plan Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to biological resources, the GP PEIR concluded that the General Plan Project would not result in cumulative impacts to biological resources. First, for those species covered by the MSHCP, the General Plan was determined to be consistent with the MSCHP, as implementing projects must comply with its requirements. Second, for those species that are not covered by the MSHCP, all future projects must implement MM Bio 1, which requires specific biological evaluation during the project consideration process and, as necessary.

As discussed above, and reflected in the Biological Report, the Proposed Project would not result in any project-level impacts to biological resources. Also, the Proposed Project must comply with applicable regulations, including those of the MSHCP. The Proposed Project would, therefore, not result in cumulatively considerable significant impacts with respect to biological resources.

## 5.4.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

The development standards that would apply to this specific Proposed Project include but are not limited to the following:

### Applicable General Plan Policies

- |                       |  |
|-----------------------|--|
| <b>Policy OS-1.1:</b> | Protect and preserve open space and natural habitat wherever possible.   |
| <b>Policy OS-1.5:</b> | Require the provision of open space linkages between development projects, consistent with the provisions of the Trails Master Plan, Open Space Plan and other environmental considerations including the MSHCP. |
| <b>Policy OS-1.8:</b> | Encourage residential clustering as a means of preserving open space.  |
| <b>Policy OS-4.2:</b> | Establish buffers and/or open space between agricultural and urban uses so that the potential impacts from urban development will be mitigated.  |

**Policy OS-5.2:** Continue to participate in the MSHCP Program and ensure all projects comply with applicable requirements.

**Policy LU-7.4:** Continue to participate in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

#### **Applicable General Plan Mitigation Measure**

**MM Bio 1:** Potential direct and indirect impacts to Federal Species of Concern, California Species of Special Concern, California Species Animals or plants on lists one through four of the California Native Plant Society (CNPS) Inventory and not covered under the MSHCP are considered potentially significant without mitigation. To reduce potential significant impacts to these sensitive species, habitat assessment shall be prepared by a qualified biologist for projects located on undeveloped sites. The report shall be submitted to the City Planning Division prior to issuance of grading permits.

- If the findings of the habitat assessment show no sensitive species or suitable habitat occur on site, then no additional surveys or mitigation measures are required.
- If the potential for sensitive species exists or suitable habitat exists on site, focused surveys or mitigation, if identified in the habitat assessment, shall be completed. Focused surveys conducted in the appropriate season for each species, as identified in the habitat assessment report, shall be conducted to determine presence/absence status.
- If no sensitive species are identified through focused surveys, then no additional surveys or mitigation measures are required.
- If sensitive species are found on site and are not avoided by project design, then additional mitigation measures as recommended by a qualified biologist and approved by the City of Riverside shall be implemented.

#### **Applicable MSHCP Measure**

- Pursuant to MSHCP Section 6.3.2, the Proposed Project must perform a 30-day burrowing owl preconstruction clearance survey in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area prior to any ground disturbing activities and, if burrowing owls are observed, comply with the MSHCP, MBTA, and CDFW requirements.

#### **5.4.4 Conclusion**

With regards to the issue area of Biological Resources, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.

3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. The Proposed Project would comply with the mitigation measure contained within the GP PEIR which is designed to reduce any potential Proposed Project-specific impact to less than significant, and no further mitigation measures are required.



5.5 Cultural Resources

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	Less Than Significant	No	No	No	No
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	Less Than Significant with Mitigation Incorporated	No	No	No	No
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Less Than Significant	No	No	No	No

5.5.1 Discussion

The following study was performed to determine potential Proposed Project-specific impacts:

- Cultural Resources Survey Update (CRSU) prepared by CRM TECH in December 2024 (Appendix C)

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

GP PEIR Impact - Less than Significant

The GP PEIR analyzes this threshold on pages 5.5-23 through 5.5-25. The GP PEIR concluded that the with the continued use of the above Federal, State, and local regulations, and with compliance of the General Plan policies, impacts to historic resources will be less than significant.

While the General Plan Project did not propose any changes to any identified resources, future City development will occur in areas that may contain significant cultural resources. Although the City has programs and policies to protect and minimize adverse impacts to historical structures and features, the GP PEIR found that the potential remained for significant impacts to these resources to occur as a result of development. The GP PEIR notes that a Certificate of Appropriateness application is required for an action that may restore, rehabilitate, alter, develop, construct, demolish, remove or change the appearance of any cultural resource (unless the Building Official has determined that the historic resource creates an unsafe or dangerous condition that constitutes

an imminent threat as defined in the California Building Code and the proposed action is necessary to mitigate the unsafe or dangerous condition), and the application is reviewed pursuant to adopted City procedures to determine if the proposed change would have a significant adverse environmental effect as defined by CEQA. With the existing policy framework combined with the existing historic preservation program in the City promoting the Mills Act, historic design review, and surveys of historic resources, the GP PEIR concluded that potential impacts to cultural resources would be minimized.

### **Proposed Project**

A standard Phase I Cultural Resources Survey for the Proposed Project was conducted on the same parcel by McKenna in 2014. As a result of that study, a site of historical age was recorded that coincided with the entire Proposed Project Site. The potential resource was designated 33-023901 (CA-RIV11736H) in the California Historical Resources Inventory and consisted of an orange grove that had been cultivated on the property since 1902 along with associated irrigation features and a wind machine. The 2014 study concluded that Site 33- 023901 did not meet any of the established significance criteria and thus did not qualify as a “historical resource” under CEQA.

In 2019, McKenna updated the 2014 study and again concluded that no significant cultural resources were present on the Proposed Project Site. Although there has been no change to the property since that time, supplemental research and field investigation were conducted to re-verify the results of the previous research on this site. A new records search through the Eastern Information Center (EIC) at the University of California, Riverside. The results of the records search indicate the 2014 McKenna survey remains the only systematic cultural resources study of the Proposed Project Site.

Within a one-mile radius, the records search identified a total of 24 previously recorded cultural resources, an increase of 10 from the 14 resources reported in the original 2014 McKenna survey. None of these studies were on properties near the Proposed Project site and do not require further consideration during the assessment of the Proposed Project site.

Victoria Avenue from Arlington Avenue to Boundary Lane, which is approximately 0.5 mile east of the Project Site, is listed on the National Register of Historic Places (NRIS No. 00001267). The segment adjacent to the project boundary was built in the early 20th century (Appendix C) and has not been recorded as a potential “historical resource. As the Proposed Project or its related road improvements do not overlap with the portion of Victoria Avenue as listed on the National Register of Historic Places, there would be no impact to the historically significant resource. However, the City has identified policies for Victoria Avenue, from La Sierra to Arlington, to protect the visual integrity of Victoria Avenue. The Proposed Project is consistent with those policies (refer to Table 5.1-1 in this document), therefore, there is a less than significant impact.

Therefore, the Proposed Project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any

applicable GP PEIR mitigation measures as identified above and listed in Section 5.5.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

---

**GP PEIR Impact- Less than Significant with Mitigation Incorporated**

The GP PEIR analyzed this threshold on pages 5.5-25 through 5.5-26. The GP PEIR stated that based on what is known of the histories of local Native American groups and previously recorded archaeological sites, significant archeological resources are known to exist within the General Plan Project area. According to the GP PEIR, construction projects within undeveloped portions of the City would promote a substantial increase in population, residential and non-residential structures, and associated infrastructure. Thus, implementation of the General Plan Project could cause disturbance on vacant lands that may cause the destruction of known significant archaeological resources, as defined in the CEQA Guidelines, Section 15064.5. The GP PEIR noted that the significance of impacts to cultural resources resulting from specific future development projects will be evaluated on a project-by-project basis and General Plan policies as well as City standards and practices will be applied, individually or jointly, as necessary and appropriate. The GP PEIR concluded that with the implementation of the General Plan policies and implementation of mitigation measures MM Cultural 1 through 4, (GP PEIR pages 5.5-28 through 5.5-31) impacts to archaeological resources will be less than significant with mitigation. While already reduced to less than significant level, the GP PEIR found that MM Cultural 5 and 6 (GP PEIR pages 5.5-31 through 5.5-33) will further reduce the less than significant impacts.

Cultural Resource mitigation measures that are relevant to the Proposed Project are provided in Section 5.5.3 of this document.

**Proposed Project**

A Phase I Cultural Resources Assessment (CRA) was prepared for the site. In 2014 and updated in 2019. In 2024 a Cultural Resources Survey Update was prepared for the Proposed Project Site to determine if the conclusions of the original survey and its update were still valid. The CRA Update determined that the results of the previous studies were still valid (i.e., no significant historical resources on the site) but recommended monitoring of grading by an archaeologist.

The CRA Update in 2024 found Isolate 4101-1 consisting of a granitic metate which was the only physical artifact found within the boundaries of the Proposed Project Site. It had been degraded/contaminated by concrete from construction activities during the 1900s and the original CRA concluded it was not a significant archaeological resource. Although no significant archeological resources are known to be present on the site, implementation of GP PEIR Mitigation

Measures Cultural 1 through MM Cultural 4 implementing state law would reduce potential impacts in the event an unintended discovery is made, and any archeological resources would be protected.

A written request to the State of California Native American Heritage Commission (NAHC) for an update to the Sacred Lands File search completed on the Proposed Project site during the 2014 study. The NAHC responded the Sacred Lands File identified no Native American tribal cultural resources in or near the Proposed Project area. The NAHC recommended that local Native American groups be consulted for further information and provided a referral list of potential contacts for that purpose (see Section 18, Tribal Cultural Resources).

The Proposed Project also does not involve restoration, rehabilitation, alteration, or demolition of a historical resource as defined under Section 15064.5 (a) of the CEQA Guidelines. If any structures or artifacts from past activities are unearthed during grading, the Proposed Project must comply with the CEQA Guidelines and Title 20 of the Riverside Municipal Code. With this regulatory compliance, the Proposed Project will have less than significant impact on a direct, indirect, or cumulative basis on historical resources as defined under Section 15064.5 (a) of the CEQA Guidelines. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.5.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?**

---

**GP PEIR Impact-Less than Significant**

The GP PEIR analyzed this threshold on pages 5.5-27 through 5.2-20. The GP PEIR concluded that the consistent with State laws protecting these remains, sites containing human remains must be identified and treated in a sensitive manner. The GP PEIR concluded that for non-Native American remains, Cultural Resources Mitigation Measures 1 through 6 would reduce impacts to a less than significant level. In the event that Native American human remains are inadvertently discovered during the City's project-related construction activities, there would be unavoidable significant adverse impacts to Native American resources.

Numerous archaeological studies within the City have revealed the presence of Native American human remains (it is not known where other human remains may be found throughout the General Plan Project area). Although most have been associated with former residential village locations, isolated burials and cremations have also been found in many locations. If the City proposes to

construct projects in currently undeveloped areas, disturbance on vacant lands could have the potential to disturb or destroy buried Native American human remains as well as other human remains, including those interred outside of formal cemeteries. Consistent with State laws protecting these remains, sites containing human remains must be identified and treated in a sensitive manner. Nonetheless, the GP PEIR concluded that in the event that Native American human remains are inadvertently discovered during the City's project-related construction activities, there could potentially be adverse impacts to Native American resources, but level with adherence to standard Federal, State and City regulations, the impact to inadvertent discovery of human remains is considered less than significant.

### **Proposed Project**

No known cemeteries are located on the Proposed Project Site. According to California Health and Safety Code regulations Sections 57051 and 7054, and California Public Resources Code Section 5097.98, in the unlikely event that suspected human remains are uncovered during construction, all activities in the vicinity of the remains shall cease and the contractor shall notify the proper authorities and standard procedures for the respectful handling of human remains will be adhered to. The Proposed Project would also be required to comply with regulatory requirements for the treatment of Native American human remains contained in California Health and Safety Code Sections 7050.5 and 7052 as well as California Public Resource Code (PRC) Section 5097. These regulations prohibit the interference with any human remains or "cause severe irreparable damage to any Native American sanctified cemetery, place of worship, religious or ceremonial site or sacred shrine." Through mandatory compliance with existing regulations, impacts concerning disturbing human remains, including those interred outside of dedicated cemeteries will be less than significant.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.5.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### **5.5.2 Cumulative Impacts Analysis**

The GP PEIR disclosed that future development resulting from the General Plan Project could result in potentially significant impacts to historic, archaeological, and paleontological resources. In addition, future development could result in disturbance of previously unknown human remains. However, implementation of General Plan policies and GP PEIR mitigation measures would reduce the General Plan Project impacts to less than significant levels. The GP PEIR also found that although impacts to a particular historic resource are not usually cumulative in nature, cumulative impacts to paleontological and Native American resources, including human remains, could be cumulative if



no documentation, consultation, or preservation were being implemented throughout the region. Since all local jurisdictions, including Riverside, are subject to local, State and Federal laws, including CEQA, and consultation is required with local Native American tribes and the state Native American Heritage Commission under Senate Bill (SB) 18, cumulative impacts to such resources should not occur. The GP PEIR concluded that by utilizing the site development permit process and the CEQA process for individual projects, consultation requirements of SB 18 for General Plan Amendments and Specific Plans, along with implementing the General Plan's objectives and policies, and mitigation measures identified in the GP PEIR, potential cumulative impacts to cultural resources would be less than significant level.

The Proposed Project is within the development capacity analyzed in the GP PEIR and there is nothing peculiar about the Proposed Project or Proposed Project site as related to cultural resources. In addition, as the GP PEIR noted, other projects in the region would be subject to the same state and federal laws that protect cultural resources and other City projects also would need to comply with City General Plan policies and the GP PEIR mitigation measures, all of which prevent projects from adding together to create a significant cumulative impact. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe cumulative impact to cultural resources than identified within the GP PEIR.

### 5.5.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

The development standards that would apply to this specific Proposed Project include but are not limited to the following:

#### Applicable General Plan Policies

- Policy HP-1.3:** The City shall protect sites of archaeological and paleontological significance and ensure compliance with all applicable State and Federal cultural resources protection and management laws in its planning and project review process.
- Policy HP-4.3:** The City shall work with the appropriate tribe to identify and address, in a culturally appropriate manner, cultural resources and tribal sacred sites through the development review process.
- Policy LU-4.6:** Ensure protection of prehistoric resources through consultations with the Native American tribe(s) identified by the Native American Heritage Commission pursuant to Government Code § 65352.3 and as required by the California Environmental Quality Act.

#### Applicable General Plan Mitigation Measures

**MM Cultural 1:** The City shall actively pursue a survey program to identify and document prehistoric and historical archaeological sites and sites containing Native American human remains. Although a comprehensive survey program may not be economically feasible by the City, the City shall require that all areas slated for development or other ground disturbing activities be surveyed for archaeological resources by qualified individuals who meet the Secretary of the Interior's Standards and Guidelines regarding archaeological activities and methods prior to the City's approval of project plans.

**MM Cultural 2:** Where feasible, project plans shall be developed to avoid known archaeological resources and sites containing human remains. Where avoidance of construction impacts is possible, the site shall be landscaped in a manner, which will ensure that indirect impacts from increased public availability to these sites are avoided. Where avoidance is selected, archaeological resource sites and sites containing Native American human remains shall be placed within permanent conservation easements or dedicated open space areas.

**MM Cultural 3:** If, after consultation with the appropriate Tribe, the project archaeologist, and the project engineer/architect, and in accordance with the law, avoidance and/or preservation in place of known prehistoric and historical archaeological resources and sites containing Native American human remains are not feasible management options, the following mitigation measures shall be initiated:

- a. Prior to the issuance of a grading permit for a project, the City's consultant shall develop a Phase II (i.e., test-level) Research Design detailing how the archaeological resources investigation will be executed and providing specific research questions that will be addressed through the Phase II Testing Program. In general terms, the Phase II Testing Program should be designed to define site boundaries further and to assess the structure, content, nature, and depth of subsurface cultural deposits and features. Emphasis should also be placed on assessing site integrity, cultural significance and the site's potential to address regional archaeological research questions. These data should be used for two purposes: to discuss culturally sensitive recovery options with the appropriate Tribe(s) if the resource is of Native American origins, and to address the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) eligibility for the cultural resource and make recommendations as to the suitability of the resource for listing comment. Tribal comments must be received by the City Planning Division within 45 days. The City shall consider all comments, require revisions, if deemed necessary by the report writer and approve a final Research Design, which shall be implemented. For sites determined ineligible for listing on either the CRHR or NRHP, execution of the Phase II Testing Program would suffice as the necessary level of data recovery and mitigation of project impacts to this resource.

b. A participant-observer from the appropriate Native American Band or Tribe shall be used during all archaeological excavations involving sites of Native American concern.

c. After approval of the Research Design by Cultural Heritage Board staff and prior to the issuance of a grading permit, the City's consultant shall complete the Phase II Testing Program as specified in the Research Design. The results of this Program shall be presented in a technical report that follows the County of Riverside's Outline for Archaeological Testing. The Phase II Report shall be submitted to the appropriate Tribe and the City's Cultural Heritage Board for review and comment.

d. If the cultural resource is identified as being potentially eligible for either the CRHR or NRHP, a Phase III Data Recovery Program to mitigate project effects should be initiated. The Data Recovery Treatment Plan detailing the objectives of the Phase III Program should be developed, in consultation with the appropriate Tribe, and contain specific testable hypotheses pertinent to the Research Design and relative to the sites under study. The Phase III Data Recovery Treatment Plan should be submitted to the City's Cultural Heritage Board and/or Cultural Heritage Board staff and the appropriate Tribe for review and comment. Tribal comments must be received by the City Planning Division within 45 days. The City shall consider all comments, require revisions, if necessary, by the report writer and approve a final Treatment Plan which shall be implemented.

e. After approval of the Treatment Plan, the Phase III Data Recovery Program for affected, eligible sites should be completed. Typically, a Phase III Data Recovery Program involves the excavation of a statistically representative sample of the site to preserve those resource values that qualify the site as being eligible for listing on the CRHR or NRHP. Again, a participant-observer from the appropriate Native American Band or Tribe shall be used during archaeological data-recovery excavations involving sites of Native American concern. At the conclusion of the Phase III Program, a Phase III Data Recovery Report should be prepared, following the County of Riverside's Outline for Archaeological Mitigation or Data Recovery. The Phase III Data Recovery Report should be submitted to the appropriate Tribe and the City's Cultural Heritage Board for review.

f. All archaeological materials recovered during implementation of the Phase II Testing or Phase III Data Recovery programs would be subject to analysis and/or processing as outlined in the Treatment Plan. If materials are of the type which will be transferred to a curation facility, they should be cleaned, described in detail, and analyzed including laboratory and analytical analysis. Materials to be curated may include archaeological specimens and samples, field notes, feature and burial records, maps, plans, profile drawings, photo logs, photographic negatives, consultants' reports of special studies, and copies of the final technical reports. All project-related collections

subject to curation should be suitably packaged and transferred to a facility that meets the standards of 36 CFR 79 for long-term storage. Culturally sensitive treatment of certain artifacts may require treatment other than curation and as specified in the Treatment Plan, but it should be noted that provisions of the Native American Graves Protection Repatriation Act (NAGPRA) pertaining to Native American burials, sacred objects, and objects of cultural patrimony would come into effect when ownership of the collections transfer to a curation repository that receives Federal funding, unless otherwise agreed to with non-curation methods of treatment.

g. The project proponent should bear the expense of identification, evaluation, and treatment of all cultural resources directly or indirectly affected by project-related construction activity. Such expenses may include, archaeological and Native American monitoring, pre-field planning, field work, post-field analysis, research, interim and summary report preparation, and final report production (including draft and final versions), and costs associated with the curation of project documentation and the associated artifact collections. On behalf of the City and the project proponent, the final technical reports detailing the results of the Phase II Testing or Phase III Data Recovery programs should be submitted to the appropriate Native American Tribe and to the Eastern Information Center (EIC) of the California Historical Resources Information System (CHRIS) for their information and where it would be available to other researchers.

**MM Cultural 4:** The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:

a. In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity.

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

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

#### 5.5.4 Conclusion

With regards to the issue area of Cultural Resources, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. The Proposed Project would comply with the mitigation measure contained within the GP PEIR which is designed to reduce any potential Proposed Project-specific impact to less than significant, and no further mitigation measures are required.



5.6 Energy

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
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?	Less Than Significant	No	No	No	No
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less Than Significant	No	No	No	No

5.6.1 Discussion

The following study was performed to determine potential Proposed Project-specific impacts:

- *Air Quality and Greenhouse Gas Technical Memorandum* prepared by KPC EHS Consultants, LLC on 3-29-2024 (**Appendix A**).

- 
- a. **Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**
- b. **Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**
- 

GP PEIR Impact- Less Than Significant

Energy use was not specifically analyzed within the GP PEIR as a separate issue area under CEQA. At the time, energy use was contained within Appendix F of the CEQA Guidelines and has since been moved to the issue areas within Appendix G of the CEQA Guidelines. However, the issue of energy use in general was discussed in Section 5.3, *Air Quality*, of the GP PEIR and is discussed below.

The General Plan 2025 PEIR, for instance, identifies multiple General Plan policies that serve the purposes of energy conservation (Policies AQ-5.1, AQ-5.2, AQ-5.3, AQ-5.4, AQ-5.5, AQ-5.6, and AQ-5.7). The GP PEIR analyzed the effect of these policies, as well as other mandates (such as the California Building Code) to ensure that energy use within the City would be efficient and not contribute to the unnecessary demand that would result in air quality or GHG emissions. The GP PEIR concluded that programs listed in the Local Programs section under Related Regulations and policies located in the Related General Plan Policies section will help increase energy efficiency

throughout the Planning Area. Examples include the Residential Shade Tree Program and the Community Energy Efficient Program, which help increase energy efficiency and reduce fossil fuel consumption. In addition, General Plan policies, such as, OS-8.1 to OS8.11, encourage renewable energy and energy efficient development. Further, Implementation Plan Tools, such as, OS-30 to OS-32, which promote energy efficient programs that conserve energy 15% above Title 24 requirements. Also, policies included in the GP, such as AQ-1.7 promote planned residential development and infill housing, which reduces vehicle trips. The GP PEIR concluded that these policies, measures, and regulations would increase energy efficiency citywide.

### Proposed Project

The Proposed Project would increase the demand for energy at the Proposed Project site during construction. Electric power would be required for lighting and electronic equipment (e.g., computers) located in trailers used by the construction crew. However, the electricity used for such activities would be temporary and would have a negligible contribution to the Proposed Project's overall energy consumption. Natural gas consumption is not anticipated during construction of the Proposed Project. Fuels used for construction would generally consist of diesel and gasoline, which, given the small size of the Proposed Project site, are nominal and would have a negligible contribution to the Proposed Project's overall energy consumption. The Proposed Project is not unique with respect to its construction requirements, and its demand for energy during construction is consistent with other projects throughout the City. Also, the project would comply with all applicable regulations and requirements related to construction and energy efficiency.

During the operation of the new residences, the Proposed Project would consume electricity from appliance operation, indoor lighting, refrigeration, HVAC equipment, and outdoor lighting. Based on estimates generated by CalEEMod (Appendix A), the proposed Proposed Project would consume approximately 457,623 kilowatt-hours (kWh) per year of electricity. The Proposed Project would be required to comply with the standards contained in the CalGreen Code (i.e., Part 11 of the Title 24 Building Code) that requires the buildings constructed at the site to meet energy efficiency standards that improve upon those from previous years.

Additionally, California's solar mandate is a building code that requires new construction homes to have a solar photovoltaic (PV) system as an electricity source. This code, which went into effect on January 1, 2020, applies to single- and multi-family homes that are up to three stories high. The solar panel system needs to be large enough to meet the building's annual electricity usage.<sup>8</sup>

Although electricity would increase at the site under the implementation of the Proposed Project, the proposed facility would be designed to meet the current Title 24 Building Code standards, and benefit from other actions taken at the State level. The Proposed Project Compliance with the CBC Title 24 requires all projects to include design features that offset electricity demand, including but not limited to the Proposed Project. For these reasons, the electricity consumed by the Proposed Project is not considered to be inefficient or wasteful.

---

<sup>8</sup> 2022 Building Energy Efficiency Standards, [Section 150.1\(c\)14 of the 2022 Energy Code](#).

Natural gas consumption may be required during the operation of the Proposed Project for various purposes, such as hot water and cooking. Based on estimates generated by CalEEMod, the Proposed Project would consume approximately 1,742,651 kilos or thousand British thermal units (kBtu) per year of natural gas. Although natural gas consumption would increase at the site under the implementation of the Proposed Project, the buildings would be more efficient because of the energy efficiency requirements outlined in the 2022 CBC, Title 24.. For these reasons, the natural gas that would be consumed by the Proposed Project is not considered to be inefficient or wasteful.

Although the Proposed Project would increase petroleum use in the region during construction and operation, the use would be a small fraction of the statewide use and would have its overall fuel consumption decrease over time. As such, petroleum consumption is associated with the Proposed Project but at levels standard for residential construction and operation and would not be considered inefficient or wasteful. Therefore, impacts would be less than significant, and no mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements listed in Section 5.6.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

## 5.6.2 Cumulative Impacts Analysis

The GP PEIR evaluated the potential impacts associated with the General Plan Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to energy resources, the GP PEIR explained that the General Plan Project would, even though it would increase population/buildout and demand greater energy, increase overall efficiency through compliance with applicable General Plan policies and other regulations, such as the California Building Code (Title 24). The then-existing Title 24 energy efficiency standards have been improved upon greatly in subsequent versions. The current 2022 Title 24 standards are among the most energy efficient in the nation, and are magnitudes more efficient than the standards in existence when the GP PEIR was certified. The Proposed Project would be consistent with all of the applicable energy efficiency standards and would not obstruct or be inconsistent with local or state standards or plans related to energy efficiency. The project would not result in a cumulatively considerable impact.

### 5.6.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

The development standards that would apply to this specific Proposed Project include but are not limited to the following:

#### **2022 Building Energy Efficiency Standards**

Title 24, Part 6 of the Energy Code provides the Building Energy Efficiency Standards for Residential and Non-Residential Buildings. (CEC 2023) Per Table 100.0-A – Application of Standards, the following sections of building energy efficiency standards, current or as amended based on the date of construction and adoption of new regulations, would apply to single family buildings such as the Proposed Project:

**Section 110.2** – Mandatory Requirements for Space-Conditioning Equipment

**Section 110.3** – Mandatory Requirements for Service Water-Heating Systems and Equipment

**Section 110.4** – Mandatory Requirements for Pool and Spa Systems and Equipment

**Section 110.5** – Natural Gas Central Furnaces, Cooking Equipment, Pool and Spa Heaters, and Fireplaces: Pilot Lights Prohibited

**Section 110.6** – Mandatory Requirements for Fenestration Products and Exterior Doors

**Section 110.7** – Mandatory Requirements to Limit Air Leakage

**Section 110.8** – Mandatory Requirements for Insulation, Roofing Products, and Radian Barriers

**Section 110.9** – Mandatory Requirements for Lighting Controls

**Section 110.10** – Mandatory Requirements for Solar Readiness

**Section 110.11** – Mandatory Requirements for Electrical Power Distribution System

**Section 160.1** – Mandatory Requirements for Building Envelopes

**Section 160.2** – Mandatory Requirements for Ventilation and Indoor Air Quality

**Section 160.3** – Mandatory Requirements for Space Conditioning Systems in Multifamily Buildings

**Section 160.4** – Mandatory Requirements for Water Heating Systems

**Section 160.5** – Mandatory Lighting Requirements for Indoor and Outdoor Spaces

**Section 160.6** – Mandatory Requirements for Electric Power Distribution Systems

**Section 160.7** – Mandatory Requirements for Covered Processes

**Section 160.8** – Mandatory Requirements for Solar Ready Buildings

## **Section 160.9 – Mandatory Requirements for Electric Ready Buildings**

### **California Green Building Standards**

The California Green Building Standards Code, which is Part 11 of the California Code of Regulations, is commonly referred to as the CALGreen Code. The State updates this code every three (3) years. The first edition of the CALGreen Code was released in 2008 and contained only voluntary standards. The 2019 CALGreen Code was updated in 2019, became effective on January 1, 2020, and applied to non-residential and residential developments. The 2022 CALGreen Code went into effect on January 1, 2023. The CALGreen Code contains requirements for construction site selection, stormwater control during construction, construction waste reduction, indoor water use reduction, material selection, natural resource conservation, site irrigation conservation, and more. The CALGreen Code provides for design options allowing the designer to determine how best to achieve compliance for a given site or building condition. The CALGreen Code also requires building commissioning, which is a process for the verification that all building systems, such as heating and cooling equipment and lighting systems, function at their maximum efficiency.

Chapter 4 of Title 24, Part 11 provides the Residential Mandatory Measures, including those regarding energy efficiency.

### **Applicable General Plan Policies**

- Policy AQ-5.1:** Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.
- Policy AQ-5.2:** Develop incentives and/or regulations regarding energy conservation requirements for private and public developments.
- Policy AQ-5.3:** Continue and expand use of renewable energy resources such as wind, solar, water, landfill gas and geothermal sources.
- Policy AQ-5.4:** Continue and expand the creation of locally based solar photovoltaic power stations in Riverside.
- Policy AQ-5.5:** Continue and expand Riverside Public Utilities' rebate programs to promote energy efficiency.
- Policy AQ-5.6:** Support the use of automated equipment for conditioned facilities to control heating and air conditioning.
- Policy AQ-5.7:** Require residential building construction to meet or exceed energy use guidelines in Title 24 of the California Administrative Code.



- Policy OS-8.2:** Require incorporation of energy conservation features in the design of all new construction and substantial rehabilitation projects pursuant to Title 24 and encourage the installation of conservation devices in existing developments.
- Policy OS-8.3:** Encourage private energy conservation programs that minimize high energy demand and that use alternative energy sources.
- Policy OS-8.4:** Incorporate solar considerations into development regulations that allow existing and proposed buildings to use solar facilities.
- Policy OS-8.5:** Develop landscaping guidelines that support the use of vegetation for shading and wind reduction and otherwise help reduce energy consumption in new development for compatibility with renewable energy sources (i.e., solar pools).
- Policy OS-8.6:** Require all new developments to incorporate energy efficient lighting, heating and cooling systems pursuant to the Uniform Building Code and Title 24.
- Policy OS-8.7:** Encourage mixed-use development as a means of reducing the need for auto travel.
- Policy OS-8.9:** Encourage construction and subdivision design that allows the use of solar energy systems.
- Policy OS-8.10:** Support the use of public transportation, bicycling and other alternative transportation modes in order to reduce the consumption of nonrenewable energy supplies.
- Policy OS-8.11:** Support public education programs for City residents and businesses to provide information on energy conservation and on alternatives to nonrenewable energy resources.
- Policy OS-8.12:** Require bicycle parking in new nonresidential development.
- Policy PF-6.3:** Promote and encourage energy conservation.
- Policy PF-6.4:** Encourage energy-efficient development through its site plan and building design standard guidelines.

**Policy PF-6.5:** Promote green building design.

**Applicable General Plan Mitigation Measures**

There are no applicable General Plan Mitigation Measures.

**5.6.4 Conclusion**

With regards to the issue area of Energy, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
5. No mitigation measures contained within the GPU EIR would be required because Proposed Project specific impacts would be less than significant.

## 5.7 Geology and Soils

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Less Than Significant	No	No	No	No
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.	Less Than Significant				
ii) Strong seismic ground shaking?	Less Than Significant				
iii) Seismic-related ground failure, including liquefaction?	Less Than Significant				
iv) Landslides?	Less Than Significant				
b) Result in substantial soil erosion or the loss of topsoil?	Less Than Significant	No	No	No	No
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?	Less Than Significant	No	No	No	No
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or	Less Than Significant	No	No	No	No

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
indirect risks to life or property?					
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?	Less Than Significant With Mitigation Incorporated	No	No	No	No
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less Than Significant	No	No	No	No

### 5.7.1 Discussion

The following study was performed to determine potential Proposed Project-specific impacts:

- Phase I Environmental Site Assessment (ESA) and Limited Soil Investigation Report, TTM 37764, prepared by EFI Global, December 19, 2019 (**Appendix D**).

**a) Would the project 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;**
- ii) Strong seismic ground shaking?**
- iii) Seismic-related ground failure, including liquefaction?**
- iv) Landslides?**

#### GP PEIR Impact- Less than Significant

The GP PEIR analyzes this threshold on pages 5.6-18 through 5.6-19. The GP PEIR concluded that compliance of applicable regulations as well as policies identified in the General Plan, impacts were considered less than significant.

In the City of Riverside and the Sphere of Influence, there are no Alquist-Priolo zones. For this reason, no impact will occur with the proposed General Plan related to potential rupture of an Alquist-Priolo Earthquake Fault Zone.

New development would be required to comply with the building design standards of CBC Chapter 33 for the construction of new buildings and/or structures related to seismicity, and specific

engineering design and construction measures would be implemented to anticipate and avoid potential impacts from seismic activity. Compliance with CBC regulations and policies included in the General Plan would ensure that impacts related to seismic ground shaking and seismic-related ground failure, including liquefaction and landslides, are reduced to less than significant levels.

Compliance with the standards in the current CBC would require an assessment of hazards related to landslides and liquefaction and the incorporation of design measures into structures to mitigate this hazard if development were considered feasible. The Municipal Code requires provisions regarding grading and development on or near hillsides. The City has included policies in its Public Safety Element to achieve the goal of minimizing the risk of injury, loss of life, and property damage caused by earthquake hazards or geologic disturbances (Policies PS-1.1-1.5 & Policy PS-9.8). With compliance of applicable regulations as well as policies identified in the General Plan, the GP PEIR concluded that impacts would be less than significant.

### **Proposed Project**

The Proposed Project would be required to comply with CBC regulations and any requirements of a site-specific geotechnical investigation for foundation design. Thus, the Proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death, involving strong seismic ground shaking. Therefore, impacts associated with strong seismic ground shaking will have less than significant impact on a direct, indirect, or cumulative basis. No mitigation is required.

The GP PEIR identified the site with as having a high potential for liquefaction. However, even in such areas, the GP PEIR concluded that compliance with applicable regulations (including the CBC) would ensure impacts remain less than significant. An Updated Geotechnical Evaluation prepared for the Proposed Project (Appendix D) has analyzed the boring data concerning the potential for liquefaction and dry sand settlement within the Proposed Project site. The analysis was performed following the guidelines contained in Special Publication 117A published by the California Geological Survey (1997, Revised 2008) and those in the 2022 California Building Code. Based on the updated analysis, seismically induced settlement within the site is calculated to be on the order of 1 to 1 ½ inches under the very unlikely scenario of high groundwater returning to a level of 5 feet below the ground surface. Based on these calculations, the differential settlement between various locations within the site is not expected to exceed 1 inch in 40 feet, which is considered well within tolerable limits for seismic differential settlement.

Earthwork will be performed under the Grading Code of the City of Riverside, in addition to the applicable provisions of the 2022 CBC. Grading must also be performed following the following site-specific recommendations prepared including the Grading Specifications presented in the Updated Geotechnical Evaluation. With mandatory compliance with the CBC seismic regulations and the recommendation from the Updated Geotechnical Evaluation potential impacts related to seismic ground shaking and seismic-related ground failure, including liquefaction, would be less than significant. Because the Proposed Project site and adjacent properties are relatively flat, there is no risk of landslides. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.7.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**b) Would the project result in substantial soil erosion or the loss of topsoil?**

---

**GP PEIR Impact – Less than Significant**

The GP PEIR analyzes this threshold on pages 5.6-19 through 5.6-20. The GP PEIR concluded that future development projects implemented under the General Plan would have less than significant impact to soil erosion or topsoil by implementing the National Pollutant Discharge Elimination System (NPDES) program as well as following the Subdivision Code and Grading Code.

All individual construction project activities greater than one acre will be subject to the State's General Permit for Construction Activities, which is administered by the California Regional Water Quality Control Board (RWQCB). Employment of Best Management Practices (BMPs) implemented through a Storm Water Pollution Prevention Plan (SWPPP) would be required to limit the extent of eroded materials from a construction site. Development that is one acre or more would be required to comply with the provisions of the NPDES regulations concerning the discharge of eroded materials and pollutants from construction sites and prepare and implement a SWPPP.

Further, the City of Riverside Subdivision Code (Title 18) sets forth erosion control standards to which all development activity must comply. The City's Grading Code (Title 17) also requires implementation of BMPs, and other measures designed to minimize soil erosion. Compliance with the policies contained in the General Plan, Subdivision Code, and Grading Code would further ensure that new development would not result in substantial soil erosion or loss of topsoil. Also, for operational activities, complying with the Water Quality Management Plan would minimize effects from erosion and ensure consistency with NPDES requirements. Future development projects implemented under the General Plan would have less than significant impact on soil erosion or the loss of topsoil.

**Proposed Project**

Erosion and loss of topsoil could occur as a result of the Proposed Project if applicable standards are not followed. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The Proposed Project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. The Proposed Project also requires the preparation of a Water Quality Management Plan (WQMP) to address the potential for long-term impacts on water quality. In



addition, with the erosion control standards for which all development projects must comply per the Subdivision Code (Title 18), and the Grading Code (Title 17) will ensure that both short- and long-term soil erosion or loss of topsoil will have a less than significant impact on a direct, indirect, or cumulative basis. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.7.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**c) Would the project 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?**

---

#### **GP PEIR Impact - Less than Significant**

The GP PEIR analyzes this threshold on pages 5.6-19 through 5.6-20. The GP PEIR concluded that compliance to the City's existing codes and policies contained in the General Plan would ensure the maximum practical protection available for users of buildings and infrastructure. With these requirements, the implementation of the General Plan would have a less than significant impact.

As part of the construction permitting process and reflected in the Subdivision Code (Section 18.090.050), the City requires completed reports of soil conditions at specific construction sites to identify potentially unsuitable soil conditions including landslides, liquefaction and subsidence. The reports must be written by a registered soil professional, and measures to eliminate inappropriate soil conditions must be applied. The design foundation support must conform to the analysis and implementation criteria described in CBC Chapter 15. Additionally, if any development is proposed on terrain where slopes are greater than 10%, provisions will have to meet to comply with Title 17, Grading, of the City's Municipal Code. Compliance with the City's existing codes and policies contained in the General Plan would ensure the maximum practical protection available for users of buildings and infrastructure. With these requirements, the proposed GP Project would have a less than significant impact.

#### **Proposed Project**

The Proposed Project site is located in an urbanized area and the general topography of the subject site is flat. As stated under Threshold (a) above, the Proposed Project site is not located in an area prone to landslides (GP PEIR, p. 5.6-3). Grading would be performed in accordance with the site-specific recommendations contained in the Updated Geotechnical Evaluation (Appendix D). With mandatory compliance with the CBC seismic regulations and the recommendation from the Updated Geotechnical Evaluation, potential impacts related to on- or off-site landslide, lateral

spreading, subsidence, liquefaction, or collapse would be less than significant. Additionally, based on the lack of shallow groundwater encountered and the hard to very hard nature of the older alluvial fan deposits and granitic bedrock further underlying the site, the potential for manifestation of liquefaction and for seismic (i.e., dynamic) settlement in the form of dry sand settlement, are expected to be very low and less than significant. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.7.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.**

---

#### **GP PEIR Impact – Less than Significant**

The GP PEIR analyzes this threshold on pages 5.6-20. The GP PEIR concluded that development under the General Plan would be required to comply with applicable provisions of the Subdivision Code as well as the CBC with regard to soil hazards such as expansive soils. Policies included in the General Plan would also help reduce impacts related to expansive soils. Due to these regulatory requirements this impact was considered less than significant.

Soils containing high clay content often exhibit a relatively high potential to expand when saturated and to contract when dried out. Within the Planning Area, expansive soils are widely scattered and are found in hillside areas as well as low lying alluvial basins. Implementation of the proposed General Plan may result in the construction and occupation of structures within areas that have expansive soils. However, development under the General Plan would be required to comply with applicable provisions of the Subdivision Code (Title 18) as well as the CBC with regard to soil hazards such as expansive soils. Policies included in the General Plan would also help reduce impacts related to expansive soils. Due to these regulatory requirements this impact is considered less than significant.

#### **Proposed Project**

The geotechnical report in Appendix D indicated that soils within the site are anticipated to exhibit expansion potential that is within the Very Low range (Expansion Index from 0 to 20) based on soil sampling performed. As indicated in Section 1803.5.3 of 2022 California Building Code (2022 CBC), these soils are considered non-expansive and, as such, the design of slabs on-grade is considered to be exempt from the procedures outlined in Sections 1808.6.2 of the 2022 CBC and may be performed using any method deemed rational and appropriate by the Proposed Project structural engineer. As such, there is no impact. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.7.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

---

**GP PEIR Impact-Less Than Significant With Mitigation Incorporated**

The GP PEIR analyzes this threshold on pages 5.6-20 through 5.6-21. The GP PEIR concluded that for any development proposing to use septic systems, MM Geo 1 that requires an investigation as to the site's suitability to support a septic system will be implemented in order to reduce project impacts to a less than significant level.

**Proposed Project**

The Proposed Project will be connected to and served by City sewer infrastructure; therefore, the Proposed Project will have no impact related to septic systems. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.7.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

---

**GP PEIR Impact - Less than Significant**

The GP PEIR analyzes this threshold in the Cultural Resources section, pages 5.5-26 – 5.5-27. The GP PEIR concluded that compliance with the General Plan policy and existing regulations would reduce impacts to paleontological resources to a less-than-significant level by ensuring paleontological resources would be subject to scientific recovery and evaluation, which would ensure that important scientific information that could be provided be provided by these resources.

A number of locations in the Planning Area have a variety of known significant paleontological resources. Ground-disturbing activities in the fossil-bearing soils and rock formations have the potential to damage or destroy paleontological. General Plan Policy HP-1.3 is in place to protect paleontological resources. Policy HP-1.3 provides that "The City shall protect sites of archaeological and paleontological significance and ensure compliance with all applicable State and Federal cultural resources protection and management laws in its planning and project review process." For example, the policy states that the City shall protect sites of archaeological and paleontological significance and ensure compliance with the Federal Native American Graves Protection and Repatriation Act in its planning and project review process. Compliance with the General Plan policy and existing regulations would reduce impacts to paleontological resources to a less-than-significant level by ensuring paleontological resources would be subject to scientific recovery and evaluation, which would ensure that important scientific information that could be provided by these resources will be recovered.

### **Proposed Project Impacts**

According to Figure 5.5-2, Prehistoric Cultural Resources Sensitivity, of the GP PEIR, the Proposed Project site is within an area described as having a "Medium "sensitivity for paleontological resources. However, in such areas, the GP PEIR concluded that compliance with applicable General Plan policies and regulations would ensure no impacts to paleontological resources. The Proposed Project would be required to comply with all applicable General Plan policies and mitigation measures related to protection of prehistoric resources. Specifically, the Proposed Project would need to comply with Policy HP-1.3 provides that "The City shall protect sites of archaeological and paleontological significance and ensure compliance with all applicable State and Federal cultural resources protection and management laws in its planning and project review process." Pursuant to this Policy, the City will require the Proposed Project to include the following not on all grading plan: "If one or more fossils are discovered during construction, all ground-disturbing activities within 50 feet of the area of the find shall be ceased and the applicant shall retain a paleontologist who meets the Society of Vertebrate Paleontology (SVP) qualifications standards for the Proposed Project Paleontologist to oversee the documentation of the extent and potential significance of the finds as well as recovery efforts. Ground-disturbing activities may resume in the area of the finds at the discretion of the Proposed Project Paleontologist. If the fossils are significant per SVPs 2010 criteria, then paleontological monitoring shall be conducted on an as-needed basis for further ground-disturbing activities in the Proposed Project area." This condition will ensure the Proposed Project complies with Policy HP-1.3.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.7.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects,

or is there new information that would result in a more severe impact than identified within the GP PEIR.

### 5.7.2 Cumulative Impacts Analysis

The GP PEIR evaluated the potential impacts associated with the General Plan Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to geologic resources, the GP PEIR concluded that geologic hazards are localized by nature and that impacts would result if state and local development codes were not followed. However, because compliance with such codes is mandatory, meaning that development is required to incorporate appropriate design and construction measures to lessen geologic hazards, projects constructed within the city would have result in geologic or seismic safety hazards. All development is required to prepare a geotechnical report and implement recommendations to ensure seismic safety.

A Geotechnical Report was prepared for the project, which concluded that compliance with the CBC and implementation of specific construction design recommendations would ensure that no significant impact would result. Consistent with the GP PEIR's recognition of geological risks as localized by nature, the construction of the project would not result in a cumulatively considerable impact. In addition, as noted in the cultural resources section of the GP PEIR, all projects in the City must comply with General Plan policies and GP PEIR mitigation measures that prevent significant impacts to paleontological resources and therefore cumulative projects with the project would not add together to create a significant cumulative impact on paleontological resources.

### 5.7.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

The development standards that would apply to this specific Proposed Project include but are not limited to the following:

#### **California Building Code**

The California Building Code (CBC), Title 24, Part 2, provides building codes and standards for the design and construction of structures in California. The purpose of the CBC is to establish minimum standards to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, and general stability by controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of building and structures. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. Chapter 16 of the CBC contains definitions of seismic sources, and the procedure used to calculate seismic forces on structures.

The CBC is updated every three years by order of the legislature, with supplements published in intervening years. State Law mandates that local government enforce the CBC. In addition, a city and/or county may establish more restrictive building standards reasonably necessary because of local climatic, geological, or topographical conditions.

### **Riverside Municipal Code**

#### **Title 14- Public Utilities**

The Riverside Municipal Code (RMC) contains a number of ordinances relevant to geology and soil. Title 14 addresses the City's public utilities infrastructure. Section 14.08.030 requires anyone desiring to obtain a building permit for a new house or structure to connect to the public sewer system when the property on which such house or structure is situated is not more than 160 feet from the public sewer and the right-of-way admits such connection, or if the house or structure is located within an area where the use of a septic tank poses a potential contamination risk to the City's drinking water wells in the area, as specified by resolution of City Council.

#### **Title 17-Grading Code**

Title 17 of the RMC contains the City's grading ordinance, which establishes procedures for grading plan approval, issuance of grading permits, and subsequent inspection and enforcement protocols.

With a few exceptions detailed in Section 17.12.010, the grading ordinance prohibits grading on any lot, parcel, or tract of land without issuance of a grading permit from the City's Public Works Director. Materials required as part of a grading permit application include grading plans, interim erosion control plans, and a preliminary soils report prepared by a geotechnical engineer. Pursuant to Section 17.16.010(B), recommendations specified in the preliminary soils report must be incorporated into the design of the grading plan. Additionally, the grading permit application incorporates the requirements of the NPDES Construction General Permit, such as preparation of a SWPPP, and requires documentation of water quality best management practices required under the Riverside County Drainage Area Management Plan.

Section 17.28.010 contains minimum grading standards and general requirements, including standards for cuts, fills, retaining walls, setbacks, drainage and terracing, and excavation blasting. Additionally, the grading ordinance establishes supplementary regulations for grading in hillsides and arroyos.

### **Applicable General Plan Policies**

**Policy HP-1.3:** The City shall protect sites of archaeological and paleontological significance and ensure compliance with all applicable State and Federal cultural resources protection and management laws in its planning and project review process.



**Policy PS-1.1:** Ensure that all new development in the City abides by the most recently adopted City and State seismic and geotechnical requirements.

**Policy PS-9.8:** Reduce the risk to the community from hazards related to geologic conditions, seismic activity, flooding and structural and wildland fires by requiring feasible mitigation of such impacts on discretionary development projects.

#### **Applicable General Plan Mitigation Measures**

The GP PEIR identified that projects that propose to install septic systems comply with MM Geo-1 which requires an investigation as to the suitability of the site to support septic systems. MM Geo-1 does not apply to the Proposed Project because it will connect to the City sewer system. Therefore, the Proposed Project will adhere to and implement the above General Plan policies, as well as the existing regulations and Codes as identified above.. As no Proposed Project-specific impacts were identified, no additional mitigation measures are applicable.

#### **5.7.4 Conclusion**

With regards to the issue area of Geology and Soils, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. No mitigation measures contained within the GP PEIR would be required because they are not applicable to the Proposed Project, and no additional mitigation is required because the Proposed Project-specific impacts would be less than significant.

5.8 Greenhouse Gas Emissions

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Significant and Unavoidable	No	No	No	No
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	Less Than Significant	No	No	No	No

5.8.1 Discussion

The following study was performed to determine potential Proposed Project-specific impacts:

- *Air Quality and Greenhouse Gas Technical Memorandum* prepared by KPC EHS Consultants, LLC on 3-29-2024 (**Appendix A**).

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

GP PEIR Impacts-Significant and Unavoidable

*Note: The 2025 EIR analyzed greenhouse gas (GHG) emissions under Section 5.3, Air Quality, of the GP PEIR. Updates to the CEQA Guidelines in 2010 created a separate category for GHG emissions. To be consistent with the most recent version of Appendix G of the CEQA Guidelines, the discussion from the GP PEIR is now analyzed under Section 5.8, Greenhouse Gas Emissions.*

The GP PEIR discussed GHG emissions on pages 5.3-43 through and indicated that build-out of the General Plan at Typical densities is expected to increase vehicle trips by approximately 50 percent above existing conditions, while Maximum w/PRD-level development, which is theoretically possible but not reasonably foreseeable, would increase vehicle trips over 400 percent compared to existing conditions. Further, the GP PEIR indicated that CO2 emissions associated with vehicle miles traveled (VMT) are a good indicator of GHGs associated with a land development projects. Table 5.3-P of

the GP PEIR shows CO<sub>2</sub> emissions of 4.2 tons per person annually, corresponding to annual VMT per person of 11,592.81.

In addition to emissions from VMT, GHG emissions may also be emitted from stationary sources, such as electricity generation. As noted in the Utilities section of the GP PEIR, implementation of the proposed General Plan would increase use of electricity in the Planning Area, particularly the demand for electricity to light, heat, and air condition the residential, commercial, and business development. New power production facilities proposed by the City include photovoltaic stations and natural gas-powered plants. Existing sources of energy, which includes a mix of renewable, coal, nuclear, and natural gas, will also continue to be used. The GP PEIR noted that sources and categories of sources will be subject to the emissions reductions strategy mandated by AB 32, however, no specific regulations, market mechanism, or other actions had been identified or adopted since AB 32 was adopted. Nevertheless, due to increased use in the Planning Area and for the purposes of this analysis, GHG emissions from energy use and other stationary sources were considered cumulatively considerable under all development scenarios.

Given that the build-out of the General Plan would result in GHG emissions of 1.63 million metric tons in 2020 within a region that will produce 7.3 million metric tons and would generate approximately three times the annual level in 1990 and approximately double the tons of CO<sub>2</sub> per person, the increase in GHG was considered significant. Therefore, GHG production is considered cumulatively considerable.

In accordance with CEQA, impacts that are less than significant individually, but cumulatively considerable, may be significant. Although there is no standard directly applicable to adoption and implementation of the General Plan, cumulative emissions resulting from buildout in 2025 will contribute criteria pollutants and global warming gases to the Basin. Therefore, The GP PEIR concluded that implementation of the General Plan will result in a cumulatively significant net increase of criteria pollutants and global warming gases.

However, the GP PEIR identified Mitigation Measures MM Air-8 through MM Air-10 (refer to GP EIR pp 5.3-53 through 5.3-54) that are specific to greenhouse gas emission reduction, which if implemented, would reduce impacts of greenhouse gas emissions to less than significant. Mitigation Measures MM Air-8 through MM Air-10 are identified as follows:

**MM Air 8:** To reduce GHG emissions through reduced energy consumption and the procurement of lower-emission resources, Riverside Public Utilities (RPU) shall join the California Climate Action Registry ([www.climateregistry.org](http://www.climateregistry.org)) and comply with GHG regulations developed by the California Air Resources Board (CARB) and the California Energy Commission (CEC) pursuant to AB 32. RPU shall perform yearly GHG inventories according to the Power/Utility Protocol to identify and implement conservation measures and resource procurement practices that will reduce its GHG emissions.

**MM Air 9:** To reduce GHG emissions, the City's Environmental Relations Manager, working in conjunction with RPU shall develop, enhance, and/or implement programs to reduce energy consumption. Some examples of programs may be, but are not limited to:

- Replacing incandescent light bulbs with compact fluorescent lamps;
- Participating in the Energy Star Programs;
- Promotion of the use of energy efficient equipment and vehicles;
- Promotion of commercial and residential solar energy rebate programs; and
- Performance based, commercial/industrial energy efficiency rebate program.

**MM Air 10:** The City will implement an incentive based program, Green Builder Program, by the end of 2008 to reduce GHG emissions through the energy consumption of proposed new development. A Riverside Green Builder home must meet five criteria:

- Energy Efficiency – built to exceed California Title 24 energy efficiency standards by 15%;
- Water Conservation – conserving 20,000 gallons of water per home per year;
- Waste Reduction – at least 50% of construction waste diverted from landfills;
- Wood Conservation – wood must be from a certified sustainable source and engineered wood products must be used; and
- Indoor Air Quality – Heating, Ventilating and Air Conditioning (HVAC) designed by a licensed engineer to Air Conditioning Contractors of America (ACCA) manual J, S and D or equivalent Sheet Metal and Air Conditioning Contractor's National Association (SMACNA) or American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) standards.

The GP PEIR concluded that GHG impacts associated with the General Plan would be significant and unavoidable, largely because of the assumed increases in population and vehicle trips, energy use/generation, and stationary sources. The analysis identified that the planned increases in GHGs from such sources, and which did not account for reductions from potentially lower VMTs through infill development, advances in technology, and increases in energy efficiency. As such, GHGs associated with the General Plan were determined to be higher than applicable reduction targets. Sources and categories of sources will be subject to the emissions reductions strategy mandated by AB 32, however, no specific regulations, market mechanism, or other actions had been identified or adopted since AB 32 was adopted. Nevertheless, due to increased use in the Planning Area and for the purposes of this analysis, GHG emissions from energy use, VMT and stationary sources were considered cumulatively considerable under all development scenarios.

### Proposed Project Impact

As noted above, the GP PEIR estimated an annual VMT per person of 11,592.81. Based on CalEEMod, (Appendix A) the Proposed Project is estimated to generate 9,317 VMT per person annually. As such, the Proposed Project's VMT is within the scope of the analysis.

In fulfillment of Mitigation Measures MM Air 8 through MM Air 10 above, the City of Riverside adopted a Climate Action Plan (CAP) as part of the Restorative Growthprint Economic Prosperity Action Plan and Climate Action Plan in 2016, referred to as the Riverside Restorative Growthprint or RRG. The RRG

represents 3 separate but integrated planning efforts including: Western Riverside Council of Governments (WRCOG) subregional Climate Action Plan (Subregional CAP), RRG – Economic Prosperity Action Plan (RRG-EPAP), and RRG – Climate Action Plan (RRG-CAP).

The City has adopted 2020 and 2035 emissions reduction targets with a 2020 target of a 15% reduction and 2035 target of 49% reduction from the 2010 baseline. To achieve the proposed targets the City developed local reduction measures. The local reduction measures in the RRG- CAP are organized into four major sectors:

- Energy (including electricity and natural gas consumption).
- Transportation and Land Use.
- Water.
- Solid Waste.

As discussed above, the GP PEIR concluded that buildout of the City under the General Plan would result in significant and unavoidable GHG impacts. The Proposed Project is consistent with the buildout assumptions of the General Plan, and thus the GP PEIR. Nevertheless, to determine whether Proposed Project-specific impacts may result, GHG emissions for the Proposed Project were estimated by using the California Emissions Estimator Model (CalEEMod) which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations emissions. CalEEMod is authorized for use to assess Proposed Project emissions by the SCAQMD. The SCAQMD significance threshold of 3,000 MTCO<sub>2</sub>e/Year was used to determine the impact of the Proposed Project’s GHG emissions. Construction and operation emissions are presented in **Table 5.8-1: Proposed Project Greenhouse Gas Emissions** and summarized in **Table 5.8-2: Proposed Project Greenhouse Gas Emissions Summary**, the GHG emissions for both construction and operations of the Proposed Project are estimated to be below the 3,000 MTCO<sub>2</sub>e/Year threshold. The Proposed Project’s emissions also are less than 900 MTCO<sub>2</sub>e/Year, which is a bright-line screening threshold proposed by the California Air Pollution Control Officers Association (CAPCOA) below which a project’s emissions would be considered de minimis.<sup>9</sup>

**Table 5.8-1: Proposed Project Greenhouse Gas Emissions**

Source	GHG Emissions MT/yr			
	N2O	CO2	CH4	CO2e
Mobile Sources	0.03	549	0.03	559
Area	< 0.005	0.84	< 0.005	0.85
Energy	< 0.005	186	0.02	186
Water/Wastewater	< 0.005	15.4	0.07	17.6
Solid Waste	0.000	4.00	0.40	14.0
Refrigerant				0.11
30-year Amortized Construction GHG				15.23
<b>TOTAL</b>	<i>Metric Tons per Year</i>			<b>792.79</b>

<sup>9</sup> <https://www.ourair.org/wp-content/uploads/CAPCOA-CEQA-and-Climate-Change.pdf>, as accessed 2/13/25.

SCAQMD Threshold	Metric Tons per Year	3,000
Exceed Threshold?		NO

Source: CalEEMod 2022.1.1.19 Datasheets. (Appendix A).

Table 5.8-2: Proposed Project Greenhouse Gas Emissions Summary

GHG Emissions Source	Annual Emissions Metric Tons	Annual Threshold Tons/Metric Tons	Exceeds Threshold?
Construction 2024	246	3,000	NO
Construction 2025	211	3,000	NO
Operations	777.56	3,000	NO

The Proposed Project would comply with the City’s General Plan policies and State Building Code provisions designed to reduce GHG emissions. In addition, the Proposed Project would comply with all SCAQMD applicable rules and regulations during construction and as demonstrated in this analysis, will not interfere with the State’s goals of reducing GHG emission to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GHG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05.

The City’s Economic Prosperity Action Plan and Climate Action Plan (CAP), prioritizes the implementation of policies that enable the City to fulfill the requirements of State initiatives, Assembly Bill 32 and Senate Bill 375. The CAP includes a baseline GHG inventory for local government operations and the community as a whole and establishes emission reduction targets consistent with State law. Strategies in the CAP to reduce GHG emissions include increasing energy efficiency in buildings and facilities, utilizing renewable energy sources, increasing vehicle fuel efficiency, supporting alternative modes of transportation, reducing waste generation, and reducing water consumption.

If a project is consistent with the CAP, it is also considered to be consistent with any applicable plan, policy, or regulation of an agency adopted to reduce emissions. The City of Riverside utilizes a number of policies throughout its general plan that also serve to reduce GHG emissions. The consistency with these policies are discussed in Section 3.0, *Proposed Project Description*, 5.3, *Air Quality*, Section 5.6, *Energy*, and Section 5.8, *Greenhouse Gas Emissions*. Proposed Project:

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.8.3 of this document. The Proposed Project’s implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.



## 5.8.2 Cumulative Impacts Analysis

The GP PEIR evaluated the potential impacts associated with the General Plan Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to GHGs, the GP PEIR acknowledged that buildout of the General Plan at the “Typical” scenario densities would increase traffic approximately 50% and increase energy demand/use. Those increases would commensurately increase GHG emissions, and the GP PEIR concluded that the General Plan would result in a cumulatively considerable increase in GHG emissions.

The Proposed Project is within the scope of the development assumed in the General Plan, as it is consistent with the density and population growth assumptions. Thus, it is within the scope of the GP PEIR’s analysis with respect to GHGs. However, as discussed above, the Proposed Project would not itself exceed applicable project-level GHG thresholds. And, the Proposed Project must comply with the CBC Title 24 standards that are applicable at the time of the Proposed Project’s construction and as adopted by the City of Riverside which have dramatically increased in efficiency since the GP PEIR was certified. The Proposed Project would not result in a cumulatively considerable increase in GHG emissions.

## 5.8.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

The development standards that would apply to this specific Proposed Project include but are not limited to the following:

### California Regulations and Building Codes

#### *Title 20 Appliance Efficiency Standards*

**CCR, Title 20: Division 2, Chapter 4, Article 4, Sections 1601-1608:** Appliance Efficiency Regulations regulates the sale of appliances in California. The Appliance Efficiency Regulations include standards for both federally regulated appliances and non-federally regulated appliances. 23 categories of appliances are included in the scope of these regulations. The standards within these regulations apply to appliances that are sold or offered for sale in California, except those sold wholesale in California for final retail sale outside the State and those designed and sold exclusively for use in recreational vehicles or other mobile equipment.

#### *Title 24 Energy Efficiency Standards and California Green Building Standards*

**CCR Title 24 Part 6:** California’s Energy Efficiency Standards (Energy Code) for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California’s energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods.

Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions.

The CEC adopted the 2022 Energy Code on August 11, 2021. The 2022 Energy Code includes encouraging efficient electric heat pumps, establishing electric-ready requirements for new homes, expanding solar photovoltaic and battery storage standards, and strengthening ventilation standards. Buildings whose permit applications are applied for on or after January 1, 2023, must comply with the 2022 Energy Code.

**CCR, Title 24, Part 11:** California Green Building Standards Code (CALGreen) is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on January 1, 2011, and is administered by the California Building Standards Commission (CBSC). CALGreen is updated on a regular basis, with the most recently approved update consisting of the 2022 California Green Building Code Standards that became effective January 1, 2023. The State Building Code provides the minimum standard that buildings must meet in order to be certified for occupancy, which is generally enforced by the local building official. 2022 CALGreen standards are applicable to the Proposed Project and require:

- **EV Charging:** New One- and Two-Family Dwellings and Townhouses Attached or detached private garages, carports, or any other on-site parking. For each dwelling unit with onsite parking, install a listed raceway and associated conductors to accommodate a dedicated branch circuit for a future EV charger. [CGSBS 4.106.4.1]
- **Construction waste management:** Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either (CalGreen) Section 4.408.2, 4.408.3, or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance (4.408.1).
- **Water Efficiency and Conservation:** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:
  - Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (4.303.1.1)
  - Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush (4.303.1.2)
  - Showerheads. Single showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute and 80 psi (4.303.1.3). When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi (4.303.1.3.2).
  - Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi (4.303.1.4.1). The

maximum flow rate of lavatory faucets installed in common and public use areas(outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

- **Outdoor Water Use:** Outdoor potable water use in landscape areas. New residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following: [CGBSC 4.304.1]
  - Current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO).
  - Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option

### **Restorative Growthprint Plan**

The Riverside Restorative Growthprint (RRG) combines two plans: the Economic Prosperity Action Plan (RRG-EPAP) and the Climate Action Plan (RRG-CAP), which work in conjunction to spur entrepreneurship and smart growth while advancing the City's GHG emission reduction goals.

In 2014, Riverside was one of 12 cities that collaborated with the Western Riverside Council of Governments on a Subregional Climate Action Plan (Subregional CAP) that included 36 measures to guide Riverside's GHG reduction efforts through 2020. The RRG-CAP expands upon the Subregional CAP and provides a path for the City to achieve deep reductions in GHG emissions through 2035, while the RRG-EPAP provides a framework for smart growth and low- carbon economic development. The RRG-CAP prioritizes the implementation of policies that enable the City to fulfill the requirements of AB 32 and SB 375.

The following measures from the RRG-CAP are applicable to the Proposed Project.

**Measure SR-2: 2013 California Building Energy Efficiency Standards (Title 24, Part 6).** Meet mandatory energy efficiency standards for buildings.

**Measure SR-13: Construction & Demolition Waste Diversion.** Meet the mandatory requirement to divert 50% of C&D waste from landfills by 2020 and exceed the requirement by diverting 90% of C&D waste from landfills by 2035.

**Measure E-2: Shade Trees.** Strategically plant trees at new residential developments to reduce the urban heat island effect.

**Measure T-1: Bicycle Infrastructure Improvements.** Expand on-street and off-street bicycle infrastructure, including bicycle lanes and bicycle trails.

**Measure T-6: Density.** Improve jobs-housing balance and reduce vehicle miles traveled by increasing household and employment densities.

**Measure W-1: Water Conservation and Efficiency.** Reduce per capita water use by 20% by 2020. Additionally, as the project meets the current interim emissions

targets/thresholds established by SCAQMD (as described in Section V, Air Quality Standards), the Proposed Project would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030 mandated by SB-32. Furthermore, all of the post-2020 reductions in GHG emissions are addressed via regulatory requirements at the State level and the project will be required to comply with these regulations as they come into effect.

#### **Applicable General Plan Policies**

- **Policy AQ-5.1:** Utilize source reduction, recycling, and other appropriate measures to reduce the amount of solid waste disposed of in landfills.
- **Policy AQ-5.6:** Support the use of automated equipment for conditional facilities to control heating and air conditioning.
- **Policy AQ-5.8:** Require residential building construction to meet or exceed energy use guidelines in Title 24 of the California Administrative Code.

#### **Applicable General Plan Mitigation Measures**

There are no applicable General Plan Mitigation Measures. Mitigation Measures MM Air-8 through MM Air-10, which are focused on Greenhouse Gas emission reduction, are general in nature and developed for implementation by the City, not specific projects.

### **5.8.4 Conclusion**

With regards to the issue area of Greenhouse Gas, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. No mitigation measures contained within the GP PEIR would be required because Proposed Project specific impacts would be less than significant, and no GP PEIR mitigation measures are related to project-level compliance.

## 5.9 Hazards and Hazardous Materials

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/More Severe Impact?
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less Than Significant	No	No	No	No
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?	Less Than Significant	No	No	No	No
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less Than Significant	No	No	No	No
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?	Less Than Significant	No	No	No	No
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?	Less Than Significant	No	No	No	No
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less Than Significant	No	No	No	No
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	Less Than Significant	No	No	No	No

### 5.9.1 Discussion

The following study was performed to determine potential Proposed Project-specific impacts:

- Phase I Environmental Site Assessment and Limited Soil Investigation Report, TTM 37764 prepared by EFI Global, December 19, 2019 (**Appendix E**)

The GP EIR assessed the topics, a through g above. While compliance with existing regulations and proposed General plan policies would result in less than significant hazards impacts, mitigation measures were evaluated for their ability to eliminate or further reduce the less than significant adverse impacts related to hazardous materials, airport hazards, wildland fire hazards, and emergency responses. The following mitigation measures were identified to further reduce the significance of potential risks from new development such as the remediation in the case of disturbance of contaminated soils.

**MM Haz 1:** To reduce project-related adverse impacts to sites containing hazardous materials and/or sites where known hazardous materials contamination may have existed that may be inadvertently discovered during construction of projects soils testing shall be conducted by a qualified soils engineer and submitted to the City for the evaluation of hazardous chemical levels in the soil. The report submitted to the City should indicate if remediation of the soils is necessary to achieve less than significant levels of hazardous chemical in the soils. Proper investigation, and remedial actions, if necessary, including a workplan should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.

**MM Haz 2:** All sites where the last known use was agriculture or related activities, including where weed abatement occurred, might contain pesticides, herbicides, agricultural chemical, organic waste or other related residue in onsite soil. Soils testing shall be conducted by a qualified soils engineer and submitted to the City for the evaluation of hazardous chemical levels in the soil. The report submitted to the City should indicate if remediation of the soils is necessary to achieve less than significant levels of hazardous chemical in the soils. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.

**MM Haz 3:** Within six months of adoption of the General Plan 2025 Program, the City shall include a notification on the demolition application form to inform the applicant of the potential applicability of the EPA's Universal Waste Rule and the California Code of Regulations, and that it is the applicant's responsibility to comply with any applicable regulations.



---

**a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

---

**GP PEIR Impact - Less than Significant**

The GP PEIR analyzes this threshold on pages 5.7-30 through 5.7-31. The GP PEIR concluded that the General Plan has identified a variety of policies to reduce the potential exposure of people and the environment to hazardous materials. Oversight by the appropriate Federal, State, and local agencies, compliance by new development with applicable regulations related to the handling and storage of hazardous materials, and with implementation of the General Plan policies, the risk of the public's potential exposure to hazardous substances is considered less than significant.

Although the overall quantity of hazardous materials and waste generated in the City could increase as a result of implementation of the proposed General Plan Program, all new developments that handle or use hazardous materials would be required to comply with the regulations, standards, and guidelines established by the EPA, the State, and the City of Riverside related to storage, use, and disposal of hazardous materials. In addition, the Public Safety Element of the proposed General Plan has identified a variety of policies to reduce the potential exposure of people and the environment to hazardous materials. Oversight by the appropriate Federal, State, and local agencies, compliance by new development with applicable regulations related to the handling and storage of hazardous materials, and with implementation of the General Plan policies, the risk of the public's potential exposure to hazardous substances is considered less than significant.

**Proposed Project**

Construction of the Proposed Project could require the use of limited hazardous materials, such as diesel and other fuel sources. The use of such materials is regulated by federal, state, and local requirements that ensure the proper storage, use, and disposal of such materials. Construction of the Proposed Project does not have any unique features that cause it to handle or store hazardous materials that are not already commonly associated with construction, and for which regulations ensure that impacts would remain less than significant.

Operationally, the Proposed Project does not involve the transport, use, or disposal of any hazardous material because as a residential it does not involve the transportation of hazardous materials in significant quantities. The future occupancy or operational use of the site would typically include the isolated storage and use of small amounts of commercial hazardous materials such as fuels, oils, solvents, pesticides, electronic waste, and other materials. These materials would be stored in small quantities in individual residences and, therefore, would not pose a significant threat to the public.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.9.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects,

or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**b) Would the project 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?**

---

**GP PEIR Impact – Less Than Significant**

The GP PEIR analyzes this threshold on pages 5.7-31 through 5.7-32. The GP PEIR concluded that compliance with existing regulations and proposed General Plan policies would ensure that the public would not be exposed to any unusual or excessive risks related to hazardous materials. As such, impacts associated with the upset and accident conditions involving the release of hazardous materials into the environment would be considered less than significant.

Compliance with all applicable Federal and State laws related to the transportation of hazardous materials would reduce the likelihood and severity of accidents during transit, thereby impacts would be less than significant. Hazardous materials are required to be stored in designated areas designed to prevent accidental release to the environment. The California Building Code (CBC) requirements prescribe safe accommodations for materials that present a moderate explosion hazard, high fire or physical hazard, or health hazards. Compliance with all applicable Federal and State laws related to the storage of hazardous materials would maximize containment and provide for prompt and effective clean-up if an accidental release occurs, and therefore, impacts are less than significant. In summary, compliance with existing regulations and proposed General Plan policies would ensure that the public would not be exposed to any unusual or excessive risks related to hazardous materials. As such, impacts associated with the upset and accident conditions involving the release of hazardous materials into the environment would be considered less than significant.

While compliance with existing regulations and proposed General Plan policies would result in less than significant hazards impacts, mitigation measure were evaluated for their ability to eliminate or further reduce the less than significant adverse impacts related to hazardous materials. Mitigation measures Haz 1 – Haz 3 were nevertheless incorporated to further reduce potential risks from new development such as the remediation in the case of disturbance of contaminated soils.

**Proposed Project**

Citrus production had occurred on the site from at least the mid- 1920's to approximately 1990, and the site currently contains a grove of citrus trees that are no longer in active production. In the past citrus growing involved the use of arsenic and organochlorine pesticides (OCPs) as herbicides and to control a variety of pests during citrus production.

In fulfillment of Mitigation Measures MM Haz-1 and MM Haz 2 above, a Phase I Environmental Site Assessment (ESA) and Limited Soil Investigation Study was conducted on the Proposed Project site in 2019. (Appendix F).

This assessment made the following conclusions:

- *Recognized Environmental Condition (REC):* No RECs were identified during the course of this assessment.
- *Historical Recognized Environmental Condition (HREC):* No HRECs were identified during this assessment.
- *Controlled Recognized Environmental Condition (CREC):* No CRECs were identified during the course of this assessment.
- *De Minimis Condition:* The low levels of OCPs and arsenic detected in near-surface soils as part of the Limited Soil Investigation are considered to be a de minimis condition for the subject property. However, based on the subject property's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both above and below ground may have existed or exists on the subject property. Any buried trash/debris or other waste encountered during future subject property development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for property disposal.

Based on the foregoing, no additional investigation is recommended at this time. The reports recommendation would be implemented as required by MM Haz 2.

Additionally, the Proposed Project may involve the limited use of hazardous materials by contractors and residences who are expected to comply with all applicable Federal, State, and local laws and regulations about the transport, use, disposal, handling, and storage of hazardous waste, including but not limited to Title 49 of the Code of Federal Regulations implemented by Title 13 of the CCR, which describes strict regulations for the safe transportation of hazardous materials. With compliance with all applicable Federal, State, and local laws related to the transportation, use, and storage of hazardous materials, the potential and severity of accidents involving hazardous materials will be reduced to less than significant levels on a direct, indirect, or cumulative basis. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.9.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

---

**GP PEIR Impact - Less than Significant**

The GP PEIR analyzes this threshold on pages 5.7-32 through 5.7-33. The GP PEIR concluded that the compliance with existing Federal and State regulations, impacts associated with the exposure of schools to hazardous materials are considered less than significant.

Although hazardous materials and waste generated from future development may pose a health risk to nearby schools, all businesses that handle or have on-site transportation of hazardous materials would be required to comply with the provisions of the City's Fire Code and any additional element as required in the California Health and Safety Code Article 1 Chapter 6.95 for the Business Emergency Plan. Both the Federal and State governments require all businesses that handle more than specified amount of hazardous materials to submit a business plan to a regulating agency. Additionally, individual school districts are responsible for siting schools away from hazardous sites. Therefore, with compliance to existing Federal and State regulations and because school districts are responsible for siting school locations away from hazardous waste/generators, impacts associated with the exposure of schools to hazardous materials are considered less than significant.

**Proposed Project**

The closest school to the Proposed Project site is the Arizona Middle School located at 11045 Arizona Avenue. At its closest point, the school is 0.28 mile north of the Proposed Project site. It should be noted the Proposed Project is residential so the amount and type of hazardous materials and or waste generated from the site will be limited and would be subject to all applicable safety regulations and would not pose a health risk to nearby existing schools. Therefore, the Proposed Project will have a less than significant impact on schools regarding the risk of hazardous materials. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.9.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

- 
- d) Would the project be located on a site which is included on a list of hazardous materials sites compiled according to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**
- 

#### **GP PEIR Impact – Less than Significant**

The GP PEIR analyzes this threshold on pages 5.7-33. The GP PEIR concluded that given that there already are regulations in place, which would be the framework in which environmentally hazardous sites would be dealt with to reduce impacts to the public and environment, impacts are considered less than significant.

The Department of Toxic Substance Control maintains a Hazardous Waste and Substances Site List for site cleanup. This list is commonly referred to as the Cortese List. The List is a planning document used by the state, local agencies, and developers to comply with the California Environmental Quality Act requirements and provide information about the location of hazardous materials release sites. Government Code section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. DTSC is responsible for a portion of the information contained in the Cortese List. Other state and local government agencies are required to provide additional information on hazardous material release for the Cortese List.

There are numerous Federal, State and local regulations that would dictate how a contaminated site would be identified and remediated. Therefore, given that there already are regulations in place, which would be the framework in which environmentally hazardous sites would be dealt with to reduce impacts to the public and environment, impacts are considered less than significant.

#### **Proposed Project**

The Phase I ESA indicated that a review of hazardous materials site lists compiled according to Government Code Section 65962.5 found that the Proposed Project site is not included on any such lists. Therefore, the Proposed Project would have no impact on creating any significant hazard to the public or environment on a direct, indirect, or cumulative basis. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.9.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

- 
- 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?**
- 

**GP PEIR Impact – Less than Significant**

The GP PEIR analyzes this threshold on pages 5.7-34 through 5.7-35. The GP PEIR concluded that with compliance with General Plan policies, and since individual development projects will be required to comply with existing County and City Airport Plans, impacts related to hazards from airports at the General Plan level are less than significant.

Individual development projects within or near the safety and/or compatibility zones depicted on Figure 5.7-2 will be required to ensure consistency from the Airport Land Use Commission to comply, and be compatible with, the land use standards in the applicable airport compatibility plan. The Land Use and Urban Design Element of the General Plan has been developed to avoid allowing intensive new uses within the airport-influence areas of these three airports. Policies include development controls limiting development within areas subject to height noise levels and limiting the intensity and height of development within aircraft hazard zones. With compliance with General Plan policies, and since individual development projects will be required to comply with existing County and City Airport Plans, impacts related to hazards from airports at the General Plan level are less than significant.

**Proposed Project**

According to *Map My County*, the Proposed Project site is not within an Airport Compatibility Area or an Airport Influence Area. The closest airport to the Proposed Project site is the Riverside Municipal Airport located 4.1 miles northeast of the site. Therefore, the Proposed Project will have no impact resulting in a safety hazard for people residing or working in the Proposed Project area on a direct, indirect, or cumulative basis. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.9.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

- 
- f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**
- 

**GP PEIR Impact – Less than Significant**

The GP PEIR analyzes this threshold on page 5.7-35. The GP PEIR concluded that with continued use of the Standardized Emergency Management System (SEMS) and implementation of the general



plan policies enforcing compliance with the Emergency Operations Plan, impacts to emergency response plans will be less than significant.

The City of Riverside has developed an extensive Emergency Operations Plan, created by the Emergency Management Office. The City's Fire Department promotes a high level of multijurisdictional cooperation and communication for emergency planning and response management through activation of the SEMS. The General Plan also provides policies to identify methods of implementing the emergency plan. With continued use of the SEMS and implementation of the General Plan policies enforcing compliance with the Emergency Operations Plan, impacts to emergency response plans will be less than significant.

### **Proposed Project**

The proposed construction activities, including equipment and supply staging and storage, would largely occur within the Proposed Project site and would not restrict access of emergency vehicles to the Proposed Project site or adjacent areas. During construction of sidewalks and infrastructure connections, traffic on La Sierra Avenue and Victoria Avenue would be temporarily diverted around the construction activity but access would not be blocked. Thus, impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Operation of the Proposed Project would also not result in a physical interference with an emergency response evacuation. Direct access to the Proposed Project site would be provided from La Sierra Avenue, which is adjacent to the Proposed Project site. As such, the Proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant. Therefore, the Proposed Project would have a less than significant impact on a direct, indirect, or cumulative basis on an emergency response or evacuation plan. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, and Riverside Municipal Code requirements. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?**

---

### **GP PEIR Impact – Less than Significant**

The GP PEIR analyzes this threshold on pages 5.7-35 through 5.7-37. The GP PEIR concluded that with implementation of General Plan policies, compliance with existing codes and standards, and with continuation of current City and Fire Station practices, impacts from wildland fires are considered less than significant.

Although the GP PEIR notes that no part of the City is immune from fire danger, the City takes proactive and preventative measures to reduce fire risk. For instance, communities are classified with respect to their fire defenses and physical characteristics, and standards are required to be implemented to ensure risks to wildfire are minimized. The City also maintains a Fire Department that utilizes a highly trained work force, progressive technology, and responsible fiscal management to provide its services to the community. In summary, with implementation of applicable General Plan policies, compliance with existing codes and standards, and with continuation of current City and Fire Station practices, impacts from wildland fires are considered less than significant.

Through implementation of the General Plan Policies, the City will continue to reduce the potential for damage by dangerous fires by providing adequate firefighting services, by protecting hillsides and urban-wildland interface areas, by encouraging residents to plant and maintain drought-resistant, fire-retardant plant species on slopes to reduce the risk of brush fire and soil erosion and by working with the Fire Department to control hazardous vegetation.

### **Proposed Project**

The Proposed Project is not located in an area of dense, dry vegetation, particularly in canyon areas and on hillsides, which poses the greatest potential for wildfire risks. Additionally, according to the General Plan Safety Element, the Proposed Project site is not located in a Very-High Fire Hazard Safety Zone. With adherence to the City of Riverside building and fire safety code requirements, the Proposed Project will have a less than significant impact regarding wildland fires on a direct, indirect, or cumulative basis from this Proposed Project will occur. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.9.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### **5.9.2 Cumulative Impacts Analysis**

The GP PEIR evaluated the potential impacts associated with the General Plan Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to hazards, the GP PEIR concluded that implementation of General Plan safety standards and policies, mitigation from the GP PEIR, and compliance with applicable regulations would provide a level of protection to current safety standards. With those, the GP PEIR concluded that the General Plan project would not result in a cumulatively considerable impact.

As discussed above, the Proposed Project would not result in a project-level hazard impact. It is a residential project that does not propose the use or disposal of hazardous materials aside from common household materials. The Proposed Project's construction would occur consistent with similar projects, and any handling or storage of hazardous materials would be consistent with applicable regulations. Finally, the Proposed Project is within the scope of the buildout assumed for the General Plan, including with the project site's designation and zoning (which assume residential uses). The Proposed Project would not result in a cumulatively considerable significant impact.

### 5.9.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

The development standards that would apply to this specific Proposed Project include but are not limited to the following:

#### Codes in Effect:

The Proposed Project shall fully comply with the 2022 version of Title 24, the California Building Standards Code, as adopted and amended by the City of Riverside, or the version of these codes in effect at the time a new permit application is filed. These include but are not limited to:

- **Automatic Fire Sprinkler System:** An automatic residential fire sprinkler system is required by City Ordinance 16.32.335.
- **Section 9.48 of the Riverside Municipal Code** requires that any person who uses or handles hazardous materials or mixtures containing hazardous materials in an amount equal to, or greater than: (i) five hundred pounds, (ii) fifty-five gallons, (iii) two hundred cubic feet at standard room temperature and pressure for compressed gas, (iv) ten pounds for organic peroxides, or (v) any known or suspected carcinogen, radioactive material, Class A poison, Class A or Class B explosive, shall, during the month of January prepare and submit a completed inventory form and file a hazardous materials business plan with the City Fire Department. It is not anticipated that the proposed apartments Proposed Project would use or handle hazardous materials that meet the requirement to file a hazardous materials business plan with the City Fire Department in accordance with Section 9.48 of the RMC.
- **Title 16 of the Riverside Municipal Code** – Buildings and Construction provides minimum standards to safeguard life or limb, health, property and public welfare by regulating the design, construction, quality of materials, use and occupancy, location and maintenance of buildings, equipment, structures and grading within the City. The proposed apartment buildings shall be constructed in accordance with Title 16 or the RMC. A permit may be withheld or denied if the Building Official finds there are existing on-site violations of the provisions of Chapter 16.04 through 16.20 or any other ordinance of the City.
- **Title 17 of the Riverside Municipal Code** sets forth rules and regulations which will further implement the goals, and objectives of the GP 2025 in order to control evacuation, grading, and earthwork construction. In addition, Title 17 establishes the administrative procedures for grading plan approval, issuance of permits, inspections, and penalties for unauthorized grading activity.

### **Applicable General Plan Policies**

- **Policy PS-6.4:** Evaluate all new development to be located in or adjacent to wildland areas to assess its vulnerability to fire and its potential as a source of fire.
- **Policy PS-9.8 :** Reduce the risk to the community from hazards related to geologic conditions, seismic activity, flooding and structural and wildland fires by requiring feasible mitigation of such impacts on discretionary development projects.
- **Policy PS-6.7:** Continue to involve the City Fire Department in the development review process.

### **Applicable General Plan Mitigation Measures**

**MM Haz 1:** To reduce project-related adverse impacts to sites containing hazardous materials and/or sites where known hazardous materials contamination may have existed that may be inadvertently discovered during construction of projects soils testing shall be conducted by a qualified soils engineer and submitted to the City for the evaluation of hazardous chemical levels in the soil. The report submitted to the City should indicate if remediation of the soils is necessary to achieve less than significant levels of hazardous chemical in the soils. Proper investigation, and remedial actions, if necessary, including a workplan should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.

**MM Haz 2:** All sites where the last known use was agriculture or related activities, including where weed abatement occurred, might contain pesticides, herbicides, agricultural chemical, organic waste or other related residue in onsite soil. Soils testing shall be conducted by a qualified soils engineer and submitted to the City for the evaluation of hazardous chemical levels in the soil. The report submitted to the City should indicate if remediation of the soils is necessary to achieve less than significant levels of hazardous chemical in the soils. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.

## **5.9.4 Conclusion**

With regards to the issue area of Hazards and Hazardous Materials, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.

4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. The Proposed Project would comply with the mitigation measures contained within the GP PEIR which is designed to reduce any potential Proposed Project impacts to less than significant, and no further mitigation measures are required because the Proposed Project specific impacts would be less than significant.

## 5.10 Hydrology and Water Quality

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Significant and Unavoidable	No	No	No	No
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less Than Significant	No	No	No	No
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:	Less Than Significant	No	No	No	No
i) result in substantial erosion or siltation on- or off-site;	Less Than Significant	No	No	No	No
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	Less Than Significant	No	No	No	No
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	Less Than Significant	No	No	No	No



iv) impede or redirect flood flows?	Less Than Significant	No	No	No	No
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less Than Significant Significant and Unavoidable for Dam Inundation	No	No	No	No
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less Than Significant for Groundwater; Significant and Unavoidable for Water Quality	No	No	No	No

### 5.10.1 Discussion

The following studies were performed to determine potential Proposed Project-specific impacts:

- *Hydrology Report for TR 38921 in the City of Riverside (Hydro Study)*, prepared by Adkan Engineers, February 26, 2024 (**Appendix F**)
- *Project Specific Water Quality Management Plan (WQMP) for TTM 38921* prepared by Adkan Engineers, February 22, 2024 (**Appendix G**)

---

#### a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

---

##### GP PEIR Impact – Significant and Unavoidable

The GP PEIR analyzes this threshold on pages 5.8-16 through 5.8-18. The GP PEIR concluded that the impacts related to exceeding water quality standards or waste discharge requirements related to implementation of the General Plan are considered significant and unavoidable.

Future development consistent with the proposed General Plan will significantly increase the amount of impervious surface area in the City and Sphere Areas. This impervious area includes paved parking areas, sidewalks, roadways, and rooftops. All sources of runoff may carry pollutants and therefore have the potential to degrade water quality and not meet standards.

The City requires that each individual development project comply with existing State Water Quality Control Board and City stormwater regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation and transport of urban pollutants. The Santa Ana Drainage Area Management Plan provides a selection of Best Management Practices (BMPs), as required by NPDES. All new developments will undergo individual City review and will be required to comply with the applicable RWQCB NPDES Permit, which sets forth BMPs for new development and redevelopment projects. Prior to making land use decisions, the City will require project applicants to utilize available methods to estimate increases in pollutant

loads and flows resulting from future development through preparation of a SWPPP and a WQMP. In addition, project applicants shall demonstrate accomplishment of the following NPDES objectives:

- Use of structural and non-structural Best Management Practices (BMPs) to mitigate projected increases in pollutant loads and flows.
- Minimized pollutant loading flow velocity during and after construction.
- Minimized amounts of impervious surfaces and directly connected impervious surfaces.
- Maximized on-site infiltration and runoff and temporary on-site retention areas.
- Limited disturbance of natural water bodies and natural drainage systems

Pollution prevention methods, source controls and treatment using small collection strategies located at or as close as possible to the source.

Although storm water management measures reduce impacts of storm water pollutants and discharges, the NPDES permit and WQMP do not prevent all discharges of storm and non-storm waters. New and existing developments may add small amounts of pollutants to runoff into the Santa Ana River and San Jacinto River (Canyon Lake and Lake Elsinore), which are impaired receiving waters. Therefore, impacts related to exceeding water quality standards or waste discharge requirements related to implementation of the General Plan are considered significant and unavoidable cannot be mitigated to a less than significant level.

### Proposed Project

The Federal Clean Water Act Section 303(d) requires that States assess the quality of their waters every two years and publish a list of those waters not meeting the water quality standards established for them. Water quality standards include beneficial uses, water quality objectives necessary to protect these uses and the antidegradation policy, and are found in the Basin Plan. For water bodies placed on the 303(d) List of Water Quality Limited Segments, states are required to develop Total Maximum Daily Loads (TMDLs) for the pollutant(s) that are causing standards impairment<sup>10</sup>. According to Table A.1 Identification of Receiving Waters Receiving Waters, contained in the Preliminary Water Quality Management Plan (PWQMP) prepared for the Proposed Project (Appendix G), the Proposed Project discharges to the Arizona Channel, Arlington Channel, Temescal Creek, Reach 1, and the Prado Creek Basin. Temescal Creek, Reach 1 is identified on the *EPA Approved 303 (d) List Impairments*, for the potential of hydrogen (pH ) and the Prado Creek Basin is on the List for Nutrients, Pathogens, and Total Suspended Solids (TSS).<sup>11</sup>

The PWQMP indicates that onsite drainage will be conveyed to a proposed infiltration basin at the northeast corner of the site via surface drainage and a storm drain system. Natural infiltration

---

<sup>11</sup> Santa Ana Region - 303(d) List of Water Quality Limited Segments. Available at:  
[https://www.waterboards.ca.gov/santaana/water\\_issues/programs/tmdl/303d.html](https://www.waterboards.ca.gov/santaana/water_issues/programs/tmdl/303d.html). Accessed January 2, 2025.

capacity was preserved with the implementation of an onsite infiltration basin and landscaping is being incorporated into the site in all feasible areas.

As such, operational runoff from the site will not contribute to the degradation of Temescal Creek, Reach 1 and the Prado Creek Basin.

Likewise, before any construction associated with the Proposed Project, the applicant must prepare a SWPPP that incorporates BMPs, consistent with NPDES regulations. These BMPs, which are standard construction practice, limit erosion, siltation, and transport of pollutants off-site. There is no unique aspect of construction that makes it more likely than standard construction to result in discharge of pollutants, and BMPs can and will be implemented consistent with regulatory requirements.

Given compliance with all applicable local, state, and federal laws regulating surface water quality and the fact that the Proposed Project will result in a net increase of surface water runoff but will have onsite filtration, the Proposed Project as designed is anticipated to result in a less than significant impact on a direct, indirect, or cumulative basis to any water quality standards or waste discharge.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.10.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

---

**GP PEIR Impact- Less than Significant**

The GP PEIR analyzes this threshold on pages 5.8-18 through 5.8-19. The GP PEIR concluded that the because safe yield will be maintained in the groundwater basins and none of the basins are overdrafted (nor are they projected to become so), other forms of conservation such as recycled water will be developed, and because the project has no direct impacts to groundwater recharge, implementation of the General Plan will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level and impacts are considered less than significant.

The Riverside Public Utility (RPU) provides the majority of domestic water for the City, with other utilities providing service in other areas of the City and the City's sphere of influence. RPU's domestic water is mainly supplied from local groundwater. Approximately 97% of the water supplied by RPU is supplied from Bunker Hill, Riverside North and South, and the Gage Exchange groundwater basins.

The Urban Water Management Planning Act (Water Code §§ 10610 et seq.) requires urban water suppliers to describe and analyze sources of water supply, water use and efficiency, demand management measures, implementation strategy and schedule, and other relevant information and programs. Supply reliability must be analyzed for normal, dry and multiple dry water years. UWMPs are often foundational documents for Water Supply Assessments and Water Supply Verifications and are sources of water supply information for cities and counties as they prepare their General Plans. As noted above, the primary source of RPU's water supply is groundwater from the Bunker Hill, Colton, Riverside North, and Riverside South groundwater basins. The Bunker Hill basin is adjudicated, and its safe-yield and export rights from the basin are well defined.

As noted, Table 5.16-E of the Utilities section of the GP PEIR, RPU's 2025 water supply would include up to 32,138 acre-feet of supply from planned sources. These sources include additional groundwater pumping and treatment, additional exchange with the Gage Canal Company, additional potable water made available through increased recycled water use, additional supply made available through the Seven Oaks Dam Conservation storage project and increased imported water from Western Municipal Water District. These increased supplies will largely be made possible through the expansion of existing facilities and programs, and expanded use of recycled water, and are therefore considered reliable due to historic use of those sources. Adverse environmental impacts are not expected from the use of those sources, because groundwater extraction would be within the safe yield of the subject groundwater basins.

Therefore, the impacts were considered less than significant.

### **Proposed Project**

The Proposed Project will not directly pump or use well water, nor will it affect a groundwater recharge area and will therefore not directly or indirectly deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. None of the proposed physical alterations to the Proposed Project site (i.e. grading, ground disturbance, structures, or paving) would interfere with the ability of RPU to extract groundwater. Also, the Riverside Citywide Water Efficient Landscaping and Irrigation Design Guidelines encourage the use of stormwater infiltration measures such as infiltration beds, swales, basins, and permeable paving. These features would be implemented on future development under the Proposed Project, where feasible, and would allow runoff to infiltrate the soil media and percolate into the ground. Landscape features would allow groundwater recharge and increase recharge potential within individual areas throughout the Proposed Project site. Therefore, there will be no impact on groundwater supplies and recharge either directly, indirectly, or cumulatively. No mitigation is required. Moreover, even though groundwater is used to supply water to the City, water management policies adopted by the RPU, and reflected in its UWMP, demonstrate that RPU has sufficient supplies necessary to serve the Proposed Project. See Section 5.20, *Utilities, and Service Systems*, regarding the Proposed Project's water demand versus the available water supply.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any

applicable GP PEIR mitigation measures as identified above and listed in Section 5.10.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

- i. result in substantial erosion or siltation on- or off-site;
  - ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
  - iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
  - iv. impede or redirect flood flows?
- 

The GP PEIR analyzes this threshold on pages 5.8-19 through 5.8-23. The GP PEIR analysis concluded that the General Plan Project would, in general, have a less than significant impact, or less than significant with mitigation incorporated, except in the category of dam inundation, which was determined to have a significant and unavoidable impact. The analyses for each of these thresholds are discussed below.

---

**c(i) Result in substantial erosion or siltation on- or off-site?**

---

**GP PEIR Impact-Less Than Significant**

The GP PEIR noted that in undeveloped areas of the City, new development could create changes to drainage patterns and cause flooding, erosion and siltation. However, such impacts would be less than significant through compliance with applicable development standards. For instance, all new development will be subject to NPDES requirements; areas of one acre or more of disturbance in the Planning Area are subject to preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to prevent runoff from construction sites to degrade water quality during storm events through erosion, siltation, and other contamination. Erosion, siltation, and other possible pollutants associated with long-term implementation of projects are addressed as part of the Water Quality Management Plan (WQMP) and grading permit process.

Importantly, the GP PEIR also noted that, with respect to runoff, future developed conditions must be studied and required to be attenuated on-site. This requirement ensure that drainage would not be significantly altered by development projects, nor would future projects result in on- or off-site flooding impacts. The City also maintains a five-year Capital Improvement Program which includes

a storm drain program to include improvement projects necessary to ensure adequate drainage during future General Plan buildout. Impacts were determined to be less than significant.

### Proposed Project

As discussed above in Section 5.10.a, development of the Proposed Project is required to adhere to specific standards to minimize any potential for increased erosion or siltation. The preparation of a SWPPP and WQMP would ensure BMPs are implemented to reduce transport of soils off-site. For instance, the PWQMP indicates that onsite drainage will be conveyed to a proposed infiltration basin at the northeast corner of the site via surface drainage and a storm drain system. Also, with incorporation of design features, the Proposed Project would not substantially alter the drainage pattern of the site. Based on requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD), the site is required to treat the 2-year, 24-hour storm event through the use of an infiltration basin with an additional gravel layer beneath it. Natural infiltration capacity was preserved with the implementation of an onsite infiltration basin and landscaping is being incorporated into the site in all feasible areas.

---

### **c(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?**

---

#### GP EIR Impact-Less Than Significant

The GP PEIR disclosed that future development consistent with the General Plan will significantly increase the amount of runoff into the existing storm drains. Riverside County Flood Control and Water Conservation District (RCFCWCD) and the City have identified facilities that are currently undersized. Most are located in the older portions of the City such as downtown. RCFCWCD and/or the City have no plans for improvement for these facilities at this time. As result of this, facilities will need to be expanded and/or new facilities will need to be constructed to accommodate both existing and planned development. The City of Riverside has developed a five-year Capital Improvement Program (CIP), which includes a Storm Drain Program. This particular program will include improvement projects that eliminate flooding during major storm events. Construction of these improvements will be in coordination with RCFCWCD projects, and in support of economic development projects.

The General Plan Policy PF-4.1 reinforces the City's CIP program. Although this CIP addresses current existing undersized drainage issues, it does not address anticipated increase in runoff due to the General Plan implementation. General Plan Policy PF-4.3 requires the City to routinely monitor and evaluate the effectiveness of the storm drain system and make adjustments as needed. In addition, to avoid flooding and/or placing new development within flood areas, the City requires development pads to be elevated above flood levels.

Underground storm drains and streets are designed to accommodate the 10-year storm from curb to curb, while 100-year storms are accommodated within street rights of way. Therefore, even though some older storm drain facilities may be undersized, impacts related to exceeding capacity to storm drains are considered less than significant because flooding of structures will not result.



Proposed Project

The Proposed Project will directly result in physical alterations to the site and immediate surrounding area through tree removal, grading, ground disturbance, and building new structures and paving. However, the Hydrology Study and WQMP indicate the Proposed Project would not alter the existing drainage pattern of the site in a manner that would increase flooding.

No alterations to a natural stream or river or increase in the rate or amount of surface runoff that would result in flooding on- or off-site is proposed. The Proposed Project consists of the construction of 49 new single-family residences and supporting internal streets and utility infrastructure. The Proposed Project design incorporates surface water drainage patterns that collect storm water runoff to storm drains that channel the water to a proposed infiltration basin in the northeast corner of the site.

The Riverside County Flood Control and Water Conservation District (RCFCWCD) requires improvements to comply with its standards for flood control. Based on requirements of the RCFCWCD, the site is required to treat the 2-year, 24-hour storm event through the use of an infiltration basin with an additional gravel layer beneath it. The *Hydro Study* indicates the infiltration basin is designed with a total capacity of 17,472 cubic feet (cf). At present (i.e., pre-development), the 2-year, 24-hour storm volume of the site is 8,223 cf but this will increase to 26,528 cf in the post-development condition by the addition of impervious surfaces. The onsite drainage system will have a total flood volume storage of 17,472 cf while the proposed 2-year, 24-hour storm volume (reduced to 110% of the existing volume) is 9,056 cf as shown in **Table 5.10-1: Proposed Infiltration Basin Characteristics**.

Table 5.10-1: Proposed Infiltration Basin Characteristics

Drainage or Basin Characteristic	Cubic Feet (cf)
Existing 2-Year 24-Hour Storm Volume	8,233
Allowable 2-Year 24-Hour Storm Volume (mitigated to 110% of existing volume)	9,056
Post Development 2-Year 24-Hour Storm Volume	26,528
Minus Total Flood Volume of Basin Stored	-17,472
Remaining Storm Volume of Basin	9,056
Remaining Basin Volume meets or exceeds 110% of existing volume?	Yes

With the implementation of the proposed flood control and water quality improvements, the Proposed Project site will not result in a significant increase in offsite downstream runoff, as shown in Table 5.10-1. All applicable Best Management Practices will be employed to prevent onsite flooding in the event of a storm event. Therefore, no flooding on or off-site as a result of the Proposed Project will occur and there will be less than significant impact on a direct, indirect, or cumulative basis that would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. No mitigation is required.

---

**c(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

---

**GP PEIR Impact-Less Than Significant**

In regard to exceeding capacity, future development consistent with the General Plan will significantly increase the amount of runoff into the existing storm drains. Riverside County Flood Control and Water Conservation District (RCFCWCD) and the City have identified facilities that are currently undersized. Most are located in the older portions of the City such as downtown. The GP PEIR noted that RCFCWCD and/or the City had no plans for improvement for these facilities at that time. As result of this, the GP PEIR recognized that those facilities will need to be expanded and/or new facilities will need to be constructed to accommodate both existing and planned development.

The City of Riverside has developed a five-year Capital Improvement Program (CIP), which includes a Storm Drain Program. This particular program will include improvement projects that eliminate flooding during major storm events. Construction of these improvements will be in coordination with RCFCWCD projects, and in support of economic development projects. The General Plan policy PF-4.1 reinforces the City's CIP program. The GP PEIR concluded that, although this CIP addresses current existing undersized drainage issues, it does not address anticipated increase in runoff due to the General Plan implementation. General Plan Policy PF-4.3 requires the City to routinely monitor and evaluate the effectiveness of the storm drain system and make adjustments as needed. In addition, to avoid flooding and/or placing new development within flood areas, the City requires development pads to be elevated above flood levels. Underground storm drains and streets are designed to accommodate the 10-year storm from curb to curb, while 100-year storms are accommodated within street rights of way. Therefore, even though some older storm drain facilities may be undersized, impacts related to exceeding capacity to storm drains were considered less than significant because flooding of structures will not result.

**Proposed Project**

Within the scope of the Proposed Project is the installation of a storm water drainage system, specifically as described within the Proposed Project description portion of this Proposed Project. As the storm water drainage system will be installed concurrently with the construction of this Proposed Project, the *Hydro Report* indicates the storm water drainage system will be adequately sized to accommodate the drainage created by this Proposed Project (see Table 5.10-1 in threshold 10.c.ii above). Onsite flows will be directed toward the northeast via a series of gutters throughout the Proposed Project site. Surface flows in these proposed gutters will be captured via drop inlets and conveyed via an onsite storm drain system to an infiltration basin located in the northeast corner of the site. The infiltration basin will have an additional gravel layer beneath to mitigate the 2-year, 24-hour storm flow as described in Threshold 10.c.ii above.

As a residential development, the Proposed Project is expected to generate the following pollutants: sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, bacteria and viruses, oil & grease, and pesticides. These expected pollutants will be treated through the incorporation of the site design, source control, and treatment control measures (i.e., infiltration basin) specified in the

Proposed Project-specific Water Quality Management Plan (WQMP). Table D.3 of the WQMP indicates the site will have a design capture volume of 8,812.8 cubic feet while the treatment volume of the proposed onsite basin is 9,177.5 cubic feet (+4.1%). Therefore, pollutants will be adequately addressed through the Proposed Project site design, source control, and treatment controls already integrated into the Proposed Project design, and the Proposed Project will not create or contribute runoff water exceeding the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Proposed Project impacts regarding polluted runoff will be less than significant on a direct, indirect, or cumulative basis. No mitigation is required.

---

#### **c(iv). Impede or redirect flood flows?**

---

##### **GP EIR Impact-Less Than Significant**

The 100-year flood zone is primarily located along channels, creeks, streams, and watercourses such as the Santa Ana River and several portions near dams, including Sycamore Canyon Dam, Box Springs Dam, Alessandro Dam, Prada Dam, Woodcrest Dam, Mockingbird Canyon Dam, and Harrison Dam. Additionally, several arroyos are also located within or near the 100-year flood zone, which includes the Springbrook Wash, Tequesquite, Alessandro, Prenda, Woodcrest, and Mockingbird Canyon Arroyos, as shown on GP PEIR Figure 5.8-2, Flood Hazard Areas.

There are not many areas of residential development under the proposed General Plan that lie within the 100-year flood zone. Much of the 100-year zone is concentrated along the river and arroyos. The General Plan discourages development of sensitive facilities in these areas. Policy PS-2.1 encourages reduction of flood risk to residents and business when feasible. Policy LU-2.2 minimizes development in and in close proximity to any of the City's arroyos. In general, flood prone areas are designated for open space and recreational uses rather than sensitive facilities.

The GP PEIR noted that the City will review all development proposals to assess if a project is proposed in a flood hazard area. The City Municipal Code, Title 16 Buildings & Construction, Chapter 16.18 Flood Hazard Area & Implementation of National Flood Insurance Program, Sec.16.8.050 requires new construction located within a 100-year flood zone to mitigate flood hazards by including onsite drainage, anchoring methods to prevent floating structures, elevating buildings above flood levels, and flood proofing, which requires the building to be inspected and certified by a professional engineer, surveyor or building inspector. With implementation of local and state requirements, the GP PEIR concluded that the General Plan project would result in less than significant impacts to impeding or redirecting flood flows.

##### **Proposed Project**

The Proposed Project Site is not located within or near a 100-year flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0745G Effective Date August 28, 2008). The FIRM map shows the site in Zone X which is an "area of minimal flood hazard". Therefore, the Proposed Project will not place a structure within a 100-year flood hazard area that would impede or redirect flood flows, and no impact will occur on a direct, indirect, or cumulative basis.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.10.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?**

---

**GP PEIR Impact – Significant and Unavoidable, Less Than Significant, or No Impact**

The GP PEIR analyzes this threshold on pages 5.8-23 through 5.8-24. The GP PEIR concluded that implementation of the General Plan would have less than significant impacts for development in a flood hazard zone, no impact with respect to tsunami or seiche zones, but would have a significant and unavoidable impact resulting from dam inundation.

***Flood Hazard Zone – Less Than Significant***

Refer to the response under Issue c(ii) above.

***Tsunami or Seiche Zones –No Impact and Less Than Significant***

Tsunamis are tidal waves that occur in coastal areas; therefore, since the Proposed Project area is not located in a coastal area, no impacts due to tsunamis will occur.

A seiche is a to-and-fro vibration of a waterbody that is similar to the slopping of water in a basin. Once initiated, oscillation within the waterbody can continue independently. Seiches are often triggered by earthquakes. The most likely area that could be subject to seiche in the Proposed Project Area is Lake Mathews and Lake Evans in Fairmont Park. The land uses proposed in the General Plan for the areas surrounding Lake Mathews are predominately open space/conservation. Because Lake Evans is surrounded by park area and directly outlets into the Santa Ana River, the damage related to a seiche in Lake Evans and Lake Mathews is considered less than significant.

***Dam Inundation – Significant and Unavoidable***

GP PEIR Figure 5.8-2, Flood Hazard Areas, depicts the dam inundation areas of the City, mainly connected to the City's arroyos/drainage courses, and the 100- and 500-year floodplain. Flooding issues related to the 100-year floodplain are discussed in the previous threshold. There are nine dams, failure of which could impact portions of the City. Implementation of the General Plan Proposed Project may place housing or other structures in a dam inundation area. In general, flood-prone areas are designated for open space and recreational uses rather than sensitive facilities, however,

as shown on Figure 5.8-2, dam failure would inundate already developed areas of the City. The residents of the City who currently live within a dam inundation area could be exposed to a significant risk involving flooding if a dam failed.

Even though new development is required to be designed to avoid standard 100-year flood areas, new development within a dam inundation area could not be built to avoid flooding that would result from dam failure. The “instantaneous failure of the dam,” as assumed for purposes of mapping on Figure 5.8-2, is unlikely; therefore, repairs could be made to a leaking or damaged dam to avoid significant damage to life and/or property. Division 3 of the California Water Code places supervision of non-federal dams the responsibility of the State Division of Safety of Dams (DSOD).

The DSOD routinely inspects operating dams to ensure that they are adequately maintained, and to direct the dam owner to correct any deficiencies. Implementation of DSOD recommendations will mitigate this impact to the degree feasible but will not completely eliminate the risk of dam failure. No other feasible mitigation measures have been identified to reduce this impact to a less than significant degree. Thus, the potential to expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of dam failure remains significant and unavoidable. Compliance with State Civil Code Section 1103 through 1103.4 simply serves to notify those potentially affected of the risk involved in locating within a flood hazard or dam inundation area, but does not reduce or eliminate the potential impact.

With regard to dam inundation, as stated above, implementation of DSOD recommendations will mitigate this impact to the degree feasible but will not completely eliminate the risk of seismically induced catastrophic dam failure. No other feasible mitigation measures are available to reduce this impact to a less than significant degree; especially since most of the inundation areas are already within the developed part of the City. Thus, the GP PEIR concluded that the potential to expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of dam failure remains significant and unavoidable. Compliance with State Civil Code Section 1103 through 1103.4 will serve to notify those potentially affected of the risk involved in locating within a flood hazard or dam inundation area but does not reduce or eliminate the potential impact.

### **Proposed Project**

#### Flood Hazard Zone

The Proposed Project Site is not located within or near a flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0715G Effective Date August 27, 2008).

#### Tsunami or Seiche Zones

The City is not in a coastal area and is not prone to inundation due to tsunamis. Seiche occurs in an enclosed or partially enclosed body of water, such as a lake or reservoir. Lake Evans in Fairmont Park may be subject to seiche. However, Lake Evans, which is surrounded by a park area, outlets directly to the Santa Ana River; the risk of inundation related to a seiche in Lake Evans is considered minimal. In the event of a flood hazard, to reduce the risk of a pollutant release, individual projects facilitated by the Proposed Project would comply with the requirements of local water quality programs and

associated municipal stormwater-related NPDES permits (e.g., MS4 permit, DAMP, project-specific WQMP) as well as GP 2025 policies and the Public Safety Element Update to manage flood risk and water quality. Compliance with these requirements would minimize risks related to a release of pollutants due to any potential inundation in a flood hazard, tsunami, or seiche zone.

Updates to the Public Safety Element would reduce flood risks and any associated release of pollutants. The Public Safety Element Update indicates where existing flood hazard areas are located and where building construction, including associated storage areas for pollutants, should be avoided. Public Safety Element policies require measures to minimize risks associated with the storage, transport, and disposal of hazardous materials as well as associated impacts on surface and groundwater. The Proposed Project would not release pollutants because of inundation by flood, tsunami, or seiche. Impacts would be less than significant.

### Dam Inundation

The 2018 update to the CEQA Guidelines eliminated the following threshold question:

“Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?”

In support of the 2018 CEQA Guidelines change related to Dam Inundation (and other revisions), the California Natural Resources agency issued “Final Statement of Reasons for Regulatory Action Amendments to the State CEQA Guidelines<sup>12</sup>” as follows:

*This change was to specifically address the California Supreme Court’s decision in California Building Industry Association v. Bay Area Air Quality Management District (2015) 62 Cal.4th 369. In that case, the Court held that “agencies subject to CEQA generally are not required to analyze the impact of existing environmental conditions on a project’s future users or residents” but they must analyze hazards the project might risk exacerbating the condition.*

*The change clarifies that the focus of a CEQA analysis EIR must analyze not just impacts that a project might cause, but also existing hazards that the project might make worse. This clarification implements the Supreme Court’s holding in the CBIA case. (62 Cal. 4th at 377 (“when a proposed project risks exacerbating those environmental hazards or conditions that already exist, an agency must analyze the potential impact of such hazards on future residents or users”).) In this context, an effect that a project “risks exacerbating” is similar to an “indirect” effect. Describing “indirect effects,” the CEQA Guidelines state: “If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment.” (State CEQA Guidelines § 15064(d)(2).) Just as with indirect effects, a lead agency should confine its analysis of exacerbating effects to those that are reasonably foreseeable. (Id. at subd. (d)(3).) Notably, by stating that EIRs should analyze effects that a project might “cause or risk*

---

<sup>12</sup> <https://lci.ca.gov/ceqa/guidelines/updates.html>, as accessed 1/29/25



*exacerbating," this clarification also makes clear that EIRs need not analyze effects that the project does not cause directly or indirectly.*

According to the California Department of Water Resources, California Inundation Map Resources website, the Proposed Project Site is located within the dam inundation area for Lake Matthews.

Notwithstanding, the 2007 GP PEIR identified that the State Division of Safety of Dams (DSOD) routinely inspects the dam to ensure that it is adequately maintained and to direct the dam owner to correct any deficiencies—implementation of DSOD recommendations. The GP PEIR indicated that this would mitigate potential impact from dam inundation to the degree feasible but will not completely eliminate the risk of dam failure. According to the GP PEIR, no other feasible mitigation measures were identified to reduce this impact to a less than significant degree. Thus, the City chose to override the significant and unavoidable impact related to the potential to expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of dam failure when adopting the GP PEIR, including the residential land use designation on the Proposed Project Site. Compliance with State Civil Code Section 1103 through 1103.4 simply serves to notify those potentially affected of the risk involved in locating within a flood hazard or dam inundation area. It does not reduce or eliminate the potential impact. No other feasible mitigation measures have been identified to reduce this impact to a less than significant degree. Thus, the potential to expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of dam failure remains significant and unavoidable. (Draft PEIR, at p. 5.8-23; 6-11.)

The most recent inspection of the Lake Matthews Dam found sound to be "Satisfactory," meaning that "No existing or potential dam safety deficiencies are recognized. Acceptable performance is expected under all loading conditions (static, hydrologic, seismic) in accordance with the minimum applicable state or federal regulatory criteria or tolerable risk guidelines. Typical Circumstances: No existing deficiencies or potentially unsafe conditions are recognized, with the exception of minor operational and maintenance items that require attention; Safe performance is expected under all loading conditions, including the design earthquake and design flood; Permanent risk reduction measures (reservoir restrictions, spillway modifications, operating procedures, etc.) have been implemented to eliminate identified deficiencies."<sup>13</sup>

The Proposed Project would not alter or exacerbate the existing risk of inundation from dam failure. The Proposed Project is designed to meet all City safety codes to allow buildings to be more resilient during atypical events. Further, as a residential project, inundation would not result in the release of hazardous materials that could damage the environment.

The fact that the Proposed Project site is in a dam inundation area does not result in a new, significant impact and no new mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.10.3 of this

---

<sup>13</sup> <https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/All-Programs/Division-of-Safety-of-Dams/Files/Publications/Annual-Data-Release/DAMS-WITHIN-JURISDICTION-OF-THE-STATE-OF-CALIFORNIA-LISTED-ALPHABETICALLY-BY-COUNTY-SEPTEMBER-2024.pdf>

document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

---

**GP PEIR Impact – Significant and Unavoidable for Water Quality; Less than Significant for Groundwater**

The GP PEIR did not specifically analyze this individual threshold as worded in this checklist because, subsequent to the GP PEIR adoption, the thresholds identified in Appendix G of the CEQA Guidelines were significantly revised. However, the concepts of this topic were addressed on GP PEIR pages 5.8-16 through 5.8-19 and 5.8-21. The analysis in this document relies on the information in threshold 5.10(a) (above) relating to exceeding water quality standards as well as the analysis contained on PEIR pages 5.8-16 through 5.8-19 and 5.8-21. . Regarding water quality, the GP PEIR stated that point sources, such as direct discharges, and nonpoint sources of water pollution, such as urban runoff, are usually discharged into separate storm drains and then into the identified receiving waters, which are ultimately regulated by the CWA. The City of Riverside must comply with the CWA, and rules and standards promulgated by the Santa Ana RWQCB. The City requires that each individual development project comply with existing State Water Quality Control Board and City stormwater regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation and transport of urban pollutants. The Santa Ana Drainage Area Management Plan provides a selection of Best Management Practices (BMPs), as required by NPDES. All new developments anticipated by the General Plan Project will undergo individual City review and will be required to comply with the RWQCB NPDES Permit No. CAG998001, which sets forth BMPs for new development and redevelopment projects. These regulations and permits were designed to protect the beneficial uses of receiving waters identified in the Basin Plan.

The GP PEIR concluded that adherence to and implementation of General Plan policies, as well as adherence to standard Federal, State and local regulations, will mitigate potential water quality impacts at the General Plan level to the degree feasible. Nevertheless, despite the implementation of BMPs and other measures, small amounts of pollutants from existing and proposed development may impact impaired water bodies. For this reason, the GP PEIR concluded that impacts to water quality would be significant and unavoidable.

Regarding groundwater, the GP PEIR stated that the primary source of the City's Public Utilities' (RPU's) water supply is groundwater from the Bunker Hill, Colton, Riverside North, and Riverside South groundwater basins. The Bunker Hill basin is adjudicated, and its safe-yield and export rights from the basin are well defined. While not adjudicated, the Colton, Riverside North, and Riverside South basins are subject to management under a 1969 judgment. None of these basins are overdrafted, nor are they projected to become so. According to the GP PEIR, RPU's 2025 water supply would include up to 32,138 acre-feet of supply from planned sources, including additional groundwater pumping and

treatment, additional exchange with the Gage Canal Company, additional potable water made available through increased recycled water use, additional supply made available through the Seven Oaks Dam Conservation storage project, and increased imported water from WMWD. Adverse environmental impacts are not expected from the use of those sources, because groundwater extraction would be within the safe yield of the subject groundwater basins. Recharge areas for the primary groundwater aquifer that RPU uses for its domestic supply are located in other jurisdictions, meaning that recharge would be affected by what happens in San Bernardino County, for example, with respect to the Bunker Hill basin. Therefore, the General Plan Project would have no effect on the Bunker Hill basin recharge capabilities. Because safe yield will be maintained in the groundwater basins and none of the basins are overdrafted (nor are they projected to become so), other forms of conservation such as recycled water will be developed, and because the General Plan Project has no direct impacts to groundwater recharge, the GP PEIR concluded that the General Plan Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, resulting in less-than-significant impacts.

### **Proposed Project**

**Water Quality Control Plan.** The Proposed Project is located within the Santa River Watershed. The Proposed Project will not directly or indirectly result in physical alterations to the Proposed Project site (i.e. tree removal, grading, ground disturbance, structure, or paving) that would affect water quality or be affected by water quality standards or waste discharge requirements. The Proposed Project involves the construction of 49 new single-family residential units located on a vacant parcel of land with no known water resource features located onsite. Before grading, a final approved WQMP will be required for the Proposed Project, as well as coverage under the State's General Permit for Construction Activities, administered by the Santa Ana RWQCB consistent with the Water Quality Control Plan for the Santa Ana River Basin (Basin Plan).

The Basin Plan, updated in June 2019, establishes water quality standards for groundwater and surface water in the basin and standards for both beneficial uses of specific water bodies and the water quality levels that must be maintained to protect those uses. The Basin Plan includes an implementation plan describing actions by the Santa Ana RWQCB and others needed to achieve and maintain the water quality standards. The Santa Ana RWQCB regulates waste discharges to minimize and control their effects on the quality of the region's groundwater and surface waters. The Basin Plan lists water quality problems for the region along with their causes where they are known. Plans for improving water quality are included for water bodies with quality below the levels needed to enable all the beneficial uses of the water.

Storm water management measures will be required to be implemented to effectively control erosion sedimentation and other construction-related pollutants during construction. Given compliance with all applicable local, state, and federal laws regulating surface water quality and the fact that the Proposed Project will result in a net increase of surface water runoff but will have onsite filtration, the Proposed Project as designed is anticipated to result in a less than significant impact on the implementation of a water quality control plan on a direct, indirect, or cumulative basis.

**Groundwater.** The Sustainable Groundwater Management Act (SGMA) was passed into law in 2014 and requires that medium and high-priority groundwater basins designated by the Department of Water Resources (DWR) be managed by Groundwater Sustainability Agencies (GSAs). Regarding a sustainable groundwater management plan, the Proposed Project site is in the far eastern portion of the San Bernardino – Riverside Basin Area South which was adjudicated in 1992 and is managed by the Riverside Basin Area Watermaster. However, groundwater is collected and supplied to the Proposed Project area by the Riverside Public Utilities (RPU) in coordination with the Western Municipal Water District (WMWD). The City's RPU Urban Water Management Plan was last updated in 2020.

In addition, the previous analysis in Threshold 5.10. b, above, concluded that the Proposed Project site would not have a significant impact on groundwater quantity or quality. Therefore, the Proposed Project will have less than significant impacts related to ongoing groundwater management planning efforts for this area, and no mitigation is required.

For these reasons, the Proposed Project would not conflict with or obstruct the implementation of a sustainable groundwater management plan or planning effort. Therefore, any impacts would be less than significant, and no mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.10.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### 5.10.2 Cumulative Impacts Analysis

The GP PEIR evaluated the potential impacts associated with the General Plan Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to hydrology and water quality, the GP PEIR concluded that compliance with applicable local, state and federal regulations would ensure that project would not result in water quality or hydrology issues. Nevertheless, the GP PEIR concluded that cumulative buildout of the General Plan and additional runoff could result in cumulatively considerable impacts to specific impaired watersheds (Santa Ana River and San Jacinto River).

The Proposed Project is required to adhere to local, state, and federal regulations related to water quality, including preparing a SWPPP and WQMP, and to implement BMPs during each project phase (construction and operation) that will ensure protection of water quality. Also, as discussed above,

although the Proposed Project increases the impervious surfaces of the Proposed Project site and, thus, runoff, the Proposed Project incorporates design features to ensure that runoff complies with applicable standards. For those reasons, the Proposed Project would not result in project-level impacts, nor would it make a cumulatively considerable contribution to significant cumulative impacts.

### 5.10.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

#### City of Riverside Municipal Code

**Title 14, Chapter 14.12** regulates the discharge of wastes to the public sewer and pollutants into the storm drain systems. Section 14.12.315 prohibits the discharge of pollutants to the storm drainage system or any waterway, whether carrying water or not. Section 14.12.316 requires the preparation of a WQMP and installation of BMPs for new development and redevelopment projects in the City, and Section 14.12.319 outlines inspection and enforcement for post- construction requirements detailed in the project's WQMP.

**Title 16, Chapter 18** contains regulations pertaining to flood hazard areas in the City and implements the National Flood Insurance Program. Specifically, the ordinance outlines the process for development permit review by the Floodplain Administrator or designee as well as floodplain construction materials and standards.

**Title 17** describes regulations pertaining to grading, including those intended to minimize erosion and runoff. Section 17.16.010 outlines grading permit application requirements, including noticing requirements to the SWRCB for coverage under the Statewide Construction General Permit and preparation of a SWPPP.

#### Applicable General Plan Policies

- **Policy OS-10.9:** Evaluate development projects for compliance with NPDES requirements and require new development to landscape a percentage of the site to filter pollutant loads in stormwater runoff and provide groundwater percolation zones.
- **Policy PS-9.8:** Reduce the risk to the community from hazards related to geologic conditions, seismic activity, flooding and structural and wildland fires by requiring feasible mitigation of such impacts on discretionary development projects.
- **Policy PS-2.1:** Reduce flood risks for residents and businesses within urbanized areas, as feasible.
- **Policy PS-2.2:** Encourage flood control infrastructure that does not reduce the natural character or limit the use of the site.

- **Policy PS-2.6:** Create and maintain evacuation routes for areas that could be affected by flooding or dam failure, with special emphasis on critical and emergency facilities.

#### **Applicable General Plan Mitigation Measures**

There are no applicable General Plan Mitigation Measures.

#### **5.10.4 Conclusion**

With regards to the issue area of Hydrology and Water Quality, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. No mitigation measures contained within the GP PEIR would be required because Proposed Project specific impacts would be less than significant.



5.11 Land Use and Planning

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
Would the project:					
a) Physically divide an established community?	Less Than Significant	No	No	No	No
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?	Less Than Significant	No	No	No	No

5.11.1 Discussion

a) Would the project physically divide an established community?

GP PEIR Impact - Less than Significant

The GP PEIR analyzes this threshold on pages 5.9-30 through 5.9-33. The GP PEIR concluded that there are no new proposed land uses in the General Plan that would physically divide an existing community. Therefore, impacts related to the physical division of an established community are considered less than significant.

The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The majority of the growth that will occur in the City of Riverside as a result of the updated General Plan Land Use and Urban Design Element will occur within infill areas in the existing City limits, with additional low intensity development in the Southern Sphere area (see Figure 5.9-7, Conceptual Land Use Plan). Some development will occur on sparse, developable land left vacant within the City and sphere areas. However, to provide for the increase in dwelling units needed to accommodate population growth, the General Plan proposes more intense land uses within key areas and along key corridors in the City. Infill development will take three forms: construction on undeveloped land, intensification of current land uses, and through the conversion of economically under performing and obsolete development to more appropriate land uses.

Many neighborhoods will experience little change during the planning period, while some are planned to experience change and growth. The neighborhoods with the potential for the most change/improvement include: Arlanza, Arlington, Arlington South, Casa Blanca, Downtown,

Eastside, Hawarden Hills, Hunter Industrial Park, La Sierra, La Sierra Acres, La Sierra South, Magnolia Center, Northside, Sycamore Canyon Business Park – Canyon Springs, and University. General Plan policies for these areas aim at strengthening the community within each neighborhood, not dividing it. The General Plan establishes the “L” Corridor, which encourages intensification of land uses along Magnolia Avenue/Market Street and University Avenue, both existing major transportation and commercial corridors through the City. As these are the existing major development corridors, no new division of communities will occur through providing advanced public transportation, or more intense development. No substantial demolition of existing residential uses is proposed under the General Plan. There are no new proposed land uses in the General Plan that would physically divide an existing community. Therefore, impacts related to the physical division of an established community are considered less than significant.

### Proposed Project

The Proposed Project site contains a grove of orange trees and is bordered by Victoria Avenue to the northwest followed by single-family residences, by Millsweet Place to the northeast followed by single-family residences, by single-family residences to the southeast, and by La Sierra Avenue to the southwest followed by single-family residences. The development of the site will provide additional sidewalks and multi-use trail connections along Victoria Avenue for existing surrounding residents as well as the new residents of the Proposed Project. Once completed, the Proposed Project will provide improved pedestrian connections throughout the entire neighborhood. Therefore, the Proposed Project will ultimately not divide an established community. Impacts will be less than significant in this regard. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.11.3 of this document. The Proposed Project’s implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**b) Would the project 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?**

---

### GP PEIR Impact –Less Than Significant

The GP PEIR analyzes this threshold on pages 5.9-33 through 5.9-42. The GP PEIR concluded that impacts, both direct and cumulative, are less than significant.

Several regionally and locally adopted land use plans, policies, and regulations would be applicable to development under the proposed General Plan, including the California Water Code Sections 10910-10915; SCAG’s Regional Comprehensive Plan and Guide; South Coast Air Quality

Management Plan; Riverside County Airport Land Use Compatibility Plan; City of Riverside Zoning Code; City of Riverside Subdivision Code; and the Riverside Redevelopment Agency. All potential environmental impacts of the proposed General Plan were addressed throughout the GP PEIR. Moreover, as discussed in Section 5.9 of the GP PEIR, the General Plan would not result in conflicts with applicable plans that could result in a significant environmental effect. The General Plan’s focus on in-fill development, preservation of open spaces, and incorporation of landscape requirements, for instance, was found to ensure consistency with SCAG’s RTP/SCS. Likewise, the General Plan’s promotion of compact, in-fill and pedestrian oriented development (transit friendly) would further the air quality goals in SCAQMD’s AQMP. With respect to those plans, and other applicable regional plans, the GP PEIR concluded that implementation of the General Plan would not result in any significant impacts.

The GP PEIR identified that potential environmental impacts of the proposed General Plan have been addressed throughout the GP PEIR. The changes described in the GP PEIR will affect the land use designations within several existing specific plans, including the University Avenue Specific Plan, the La Sierra University Specific Plan, and the Market Place Specific Plan. Additionally, as explained in the Land Use and Urban Design Element, the Neighborhood Plans in the proposed General Plan would replace the previously adopted Community Plans from the 1994 General Plan. Further, rescinding the Community Plans and amending the Specific Plans above for consistency with the proposed General Plan will ensure land use consistency throughout the relevant plans and areas. Thus, impacts related to land use planning will be less than significant.

**Proposed Project**

**Table 5.11-1: Authorization and Compliance Summary**, below, generally identifies applicable land use plans, policies, or regulations that may be applicable to the Proposed Project and discusses the Proposed Project’s consistency with such plans. As discussed below, the Proposed Project would not result in any conflict with a plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. A less than significant impact would result.

**Table 5.11-1: Authorization and Compliance Summary**

Regulatory Document	Consistency Justification
<b>General Plan 2025</b>	<p>The Proposed Project is consistent with the General Plan Land Use Designation of LDR – Low Density Residential, which provides for the development of single-family homes up to a density of 4.1 dwelling units per acre (Exhibit 4). Additionally, the Proposed Project is utilizing the State Density Bonus Law, which permits an additional 20 percent density bonus with the inclusion of 5 percent of affordable residences. With the affordable residences the Proposed Project is permitted to have a density of 4.95 dwelling units per acre, consistent with State Density Bonus Law [Government Code § 65915]. The Proposed Project is consistent with the buildout assumptions of the General Plan, which were analyzed in the GP PEIR.</p>
<b>Zoning Code Land Use Consistency (Title 19)</b>	<p>The Proposed Project site is zoned R-1-1/2 Acre, which is consistent with the General Plan Land Use designation (Exhibit 4).</p> <p>The Proposed Project is providing three affordable residences for Very Low-Income households; thus, State Law allows the applicant waivers to reduce or modify Zoning Code development standards in accordance with the State Density Bonus Law, discussed in detail below. With the granting of the waivers, the Proposed Project meets the development standards set forth in the Zoning Code for the R-1-1/2 Acre Zone that may be relevant to avoiding an environmental impact. Note that the Proposed Project is consistent with the General Plan's buildout assumptions related to population and minor deviations in development standards do not result in an environmental impact, as analyzed in the remainder of this CEQA Guidelines Section 15183 analysis.</p>
<b>Grading Code Consistency (Title 17)</b>	<p>The Proposed Project has been reviewed against the standards of the Grading Code. The Proposed Project complies with the standards and provisions of Title 17 of the Riverside Municipal Code.</p>
<b>Subdivision Code (Title 18)</b>	<p>The proposed Tract Map complies with the development standards of the Subdivision Code (Title 18).</p>
<b>Victoria Avenue Policy</b>	<p>The Proposed Project complies with the policy guidelines for preservation, design and development including a proposed 10-foot-wide trail along Victoria Avenue and protection of the existing orange groves to a depth of 100-feet from the edge of Victoria Avenue.</p>

Source: City of Riverside, Planning Commission Memorandum, November 7, 2024, Agenda Item No.3.

## **State Density Bonus Law [Government Code § 65915] and Waivers**

The State Density Bonus Law (SDBL) is a state mandate that allows developers with qualifying projects to utilize various tools to maximize density for the purpose of developing affordable housing. The Proposed Project is providing three residential lots for very low-income households; therefore, the Proposed Project is eligible to receive a density bonus, one concession or incentive, unlimited waivers or deviations from development standards, and state parking standards under the SDBL.

Under the SDBL, the applicant is allowed to develop the site based on the greatest number of units allowed under the LDR – Low Density Residential designation of the General Plan, which is 4.1 du/ac or, 41 residences (9.91 acres x 4.1 du/ac). Additionally, the applicant is allowed a 20 percent density bonus because it is, by restricting five percent (3 residences) of the Proposed Project's base density to very low-income households. The Proposed Project would include an additional 8 residences, which is within the 20 percent bonus allowed, for a total of 49 residences.

Because five percent of residences permitted under the base density would be sold at prices affordable to very low-income households, the Proposed Project is eligible for a concession or incentive and waivers to achieve the permitted density. A waiver is a reduction or modification of any development standard that would physically preclude the construction of the Proposed Project as designed at the permitted density under the General Plan Land Use designation. The applicant requests 8 waivers to reduce or modify development standards in order to achieve the proposed density.

The applicant is requesting a density bonus which includes a request to waive the following development standards of the Zoning Code (Title 19) in order to facilitate the proposed subdivision at a density of 4.94 dwelling units per acre:

### **1. Decrease in minimum Lot Area**

The Proposed Project is requesting a waiver from the R-1-1/2-Acre zone's minimum lot area of 21,780 square feet. In order to accommodate the density of 4.95 du/ac allowed by the SDBL, the lots needed to be reduced to a minimum of 3,690 square feet. The map proposes residential lots ranging in size from 3,690 square feet to 7,437 square feet.

### **2. Reduction in Lot Width**

The Proposed Project is requesting a waiver from the R-1-1/2-Acre zone's minimum lot width of 120- feet. The Proposed Project proposes lot widths of a minimum of 41-feet-wide.

### **3. Reduction in Lot Depth**

The Proposed Project is requesting a waiver from the R-1-1/2-Acre zone's minimum lot depth of 150- feet. The Proposed Project proposes lot depths of a minimum of 90-feet.

### **4. Increase in Lot Coverage**

The Proposed Project is requesting a waiver from the R-1-1/2-Acre zone's maximum lot coverage of 30 percent. The Proposed Project proposes a maximum lot coverage of 55 percent.

5. Reduction in Front Yard Setback

The Proposed Project is requesting a waiver from the R-1-1/2-Acre zone’s minimum front yard setback of 30-feet. The Proposed Project proposes a front setback of 10-feet to the residence and a minimum 18-feet to the face of the garage.

6. Reduction in Side Yard Setback

The Proposed Project is requesting a waiver from the R-1-1/2-Acre zone’s minimum side yard setback of 20-feet. The Proposed Project proposes a minimum side yard setback of 4-feet.

7. Reduction in Rear Yard Setback

The Proposed Project is requesting a waiver from the R-1-1/2-Acre zone’s minimum rear yard setback of 35-feet. The Proposed Project proposes a minimum rear yard setback of 15-feet.

Table 5.11-2: *Compliance with Applicable Development Standards* provides a summary of the waivers.

Table 5.11-2: Compliance With Applicable Development Standards

Chapter 19.100.040 Residential Development Standards R-1-1/2 Acre Lots 1-49					
Standard		Proposed	Consistent	Inconsistent	Waiver
Lot Area	21,780 square feet	3,690 square feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot Width	125 feet	41-feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot Depth	150 feet	90-feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Building Setbacks	Front – 30-feet	10-feet to the house/18-feet to garage face	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Side – 20-feet	4-feet			
	Rear – 35-feet	15-feet			
Lot Coverage	30%	55%	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City of Riverside, Planning Commission Memorandum, November 7, 2024, Agenda Item No.3.

As demonstrated throughout this Checklist document, the requested waivers will not result in adverse public health, safety, or be contrary to state or federal law. The waivers will not have an adverse impact on any real property listed in the California Register of Historical Resources. Additionally, granting the waiver results in a Proposed Project with three residences affordable to very low-income households.



## Strategic Plan Alignment

This Proposed Project contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well-Being (Goal 2.1 – Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income).<sup>14</sup>

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The proposed residential subdivision requires public hearings by the Planning Commission and City Council. Additionally, public comment is encouraged through the environmental review process and the 20-day public noticing period.
2. Equity: The proposed residential subdivision provides housing opportunities that benefits all residences in the community and region.
3. Fiscal Responsibility: All project costs are borne by the applicant.
4. Innovation: The proposed residential subdivision meets the growing community's needs for increased housing opportunities.
5. Sustainability and Resiliency: All new construction will meet the most up-to-date Building Codes. The proposed residential subdivision is designed to meet the current and future needs of the community.

With respect to other land use plans, policies, or regulations adopted to avoid or mitigate an environmental effect, the analysis in this Checklist, included, but was not limited to, the following:

- City of Riverside General Plan 2025 Final Program Environmental Impact Report (FPEIR)
- Title 7 - Noise Control.
- Title 16 - Building and Construction.
- Title 17 – Grading.
- Title 18 – Subdivision.
- Title 19 – Zoning.
- Title 20 - Cultural Resources.
- Citywide Design Guidelines and Sign Guidelines.
- City of Riverside 2020 Urban Water Management Plan (UWMP).
- City of Riverside Local Hazard Mitigation Plan.
- City of Riverside Economic Prosperity Action Plan and Climate Action Plan (CAP).
- Western Riverside County of Riverside, Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).
- Santa Ana Regional Water Quality Control Board, Water Quality Control Plan for the Santa Ana River Basin.

---

<sup>14</sup> City of Riverside, Planning Commission Memorandum, November 7, 2024, Agenda Item No.3.

- Southern California Association of Governments, Connect SoCal (RTP/SCS).
- Victoria Avenue Policy.

The Proposed Project's consistency with each of those plans is evaluated in various, applicable sections of this Checklist analysis. Based on this analysis, the Proposed Project will not conflict with any local or regional land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, the Proposed Project impacts will be less than significant on a direct, indirect, or cumulative basis. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.11.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### 5.11.2 Cumulative Impacts Analysis

The GP PEIR evaluated the potential impacts associated with the General Plan Proposed Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to land use, the GP PEIR concluded that the General Plan was consistent with SCAG's goals and policies by proposing a mix of land uses that will improve the jobs/housing ratio, reduce the number and length of work trips, and provide opportunities for affordable housing. Additionally, the General Plan contains policies that will ensure new development is compatible with existing regional development plans such as the SCAQMP and SCAG regional plans. For those reasons, the General Plan Proposed Project's cumulative land use impacts were determined to be less than significant.

The Proposed Project is consistent with the assumed buildout under the General Plan, and implements the residential vision for the site. The Proposed Project proposes development in an in-fill nature, providing housing within proximity to transit and other uses. The Proposed Project itself is consistent with applicable regional plans and will not obstruct their attainment. Therefore, the Proposed Project does not result in a cumulatively considerable impact.

### 5.11.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

#### City of Riverside Municipal Code

*Title 19 – Zoning Code:* RMC Title 19 Zoning states:

*"The purpose of the Zoning Code is to encourage, classify, designate, regulate, restrict and segregate the highest and best location and use of buildings, structures and land for agriculture, residence, commerce, trade, industry, water conservation or other purposes in appropriate places; to regulate and limit the height, number of stories and size of buildings and other structures hereafter erected or altered; to regulate and determine the size of yards and other open spaces; and, to regulate and limit the density of population and for such purpose to divide the City into zones of such number, shape and area as may be deemed best suited to carry out these regulations and provide for their enforcement."*

Furthermore, Chapter 19.100.010 .D in part describes the purpose of the R-1 ½ zone as "to provide areas for large lot single-family residences."

**Title 16-Building and Construction:** Provides minimum standards to safeguard life or limb, health, property and public welfare by regulating the design, construction, quality of materials, use and occupancy, location and maintenance of buildings, equipment, structures and grading within the City; the electrical, plumbing, heating, comfort cooling and certain other equipment specifically regulated in the City.

**Title 7-Noise:** In order to control unnecessary, excessive and/or annoying noise in the City, it is declared to be the policy of the City to prohibit such noise generated by the sources specified in this title. It shall be the goal of the City to minimize noise levels and mitigate the effects of noise to provide a safe and healthy living environment.

**Title 17. Grading:** This title sets forth rules and regulations intended to further implement the goals and objectives of the General Plan, to control evacuation, grading and earthwork construction, including fills and embankments. It also establishes the administrative procedures for grading plan approval, issuance of permits, inspections, and establishes penalties for unauthorized grading activity. The purpose of this title is to protect life, limb, property, the public welfare and the physical environment by regulating grading on private property.

**Title 18: Subdivision:** The purpose of this Subdivision Code is to regulate and control the design and improvement of subdivisions.

**Title 20: Cultural Resources:** Promotes the public health, safety and general welfare by providing for the identification, protection, enhancement, perpetuation and use of improvements, buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets, works of art, natural features and significant permanent landscaping having special historical, archaeological, cultural, architectural, community, aesthetic or artistic value in the City.

**Citywide Design Guidelines:** The Citywide Design Guidelines work to reinforce this physical image of Riverside. The Guidelines are intended to promote quality, well-designed development throughout Riverside that enhances existing neighborhoods, creates identity,

and improves the overall quality of life within the City. The guidelines are intended to promote a desired level of future development in Riverside.

**Victoria Avenue Policy:** Policies for the Preservation, Design and Development on Victoria Avenue between La Sierra Avenue and Myrtle Avenue.

#### **Applicable General Plan Policies**

- **Policy LU-8.2:** Avoid density increases or intrusion of non-residential uses that are incompatible with existing neighborhoods.
- **Policy CCM-2.9:** Design all street improvement projects in a comprehensive fashion to include consideration of street trees, pedestrian walkways, bicycle lanes, equestrian pathways, signing, lighting, noise and air quality wherever any of these factors are applicable.
- **Policy CCM-2.14:** Ensure that intersection improvements on Victoria Avenue are limited to areas where Level of Service is below the City standard of D. Allow only the minimum necessary improvements in recognition of Victoria Avenue's historic character.
- **Policy CCM-8.2:** Promote walking and biking as a safe mode of travel for children attending local schools.

#### **Applicable General Plan Mitigation Measures**

There are no applicable General Plan Mitigation Measures.

#### **5.11.4 Conclusion**

With regards to the issue area of Land Use and Planning, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. No mitigation measures contained within the GP PEIR would be required because no mitigation measures for individual projects were identified in the GP PEIR to be required, and Proposed Project specific impacts would be less than significant.

5.12 Mineral Resources

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
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?	Less Than Significant	No	No	No	No
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?	Less Than Significant	No	No	No	No

5.12.1 Discussion

a) Would the project 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?

b) Would the project 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?

GP PEIR Impact – Less than Significant

The GP PEIR analyzes this threshold on pages 5.10-5 through 5.10-6. The GP PEIR concluded that the mineral deposits in the MRZ-2 and MRZ-4 areas, but the General Plan policies do not preclude mining activities, and therefore, impacts were considered less than significant.

State-classified mineral resource zones MRZ-2 and MRZ-4 areas in the Planning Area are shown in Figure 5.10-1, Mineral Resource, of the GP PEIR. The proposed General Plan Land Use Policy Map provides for the preservation of the majority of MRZ-2 land as either open space or parks/recreation, both of which do not preclude mining activities. The six General Plan Land Use designations for the MRZ-2 land are Open Space/Natural Resources, Public Parks, Public Facilities/Institutional, Medium Density Residential, Office and Private Recreation. The Open Space/Natural Resource designation assists in the protection of natural resources while maintaining open space for the protection of public health and safety. The Public Parks designation is assigned to parks that provide passive and active recreational opportunities. A small portion of the MRZ-2 area lies in Public Facilities/Institutional designation, which allows for schools, hospitals, libraries, utilities, and government institutions. Both the Open Space/Natural Resource and Public Parks designations are fully compatible with the MRZ-2 area. There are two zones consistent with the Public Facilities and Institutional Uses General Plan land use designation. These two zones are the Public Facilities (PF) Zone and the Airport (AIR) Zone.

Neither of these Zones permits mining or mineral extraction. The Office and Private Recreation General Plan land use designation also does not allow mining or mineral extraction in that zone. For mining or mineral extraction to occur at this location a General Plan amendment, change of Zone and a conditional use permit would be required. Although these land use designations are incompatible with the MRZ-2 area according to the City's Municipal Code, specific sites for any public/semipublic uses on MRZ-2 areas (see GP PEIR Figure 5.10-1, Mineral Resources) will be subject to separate discretionary approval by the Planning Department. In any event, the GP PEIR noted that the MRZ-2 area has been highly urbanized for nearly a century, and mining in this area is not considered reasonably foreseeable. Based on Figure 5.10-1, Mineral Resources, the majority of the Planning Area is designated MRZ-4, which means there is insufficient data to make a determination if there are significant mineral resources in the area. Therefore, the Land Use Plan has taken the MRZ-2 designated area in the City into consideration, and the land use designations do not preclude the mining of the underlain resources. Additionally, it is unknown and therefore unlikely that there are areas of significant mineral deposits in the MRZ-4 areas that would be affected by the implementation of the General Plan, therefore, the GP PEIR concluded that impacts are considered less than significant.

### **Proposed Project**

The Proposed Project does not involve the extraction of mineral resources. The Proposed Project site is located in Mineral Resource Zone MRZ-3 which indicates that the area contains known or inferred mineral occurrences of undetermined mineral resource significance. However, no mineral resources have been identified or found to be associated with the Proposed Project site, and there is no historical use of the site or surrounding area for mineral extraction purposes. The closest area with identified mineral resources is the Santa Ana River channel to the north which contains significant sand and gravel (aggregate) resources, but which is not extensively mined due to its important flood control function. The Proposed Project site is not, nor is it adjacent to, a locally important mineral resource recovery site delineated in the General Plan 2025, specific plan, or other land use plan. Also, the site's current General Plan designation and zoning do not permit mineral extraction. Therefore, the Proposed Project will have no impact on mineral resources on a direct, indirect, or cumulative basis.

The GP PEIR determined that there are no specific areas within the City or the City Sphere Area that have locally important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. The Proposed Project is consistent with the General Plan 2025. Therefore, there is no impact on a direct, indirect, or cumulative basis and no mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.12.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects,



or is there new information that would result in a more severe impact than identified within the GP PEIR.

### 5.12.2 Cumulative Impacts Analysis

The GP PEIR evaluated the potential impacts associated with the General Plan Proposed Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to mineral resources, the GP PEIR concluded that the General Plan would not 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. The General Plan's land use designations were compatible with the MRZ-2 zone, according to the Riverside Municipal Code. The General Plan would not result in any cumulative mineral resources impacts.

For the reasons discussed above, the Proposed Project would not impact mineral resources. There are no known mineral resources on the site and there is no known historical use of the site or surrounding area for mineral extraction purposes. Also, the site's current General Plan designation and zoning do not permit mineral extraction. The Proposed Project will not result in a cumulatively considerable impact to mineral resources.

### 5.12.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

There are no development standards that would apply to this specific Proposed Project.

#### Applicable General Plan Policies

There are no General Plan Policies that would apply to this specific Proposed Project.

#### Applicable General Plan Mitigation Measures

There are no applicable General Plan Mitigation Measures.

### 5.12.4 Conclusion

With regards to the issue area of Land Use and Planning, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.

5. No mitigation measures contained within the GP PEIR would be required because no mitigation measures for individual projects were identified in the GP PEIR to be required, and Proposed Project specific impacts would be less than significant.

## 5.13 Noise

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
Would the project:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Significant and Unavoidable	No	No	No	No
b) Generation of excessive groundborne vibration or groundborne noise levels?	Less Than Significant With Mitigation Incorporated	No	No	No	No
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?	Less Than Significant	No	No	No	No

### 5.13.1 Discussion

The following studies were performed to determine potential Proposed Project-specific impacts:

- *La Sierra & Victoria Residential Project – Noise Assessment*, prepared by KPC EHS Consultants, LLC, February 4, 2025 (**Appendix H**).

---

a) Would the project 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?

---

**GP PEIR Impact- Less Than Significant With Mitigation Incorporated for temporary increases in ambient noise and Significant and Unavoidable for permanent increases in ambient noise**

The GP PEIR analyzes this threshold on pages 5.11-21 through 5.11-23. The GP PEIR found that existing noise levels exceeded standards in some locations around the City and the General Plan build out will increase noise levels through population growth and additional traffic. As stated in the GP PEIR, *"The term "substantial," as used in this threshold, is not defined in most environmental compliance guidelines. Noise analysis methodology is accurate only to the nearest whole decibel and most people only notice a change in the noise environment when the difference in noise levels are around 3 dB CNEL. An increase or decrease in noise level of at least 5 dBA is required before any noticeable change in community response would be expected. Therefore, a clearly perceptible increase (+5 dB) in noise exposure of sensitive receptors could be considered significant."*

The primary noise sources in the City are freeways/highways, and existing sensitive receptors near such sources experience substantial noise. Existing sensitive land uses will continue to be exposed to noise levels in excess of established standards set forth in the General Plan Noise Element. Therefore, even with implementation of the General Plan policies and implementation tools, including avoiding locating noise sensitive land uses in existing and anticipated impact areas and ensuring new development is compatible with the noise environment (General Plan Policies N-1.5 and 2.1), existing land uses will be exposed to noise levels in excess of the General Plan Noise Element standards, which will result in a significant impact.

By requiring new development proposals to adhere to the noise standards and compatibility matrix in the Noise Element, and to provide noise mitigation as necessary, the City will ensure that new developments are compatible with the noise environment. General Plan Tool N-1, for instance, requires the City to review development proposals to ensure that noise standards and compatibility set forth in the Noise Element are met to the maximum extent practicable. The Implementation Tool N-1 requires acoustical analyses for all proposed development within the 60 dB CNEL contour as shown in the Noise Element and for all proposed residential projects within the vicinity of existing and proposed commercial and industrial areas. Nevertheless, the GP PEIR incorporated mitigation measures MM Noise 1 and MM Noise 2 to ensure that noise from future uses would not result in impacts.

The Noise Code amendment proposed by the General Plan Project will bring the Noise Code into consistency with the proposed Noise Element of the General Plan and State regulations, and to facilitate development of mixed-use and in-fill uses. By increasing the noise levels which are allowed, both interior at night and exterior, these existing receptors will have less protection from nuisance noise. Impacts are considered to be significant to existing receptors. The General Plan Project's noise impact is considered significant and unavoidable.

To reduce the potential impact of noise caused by new development, the General Plan identified the need to implement Mitigation Measures MM Noise 1, MM Noise 2, MM Noise 3, and MM Noise 4 (identified on GP PEIR page 5.11-42) for new development. However, while these measures would reduce impacts, they would not reduce them to less than significant. (For GP PEIR mitigation measures relevant to the Proposed Project, refer to Section 5.13.2 of this document).

The GP PEIR acknowledged that construction related activities, although short term, are the most common source of noise that could affect occupants of neighboring uses. It notes that construction activity, although temporary, can be substantially disruptive to adjacent uses and that future development will result in construction noise. General Plan policies and tools such as those that enforce and limit noise from construction activities, as required under General Plan Policies and Implementation Plan Tools, such as Implementation Plan Tool N-1, will reduce most project-related impacts below a level of significance. Individual development projects will continue to comply with existing City standards and practices regarding noise/land use compatibility review and the control of stationary noise sources. The City's Municipal Code exempts construction noise from applicable noise standards, and instead restricts construction to specific hours of the day and certain days of the week, unless a variance is granted. Variances are only granted to emergencies and unusual circumstances. To mitigate temporary noise when a variance is granted, the GP PEIR required incorporation of MM Noise 4 to help reduce impacts to existing sensitive receptors.

Implementation Tool N-2 requires the implementation of CEQA to assess noise land use compatibility, construction-related noise, on-site stationary noise sources, and vehicular-related noise. Impacts related to construction vibration are location-specific and are not expected to be citywide. Construction activities are temporary and limited. As the General Plan does not propose any specific construction project, and with implementation of the City Municipal Code and Implementation Plan Tool N-2, impacts related to excessive groundborne vibration due to construction activities are considered less than significant at the General Plan programmatic level.

Considering the short-term nature of construction, the fact that construction is a common aspect of urban development, and the provisions of the City's Noise Ordinance's limitations with respect to construction hours, the GP PEIR concluded that the temporary and periodic increase in noise levels related to noise was a less than significant impact.

**Ambient Noise Levels.** Traffic along La Sierra Avenue and Victoria Avenue is the primary source of noise affecting the Proposed Project Site and surrounding area (Appendix H). **Table 5-13-2: Ambient Noise Levels** indicates the average ambient sound levels (Leq) in the Proposed Project area range from 54 to 68 dBA while the estimated CNEL ranges from 54 to 70 dBA. The highest noise levels were measured near the La Sierra Avenue/Victoria Avenue intersection (northwest corner) closest to the highest amount of vehicular traffic, while the lowest levels were measured at the southeast corner furthest away from the two roadways.

The Noise Measurement Data (Appendix H) determined that the closest sensitive receptors to the Proposed Project site in all directions around the site ranged from 67 to 176 feet although the closest receptors were approximately 67 feet from the eastern boundary of the site along Millsweet Place (**Exhibit 5.13:-1 Closest Sensitive Receptors Near the Proposed Project Site**).



**Exhibit 5.13:-1 Closest Sensitive Receptors Near the Proposed Project Site**



The GP PEIR, Figure 5.11-6 *Roadway Noise* identifies that 60 CNEL exists along La Sierra Avenue, from the City limits on the north, to north of the intersection of La Sierra Avenue and Victoria Avenue. The Proposed Project site is located on the southeast corner of the intersection of La Sierra Avenue and Victoria Avenue; therefore, while the Proposed Project Site is not within the identified 60 CNEL zone, it may receive some sound influence from the 60 CNEL zone at the Proposed Project Site's northwest corner.

Receptor	Distance from Project Site Boundary (feet)	Distance from Project Construction Center (feet)
Residencial Receptor R-1	67	360
Residencial Receptor R-2	74	460



Construction Noise

*Sensitive Receptors (Noise Sensitive Land Uses)*

Noise-sensitive land uses are locations where people reside or where the presence of unwanted sound could adversely affect the use of the land. Sensitive receptor locations are generally identified as facilities where it is possible that an individual could remain for 24 hours. Commercial and industrial facilities are not included in the definition of sensitive receptor because employees typically are present for shorter periods of time, such as eight hours.

Residences, schools, hospitals, guest lodging, libraries, churches, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds, and parks are considered noise sensitive. The nearest sensitive receptors to the Project site are residences located adjacent to the south and east boundary of the Proposed Project Site. The closest residence is designated as R-1 and is approximately 67 feet from the northeastern boundary of the site and 360 feet from the center of the site.

The next closest residential receptor is designated R-2 and is approximately 74 feet from the northeastern boundary of the site and 360 feet from the center of the site.

**Exhibit 5.1-1: Closest Sensitive Receptors Near the Proposed Project Site**, located at the end of this section, shows the location of all of the sensitive receptors. **Table 5.13-3: Closest Sensitive Receptor Locations** identifies the attributes of the closest receptors.

**Table 5.13-1: Closet Sensitive Receptors Locations**

Receptor	Distance from Project Site Boundary (feet)	Distance from Project Construction Center (feet)
Residencial Receptor R-1	67	360
Residencial Receptor R-2	74	460

Source: KPC EHS Consultants, LLC, Noise Assessment Table 3-1 Sensitive Receiver Locations, (Appendix H)

As noted above, Tool N-2 assesses future development projects' potential for noise and ground-borne vibration impacts related to noise land use compatibility, construction-related noise, on-site stationary noise sources, and vehicular-related noise, and it is applicable to the Proposed Project.

However, Tool N-2 did not establish numeric maximum acceptable construction source noise levels at potentially affected receivers. Therefore, consistent with past CEQA documents, the City has consistently and uniformly applied a numerical construction threshold based on the Federal Transit Administration (FTA). The Transit Noise and Vibration Impact Assessment Manual is used for analysis of daytime construction impacts. According to the FTA, local noise ordinances are typically not very useful in evaluating construction noise. They usually relate to nuisance and hours of allowed activity, and sometimes specify limits in terms of maximum levels, but are generally not practical for assessing the impact of a construction project. Project construction noise criteria should account for the existing noise environment, the absolute noise levels during construction activities, the duration of the construction, and the adjacent land use. Due to the lack of standardized construction noise thresholds, the FTA provides guidelines that can be considered reasonable criteria for construction

noise assessment. The FTA considers a daytime exterior construction noise level of 80 dBA Leq as a reasonable threshold for noise sensitive residential land use.

Construction activities that would create noise include site preparation, grading, building construction, paving, and architectural coating. Noise levels associated with the construction will vary with the different types of construction equipment, the duration of the activity, and distance from the source. Construction noise will have a temporary or periodic increase in the ambient noise level above the existing levels within the Project vicinity. The nearest sensitive receptors to the Project site are residences located adjacent to the northeastern boundary of the Project site. To estimate the potential impact of construction noise at the nearest sensitive receptors, equipment that is expected to be used during construction was input into the Federal Highway Administration Roadway Construction Noise Model (RCNM) version 1.1 to generate anticipated noise levels. The RCNM generates the maximum noise levels (Lmax) and the equivalent continuous sound level (Leq). The Leq is a calculation of the anticipated steady sound pressure level which, over a given time period (day, evening, night) has the same total energy as the actual fluctuating noise. The RCNM also uses an acoustical use factor in the noise calculations. The acoustical use factor is the percentage of time each piece of construction equipment is assumed to be operating at the full power level and is used to estimate the Leq values from the Lmax values. For example, typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during the site preparation and grading phases. Table 3-3, Worst-Case Construction Noise Levels R-1 @ Property Boundary (Site Preparation & Grading), Table 3-4, Worst-Case Construction Noise Levels R-1 @ Center of Site (Site Preparation & Grading), Table 3-5, Worst-Case Construction Noise Levels R-2 @ Property Boundary (Site Preparation & Grading), and Table 3-6, Worst-Case Construction Noise Levels R-2 @ Center of Site (Site Preparation & Grading), identifies the level of noise generated by construction equipment typically associated with the site preparation and grading phases.

To control noise impacts associated with the construction of the Project, the City has established limits to the hours of operation. Section 7.35.020 (G) of the General Noise Regulations indicates that noise sources 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.

With implementation of the above standard conditions of approval, construction noise impacts would be less than significant.

While the City establishes limits to the hours during which construction activity may take place, it does not identify specific noise level limits for construction noise levels. Therefore, to evaluate whether the Project will generate a substantial increase in the short-term noise levels at the offsite sensitive receptors (residences), the construction-related noise level threshold used in this assessment is based on the Federal Transit Administration (FTA) criteria 80 dBA Leq construction noise criterion at noise sensitive receptor property line.

The Worst-Case scenario places each piece of equipment operating at the same time in the same location for a full 8-hour period was calculated with results provided in Table 5.13-4, Worst-Case Construction Noise Levels R-1 @ Property Boundary (Site Preparation & Grading), Table 5.13-5, Worst-Case Construction Noise Levels R-1 @ Center of Site (Site Preparation & Grading). Table 5.13-6, Worst-Case Construction Noise Levels R-2 @ Property Boundary (Site Preparation & Grading), and Table 5.13-7, Worst-Case Construction Noise Levels R-2 @ Center of Site (Site Preparation & Grading). The Center of the site was chosen for analysis in this assessment as it provides an assessment of heavy construction equipment noise as it moves across the site during site preparation and grading phases. The Center of Site analysis provides the most accurate assessment as equipment during an 8-hour period will be continually moving closer and further away from any receptors.

**Table 5.13-4 Worst-Case Construction Noise Levels R-1 @ Property Boundary (Site Preparation & Grading)**

Phase	Equipment Type	Leq dBA Total
Site Preparation	Tractor/Loader/Backhoe	71.0
Site Preparation	Excavator	74.5
<b>Site Preparation</b>	<b>Total Noise Level</b>	<b>76.1</b>
Grading	Grader	78.5
Grading	Tractor/Loader/Backhoe	71.0
<b>Grading</b>	<b>Total Noise Level</b>	<b>79.2</b>

**Table 5.13-5 Worst-Case Construction Noise Levels R-1 @ Center of Site (Site Preparation & Grading)**

Phase	Equipment Type	Leq dBA/Total
Site Preparation	Tractor/Loader/Backhoe	56.4
Site Preparation	Excavator	59.6
<b>Site Preparation</b>	<b>Total Noise Level</b>	<b>61.3</b>
Grading	Grader	63.9
Grading	Tractor/Loader/Backhoe	56.4
<b>Grading</b>	<b>Total Noise Level</b>	<b>64.6</b>

**Table 5.13-6 Worst-Case Construction Noise Levels R-2 @ Property Boundary (Site Preparation & Grading)**

Phase	Equipment Type	Leq dBA Total
Site Preparation	Tractor/Loader/Backhoe	70.2
Site Preparation	Excavator	73.3
<b>Site Preparation</b>	<b>Total Noise Level</b>	<b>75.0</b>
Grading	Grader	77.6
Grading	Tractor/Loader/Backhoe	70.2
<b>Grading</b>	<b>Total Noise Level</b>	<b>78.3</b>

**Table 5.13-7 Worst-Case Construction Noise Levels R-2 @ Center of Site (Site Preparation & Grading)**

Phase	Equipment Type	Leq dBA/Total
Site Preparation	Tractor/Loader/Backhoe	54.3
Site Preparation	Excavator	57.5
<b>Site Preparation</b>	<b>Total Noise Level</b>	<b>59.2</b>
Grading	Grader	61.7
Grading	Rubber Tired Dozer	54.3
<b>Grading</b>	<b>Total Noise Level</b>	<b>62.4</b>

During the construction phase the noise levels will be the highest during site preparation and grading as heavy equipment pass along the Project site boundaries. During the site preparation and grading phases, which produce the highest noise levels, equipment will not be stationary, rather equipment will be moving throughout the site at varying speeds and power levels and as a result not operating at the maximum noise level for the entire workday. If multiple pieces of construction equipment were to operate simultaneously and next to each other on the property closest to the residential uses the construction noise impacts would be 76.1 Leq dBA during site preparation and 79.2 Leq dBA during grading operations. The same equipment operating from the center of the site to the nearest residential uses construction noise impacts would be 61.3 Leq dBA during site preparation and 64.6 Leq dBA during grading operations.

The levels of noise from multiple pieces of heavy equipment operating simultaneously 67-feet from the closest receptor (R-1) as indicated in Table 5.13-4 and 5.13-5 are all below the FTA of 80 dBA Leq

and would be less than significant. Construction noise is of short-term duration and will not present any long-term impacts on the project site or the surrounding area. The Proposed Project would comply with the Municipal Code limitations on hours of construction and would not see a variance to those limitations.

The Project's construction noise impacts are considered less than significant, and no mitigation is required.

### **Operational Noise – Offsite Traffic Noise Impact**

Once constructed, the Proposed Project would generate noise from vehicular traffic on surrounding roadways. The computer model used in the Noise Study estimated how the noise environment would change due to Proposed Project traffic once the Proposed Project was occupied. Vehicle noise is a combination of the noises produced by the engine, exhaust, and tires. The primary source of noise generated by the Proposed Project will be the vehicle traffic generated by the vehicle ingress and egress to the Proposed Project site. Under existing conditions, the site does not generate any traffic noise that impacts the surrounding area. According to the Federal Highway Administration, Highway Traffic Noise Analysis and Abatement Policy and Guidance, the level of roadway traffic noise depends on three things: (1) the volume of the traffic, (2) the speed of the traffic, and (3) the number of trucks in the flow of the traffic. Generally, the loudness of traffic noise is increased by heavier traffic volumes, higher speeds, and greater numbers of trucks. These factors are discussed below.

- The Volume of the Traffic. Upon buildout, the Proposed Project is expected to generate approximately 490 average daily vehicle trips (ADT) during the weekdays (see Section 17. a). Traffic counts were obtained by the Riverside Transportation Department which showed an average daily traffic (ADT) volume of 25,457 vehicles on La Sierra Avenue and 5,857 ADT on Victoria Avenue. According to Caltrans, the human ear can begin to detect sound level increases of 3 decibels (dB) in typical noisy environments.<sup>8</sup> A doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a 3-dBA increase in sound, would generally be barely detectable. Implementation of the Proposed Project will increase traffic volumes in the area occurring along area roadways but not to the extent that traffic volumes will be doubled creating a +3dBA noise increase or result in a perceivable noise increase. The Proposed Project is also within the development levels assumed in the GP PEIR, including the roadway capacity assumptions. Therefore, operational noise impacts would be less than significant.
- The Speed of Traffic. La Sierra Avenue is a 4-lane divided road and has a posted speed limit of 45-mph. Victoria Avenue is a 2-lane divided road and has a posted speed limit of 45-mph. According to the Center for Environmental Excellence by the American Association of State Highway and Transportation Officials (AASHTO) traffic moving at a speed of 60 mph will sound twice as loud as traffic at 30 mph. Lower speed limits such as the 45-mph speed limit on La Sierra and Victoria Avenues produce a lower noise level due to decreases in engine and tire generated noise.<sup>15</sup>

---

<sup>15</sup> AASHTO <https://environment.transportation.org/education/environmental-topics/traffic-noise/traffic-noise-overview/> accessed February 2025

- The Number of Trucks in the Flow of the Traffic. The Proposed Project is a residential development in a residential area. Residential land use will not routinely generate noise from large trucks. The Noise Study prepared for the Proposed Project (Appendix H), determined that the anticipated traffic flow resulting from the Proposed Project would be unlikely to cause significant noise impacts relative to the ambient noise levels in neighboring areas. A barely perceptible change will need an increment of at least 3 dBA and such a change in sound level will require doubling the volume of traffic in the area. Since the Proposed Project would only result in a daily traffic volume of 490 vehicles, the Proposed Project noise impacts from vehicular traffic would be less than significant, and no mitigation is required.

### **Operational Noise – Onsite Residential Activity**

In addition to the offsite traffic noise impacts, the Noise Study predicted mechanical equipment noise levels at the nearest sensitive receiver would be 42 dBA. Typical operational sound levels generated by single-family residential activities include normal outdoor conversations, air conditioner units, and lawn care equipment with levels as indicated below:

- Normal conversation, air conditioner - 60 dB.
- Gas-powered lawnmowers and leaf blowers – 80 to 85 dBA.<sup>16</sup>

The noise generated from air conditioners and lawn care equipment is not at constant and consistent levels throughout the day. Lawn care is performed during daylight hours for short durations and although air conditioners are operating both day and night they are cycling on/off with windows closed conditions. Stationary noise levels would be attenuated as with mobile noise sources with standard building construction and windows closed by approximately 25 dBA.

The USEPA identifies noise levels affecting health and welfare as exposure levels over 70 dBA over 24 hours. Noise levels for various levels are identified according to the use of the area. Levels of 45 dbA are associated with indoor residential areas, hospitals, and schools, whereas 55 dBA is identified for outdoor areas where typical residential human activity takes place. According to the USEPA levels of 55 dbA outdoors and 45 dbA indoors are identified as levels of noise considered to permit spoken conversation and other activities such as sleeping, working, and recreation, which are part of the daily human condition.<sup>17</sup> Levels exceeding 55 dbA in a residential setting are normally short and not significant in affecting the health and welfare of residents.

These levels comply with Riverside's Noise Standards for day and nighttime hours. Therefore, this impact is less than significant, and no mitigation is required.

Based on the results above, neither the Proposed Project's construction or operation would expose persons to or generate noise levels above standards established in the local general plan or noise

---

<sup>16</sup> Center for Disease Control, "Loud Noised Can Cause Hearing Loss". , [https://www.cdc.gov/hearing-loss/about/?CDC\\_AAref\\_Val=https://www.cdc.gov/nceh/hearing\\_loss/default.html](https://www.cdc.gov/hearing-loss/about/?CDC_AAref_Val=https://www.cdc.gov/nceh/hearing_loss/default.html), accessed on February 4, 2025

<sup>17</sup> USEPA "EPA Identifies Noise Levels Affecting Health and Welfare" <https://archive.epa.gov/epa/aboutepa/epa-identifies-noise-levels-affecting-health-and-welfare.html> accessed February 4, 2025.



ordinance, or applicable agency standards with the implementation of the City's regulations and policies.

Overall, the Proposed Project has been designed consistent City's General Plan Policies and mitigation measures identified in the GP PEIR. The GP PEIR identified that with mitigation, impacts to noise during General Plan implementation would be significant and unavoidable. Based on the analysis above, the Proposed Project would not exceed impacts as identified by the GP PEIR.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.13.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?**

---

**GP PEIR Impact- Less Than Significant Most Places; Significant and Unavoidable for Development Near Train Tracks**

The GP PEIR analyzes this threshold on pages 5.11-23 through 5.11-25. The GP PEIR concluded that overall, impacts would be less than significant. However, for development adjacent to train tracks, the impact would be significant and unavoidable.

Construction related activities, although short term, are the most common source of groundborne noise that could affect occupants of neighboring uses throughout the City. The City Municipal Code Section 7.35.210 restricts construction to specific hours of the day and certain days of the week, unless a variance is obtained. Variances are only granted for emergencies and unusual circumstances. The General Plan Implementation Plan (Appendix A to the General Plan) contains a list of implementation measures called "tools." Tool N-2 states, "Assess future development projects' potential for noise and ground-borne vibration impacts related to noise-land use compatibility, construction-related noise, on-site stationary noise sources, and vehicular-related noise." Tool N-2 will allow the City to determine the necessary project-specific measures needed to ensure future projects anticipated by the General Plan Project comply with City noise and vibration requirements. With implementation of the City Municipal Code and Implementation Plan Tool N-2, impacts related to excessive groundborne vibration due to construction activities are considered less than significant.

**Proposed Project Impact**

According to the Proposed Project's Noise Study, construction equipment associated with building the Proposed Project would be the only vibration-generating source introduced by the Proposed Project, as there are no vibration sources from operations that will introduce vibration into the

environment. Vibration generated by construction equipment, unless specified otherwise through permitting, would only occur during approved work hours per the City of Riverside, 7:00 am – 7:00 pm, six days a week, excluding holidays.

According to Federal Transit Administration guidelines, a vibration criterion of 0.20 inch per second should be considered as the significant impact level for non-engineered timber and masonry buildings. Furthermore, structures or buildings constructed of reinforced-concrete, steel, or timber, have vibration damage criteria of 0.50 inch per second pursuant to the FTA guidelines.

Vibration levels of typical construction equipment at 25 feet, according to the FTA, Guidelines is identified in **Table 5.13-7: Vibration Levels of Typical Construction Equipment at 25 ft**. The nearest sensitive receptor is approximately 60 feet from the Proposed Project Site.

**Table 5.13-2: Vibration Levels of Typical Construction Equipment at 25 ft**

Equipment	PPV (in/sec) at 25 feet	RMS (in/sec) at 25 feet
Small bulldozer	0.003	0.002
Jackhammer	0.035	0.025
Loaded Trucks	0.076	0.054
Large bulldozer	0.089	0.063

*Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, September 2018.*

The closest sensitive receptor to the Project property line is minimally 67 feet from the property line. The estimated construction vibration level from a large bulldozer (worst case scenario) measured at 25-feet would create a vibration level of 0.089 in/sec PPV which does not exceed the 0.2 in/sec threshold and is below the Caltrans Guideline Vibration Annoyance Potential Criteria Strongly perceptible human response of 0.10 PPV in/sec continuous/frequent intermittent sources.<sup>18</sup> Therefore, the vibrations at the nearest sensitive receptor will remain well below the strongly perceptible annoyance criteria and potential residential vibration damage criteria thresholds listed in the Caltrans Transportation and Construction Induced Vibration Guidance Manual at or beyond the lot line.

During operations of the Project following construction the primary source of vibration would be from vehicle traffic. Traffic vibration levels are dependent on vehicle characteristics, load, speed, and pavement conditions. Typical vibration levels from heavy truck activity at normal traffic speeds are in the order of 0.004 in/sec PPV at 25 feet based on the FTA's Transit Noise Impact and Vibration Assessment (2018). As the proposed Project is a Worship Center truck traffic which would create the largest vibration impact will be limited. Traffic once on site will be travelling at very low speeds and it is expected that traffic and any truck vibration impacts off site would not exceed the 0.2 in/sec PPV threshold.

<sup>18</sup> CalTrans Transportation and Construction Vibration Guidance Manual, April 2020.

Based on the preceding analysis, the Proposed Project will have a less than significant impact on the exposure of persons to the generation of excessive ground-borne vibration or ground-borne noise levels on a direct, indirect, or cumulative basis, and no mitigation is required.

The Proposed Project is also not located near a railroad track; therefore, no additional noise factors would apply.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.13.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**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?**

---

#### **GP PEIR Impact - Less than Significant**

The GP PEIR analyzes this threshold on pages 5.11-38 through 5.11-39.

The General Plan Planning Area is located within or near three Airport Land Use Plans: Riverside Municipal Airport, Flabob Airport and March Air Reserve Base/March Inland Port. According to the Noise Contour Maps (see Figures 5.11-9 and 10) for the three airports located in the Planning Area, only Riverside Municipal Airport and March Air Reserve Base/March Inland Port will affect the General Plan Planning Area. Flabob Airport is adjacent to the General Plan Planning Area; however, none of its noise contours affect the project area.

General Plan Policies N-1.5, CCM-11.7, N-2.1, N-2.2, N-2.5, N-3.2 through 3.4, LU-22.3 through 22.5, aim to ensure that future residential or sensitive land uses would be restricted from developing within any existing airport influence areas. The General Plan also establishes the noise/land use compatibility guidelines for outdoor noise, which includes airport noise, to ensure new development is not subject to excessive noise, including from airports. The GP PEIR concluded that because the General Plan land uses respect the documented noise contours for nearby airports and future development near the City's two airports are subject to Airport Land Use Commission (ALUC) conditions, as well as by implementing the General Plan policies and the City's Municipal Code, exposure of people residing or working in an airport land use plan area to excessive noise is considered less than significant.

#### **Proposed Project**

According to *Map My County* and the *Noise Study*, the Proposed Project is not located within two miles of a public airport or public-use airport. Therefore, there is no impact.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.13.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### 5.13.2 Cumulative

The GP PEIR evaluated the potential impacts associated with the General Plan Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to noise, the GP PEIR concluded that anticipated development within the City would generate short-term construction noise. Also, additional development would increase traffic volumes and long-term noise levels. However, implementation of noise codes and constructing buildings according to state acoustical standards would reduce cumulative impacts on residences, schools, hospitals, and other noise-sensitive uses. The GP PEIR did conclude that increased traffic associated with the General Plan could continue to expose residential receptors along specific traffic corridors to noise that exceeds standards. For that reason, the GP PEIR concluded the General Plan would have a cumulatively considerable noise impact.

The Proposed Project includes both construction and operation of residential uses. The Proposed Project's construction would be short-term and would proceed consistent with RMC requirements that limit construction to specific hours. During those hours, construction is a common occurrence within the City, and the Proposed Project would not create unusual forms of construction noise or vibration. Operationally, the Proposed Project does not propose uses that will generate significant noise. Residential uses are not considered significant noise generators, and the traffic associated with the Proposed Project is minimal. Therefore, the Proposed Project would not result in a cumulative noise impact.

### 5.13.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

#### The City of Riverside Municipal Code (RMC):

**Section 7.25.010 (B)** the Riverside Municipal Code indicates that if the existing ambient noise level already exceeds any of the exterior noise level limit categories, then the standard shall be increased in five decibel increments in each category as appropriate to encompass the ambient noise level.

**Section 7.35.020 (G)** of the General Noise Regulations indicates that *noise sources 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.*

#### **Applicable General Plan Policies**

- **Policy N-1.1:** Continue to enforce noise abatement and control measures particularly within residential neighborhoods.
- **Policy N-1.2:** Require the inclusion of noise-reducing design features in development consistent with standards in (Table 5.11-D, Noise/Land Use Compatibility Criteria), Title 24 California Code of Regulations and Title 7 of the Municipal Code.
- **Policy N-1.3:** Enforce the City of Riverside Noise Control Code to ensure that stationary noise and noise emanating from construction activities, private developments/residences and special events are minimized.
- **Policy N-1.8:** Continue to consider noise concerns in evaluating all proposed development decisions and roadway projects.
- **Policy N-2.1:** Ensure that new development can be made compatible with the noise environment by using noise/land use compatibility standards (Table 5.11-D, Noise/Land Use Noise Compatibility Criteria) and the airport noise contour maps (found in the Riverside County Airport Land Use Compatibility Plans) as guides to future planning and development decisions.
- **Tool N-1:** Review development proposals to ensure that the noise standards and compatibility set forth in the Noise Element are met to the maximum extent practicable. Require acoustical analyses for all proposed development within the 60 dB CNEL contour as shown in the Noise Element and for all proposed residential projects within the vicinity of existing and proposed commercial and industrial areas. Require mitigation, where necessary, to reduce noise levels to meet standards and construction methods.
- **Tool N-2:** Implement CEQA during the development review process for new projects. Assess future development projects' potential for noise and ground-borne vibration impacts related to noise land use compatibility, construction-related noise, on-site stationary noise sources, and vehicular-related noise.

#### **Applicable General Plan Mitigation Measures**

**MM NOISE 1:** To minimize impacts resulting from or to proposed projects such that noise levels exceed General Plan Noise Element standards, projects shall be reviewed against the noise compatibility matrix in the Noise Element of the General Plan (Table 5.11-D, herein) and Figures 5.11-6, 5.11-7, 5.11-8, 5.11-9, and 5.11-10 of this EIR to determine suitability of the use in relation to adjacent land uses and noise sources such as roadways, freeways, and airports. To the extent required by the compatibility matrix or one of the figures, a noise study shall be

required to evaluate noise levels against standards and to recommend suitable mitigation consistent with Title 24 regulations and the City's Noise Code. Mitigation may include but not be limited to: walls, berms, interior noise insulation, double paned windows, or other noise mitigation measures as appropriate, in the design of new residential or other noise sensitive land uses.

#### 5.13.4 Conclusion

With regards to the issue area of Noise, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. The Proposed Project would comply with the mitigation measures contained within the GP PEIR as they are designed to reduce any potential Proposed Project impact to less than significant; further, no additional mitigation would be required because Proposed Project specific impacts would be less than significant.



**Exhibit 5.13: Sensitive Receptors Near the Proposed Project Site**



5.14 Population and Housing

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
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 road or other infrastructure)?	Less Than Significant	No	No	No	No
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Less Than Significant	No	No	No	No

5.14.1 Discussion

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 road or other infrastructure)?

GP PEIR Impact- Significant and Unavoidable

The GP PEIR analyzes this threshold on pages 5.12-14 through 5.12-15.

Based on the General Plan, and population projections within, the GP PEIR evaluated two levels of development intensity. Projections ranged from the “Typical” densities that the City expects to be built by 2025 to the absolute maximum allowable densities throughout the entire Planning Area; “maximum with planned residential development (Max. w/PRD).” The Typical build-out assumed average residential densities for future areas of development with most existing built-out areas generally staying the same as today. The GP PEIR concluded this is a likely scenario for how Riverside will grow in the future, and would result in a population of approximately 383,077 people in the General Plan Planning Area and 346,867 people in the City by 2025, which is slightly higher than SCAG projections.

This population increase would equate to approximately 115,622 households within the City limits, and approximately 127,692 households.

The City also analyzed impacts of development under the Max w/ PRD scenario to provide a “worst-case” analysis. Under that scenario, the projected population at buildout in 2025 within the City limits is 528,429, and the population including the Sphere of Influence is 585,926. The projected maximum

number of households under the Max. w/PRD scenario within the City’s limits at buildout is 176,143, and the number of households including the Sphere of Influence is 195,309. The GP PEIR stated that the Max w/PRD growth scenario was not reasonably foreseeable due to existing development, and limitations on additional development.

The GP PEIR concluded that although anticipated by SCAG in its population projections and regional planning efforts, adoption of the General Plan will directly and indirectly induce population growth. This impact is considered significant and unavoidable.

Proposed Project

The Proposed Project’s growth is within the assumptions of City growth as used to evaluate the potential impacts associated with the General Plan. The Proposed Project is consistent with the General Plan designation, with minor deviations pursuant to the Density Bonus Law. However, even with those minor deviations, the Proposed Project does not result in unplanned growth that could result in an environmental impact. Please refer to the entirety of this Checklist analysis, which evaluates the Proposed Project’s potential to result in significant environmental impacts. None were identified.

At present, the State Department of Finance estimates the City had a population of 314,818 persons and 94,540 households as of January 2022. The General Plan’s base growth assumptions assumed a 2025 population of 346,867, which is greater than the 2022 population and in-line with projections. The Proposed Project represents a potential difference of +0.01% of the 2022 population and +0.01% increase in the 2022 number of households, but is within the scope of the General Plan’s projections. Also, that amount of change or increase is considered incremental and would not represent a significant difference relative to the City’s current population and housing stock (households). These small changes would also not represent a significant portion of the future population and housing projected by the Southern California Association of Governments (SCAG) in its Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) program which is now referred to as “Connect SoCal”. **Table 5-14.1: Population, Housing, and Employment Projections** shows the population, housing, and employment projections from SCAG for the City of Riverside from 2020 to 2040.

Table 5.14-1: Population, Housing, and Employment Projections

Description	2020	2035	2040	Growth <sup>1</sup>
Population	336,300	384,100	386,600	+15.0%
Housing	101,200	117,700	118,600	+17.2%
Employment	157,900	195,900	200,500	+27.0%

Source: SCAG 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction  
<sup>1</sup> percent increase from 2020 to 2040

Based on the analysis above, the change in City housing and population projections if the Proposed Project was built would not change the SCAG projections by any demonstrable amount for 2035 or 2040. Therefore, the direct increases in population as a result of the Proposed Project would be within



the general magnitude of the growth assumptions estimated by SCAG in its regional planning program (i.e., Connect SoCal) and the City of Riverside General Plan.

In addition, the GP PEIR determined that Citywide, future development anticipated under the General Plan 2025 Typical Growth scenario would not have significant population growth impacts. Because the Proposed Project is consistent with the General Plan 2025 Typical Growth scenario and population growth impacts were previously evaluated in the GP 2025 FPEIR, the Proposed Project does not result in new impacts beyond those previously evaluated in the GP PEIR. Therefore, the impacts will be less than significant on a direct, indirect, or cumulative basis.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.14.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

---

**GP PEIR Impact - Less than Significant**

The GP PEIR analyzes this threshold on page 5.12-15.

General Plan Policy LU-8.3 encourages a mix of both residential and nonresidential uses as a means of revitalizing many underutilized parcels through the implementation of three new Mixed-Use land use designations to implement this policy. An additional way the General Plan discourages the displacement of residents is through policies that keep existing neighborhoods vital and well maintained; thus, they become less desirable for demolition and replacement. Housing Element Policies 1.1 and 1.2 promote repair, improvement, rehabilitation, and maintenance of both owner-occupied and rental housing. The implementation of the General Plan will not directly displace housing, or create a need for replacement housing, and instead plans for population growth, including housing. Therefore, the General Plan Project's displacement impacts will be less than significant.

**Proposed Project**

*Source: CADME Land Use 2003 Layer, photos from site visit, aerial imaging)*

The Proposed Project will not displace existing housing, necessitating the construction of replacement housing elsewhere because the Proposed Project site is vacant land that has no existing housing that will be removed or affected by the Proposed Project. Therefore, there will be no impact on existing housing on a direct, indirect, or cumulative basis. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.14.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### 5.14.2 Cumulative Impacts Analysis

The GP PEIR evaluated the potential impacts associated with the General Plan Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to population and housing, the GP PEIR concluded that the General Plan's population and housing capacity is generally consistent with SCAG's long-range forecasts. Also, the General Plan emphasizes smart growth, infill, and revitalization of vacant and under-utilized parcels served by existing infrastructure. The General Plan project would not result in a cumulative population and housing impact due to the General Plan's consistency with regional plan for growth, transportation options, and mixed land uses.

The Proposed Project is consistent with the General Plan's buildout assumptions, and is consistent with the SCAG growth assumptions for the City. It would not displace existing housing, or trigger the need for more housing. The Proposed Project would not result in a cumulatively considerable impact.

### 5.14.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

#### Applicable General Plan Policies

- **Policy LU-8.1:** Ensure well-planned infill development Citywide, allow for increased density in selected areas along established transportation corridors.
- **Policy LU-9.3:** Designate areas for urban land uses where adequate urban levels of public facilities and services exist or are planned, in accordance with the public facilities and service provisions policies of this General Plan.
- **Policy LU-10.1:** Discourage the premature development of non-urbanized areas and encourage growth through such programs as the Residential infill Incentive Program, first in undeveloped and under-developed areas within, adjacent to or in close proximity to existing urbanized neighborhoods.
- **Policy LU-10.4:** Require development projects to be timed and phased so that projects are not occupied prior to the provision of necessary urban services.

- **Policy LU-25.4:** Identify opportunities to redevelop older, underutilized properties.
- **Policy H-2.1:** Provide adequate sites and supporting infrastructure to accommodate housing through land use, zoning, specific plan designations and infill programs to encourage a broad range of housing opportunities.
- **Policy H-2.3:** Facilitate and encourage the production of quality ownership and rental housing uses through appropriate development standards, design and compatibility review and regulatory and financial incentives.

#### **Applicable General Plan Mitigation Measures**

No mitigation measures with regard to Population and Housing were included within the GP PEIR.

#### **5.14.4 Conclusion**

With regards to the issue area of Population and Housing, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. No mitigation measures contained within the GP PEIR would be required because no mitigation measures for individual projects were identified in the GP PEIR to be required, and Proposed Project specific impacts would be less than significant.



## 5.15 Public Services

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project Site? Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
a) 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:					
i) Fire protection?	Less Than Significant	No	No	No	No
ii) Police protection?	Less Than Significant With Mitigation Incorporated	No	No	No	No
iii) Schools?	Less Than Significant	No	No	No	No
iii) Parks?	Less Than Significant	No	No	No	No
iv) Other public facilities?	Less Than Significant	No	No	No	No

### 5.15.1 Discussion

**a) 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)(i): Fire Protection – Less Than Significant**

The GP Project impacts on police protection were analyzed on GP PEIR Page 5.13-31. The GP PEIR acknowledged that General Plan growth would increase service demands, and estimated growth would require four additional stations citywide along with additional personnel and equipment. However, neither the General Plan or the GP PEIR identified locations for new facilities or the specific equipment required. With respect to demand, the GP PEIR explained that the RFD will continually analyzes and monitor its service standards and adjust facilities, personnel and equipment as necessary. Also, it will continually assess the need for additional fire and emergency service resources and facilities as buildout continues under the General Plan. The GP PEIR explains that future development is required to pay development impact fees that can go toward purchasing land and

construction of new fire facilities, and that coupled with General Plan policies that require the RFD to maintain a 5 minute response time, the impacts of General Plan buildout would be less than significant with respect to fire facilities.

**(a)(ii) Police Protection – Less Than Significant With Mitigation Incorporated**

The GP Project impacts on police protection were analyzed on GP PEIR pages 5.13-29 – 5.13-30. Like fire protection, the GP PEIR recognized that General Plan buildout would increase demand for police services. However, also like fire protection, the GP PEIR concluded that existing General Plan policies providing a level of service standard, the payment of impact fees, and the fact that development itself is often a natural deterrent to crime, would reduce the potential for impacts. Nevertheless, the GP PEIR required implementation of MM PS 1 that requires a Crime Prevention Through Environmental Design (CPTED) during a project Site Plan Review, to ensure impacts related to the need for new police facilities would be less than significant.

**(a)(iii) Schools – Less Than Significant**

The GP Project impacts on schools were analyzed on GP PEIR pages 5.13-32 – 34. Implementation of the GP would increase population citywide, and commensurately students. The GP PEIR acknowledges that school site planning and CEQA compliance for schools is within the purview of school districts, but that the City of Riverside would work proactively with school districts to identify potential sites should expansion be needed. The GP PEIR also explained that SB 50, which authorizes school districts to exact fees from developments, serves as mitigation under CEQA and ensures impacts will be less than significant.

**(a)(iv) Libraries- Less Than Significant With Mitigation Incorporated**

The GP Project impacts on libraries were analyzed on GP PEIR pages 5.13-34 – 5.13-37. The GP PEIR noted that adopted library standards were not being met at the time the GPU was considered. However, it also acknowledged that the then-applicable standards may not accurately reflect the public's need for library services given advances in technology. Nevertheless, the GP PEIR concluded that demand associated with the General Plan would continue to pressure library services that would need to be addressed through General Plan policies that mandate specific levels of service and taxes that fund library construction. The GP PEIR concluded that General Plan buildout would result in a less than significant impact through General Plan policies and implementation tools and MM PS 2 which ensures the funding for libraries through Measure C will be continued to be supported through renewals and Council approval.

**Other Public Facilities**

The GP PEIR evaluated whether the General Plan could result in impacts associated with the need to construct other public facilities, such as community centers and parks.

The GP PEIR analyzed the potential impacts to community centers on page 5.13-37, and the impact of the GP Project analysis on park impacts is addressed in GP PEIR Section 5.14, Recreation.

The GP PEIR identified that future development facilitated by the GP Project would increase demand for public services over time. Potential impacts would include greater demands for fire protection,

police protection, schools, and library facilities potentially resulting in the need to provide for new or expanded public facilities in order to maintain acceptable service ratios, response times, or other performance objectives. Additionally, future development facilitated by the GP Project would increase the use of existing public facilities, which could cause physical deterioration of the facilities.

Overall, impacts were less than significant, and mitigation was identified for Police Services and Library Services as described above

## **Proposed Project**

### **Fire Protection**

The Proposed Project area is served by the City of Riverside Fire Department (RFD). The Proposed Project is residential and located in an urbanized area designated for residential uses. No industrial uses or hazardous material storage are proposed on the Proposed Project site that would require additional fire capabilities beyond those already available to the Proposed Project area. The Proposed Project would introduce new residences and population to the Proposed Project site, but the increase is negligible in the overall context of the City. Also, new development would be required to adhere to California Building Code standards related to fire safety, which standards are considered robust. GP 2025 Public Safety Element, Policy PS-6.1 ensures that sufficient fire stations, personnel, and equipment are provided to meet the needs of the community as it grows in size and population. City of Riverside Fire Station #12, La Sierra South, is located at 10692 Indiana Avenue approximately 1.36 miles northeast of the Proposed Project site (via streets). The response time from this station to the Proposed Project site is approximately 2.3 minutes assuming an average speed of 35 miles per hour. This station provides fire services for the southeastern portion of the City of Riverside. With the implementation of fire suppression equipment and adherence to fire code standards, as well as the payment of development impact fees, the Proposed Project would not result in the need for a new fire station or facilities. Therefore, the Proposed Project will have a less than significant impact on the demand for additional fire facilities on a direct, indirect, or cumulative basis.

### **Police Protection**

The Proposed Project site is served by the City of Riverside Police Department (RPD) which maintains approximately 130 sworn officers, 24 Sergeants, 6 Lieutenant Watch Commanders, 1 Executive Lieutenant, 1 Traffic Lieutenant, and a civilian support staff (RPD 2024). Officers are assigned to one of three Neighborhood Policing Centers (NPC) and are accountable for their assigned area. Adequate police facilities and services are provided by the Magnolia Neighborhood Policing Center (MNPC) to serve the Proposed Project area. The MNPC is located 2.15 miles north of the Proposed Project site. Response times to the Proposed Project site would vary depending on the location of patrol units rather than the location of the local NPC but the RPD goal is to maintain an emergency call response time of three minutes or less. In addition, through the payment of Development Impact Fees, the City can ensure that adequate facilities are provided for police protection. Additionally, as part of the Proposed Project's Site Plan review process, the Police Department did not indicate that new facilities would be needed to service the Proposed Project site. Therefore, the impacts would be less than significant. No mitigation is required.

Schools

School facilities and services to the eastern end of the City of Riverside are provided by the Alvord Unified School District (AUSD) for Kindergarten through the 12<sup>th</sup> grade. The Proposed Project consists of residential uses that would generate students who could create additional demands on local schools. The Proposed Project Site would be served by the schools shown in **Table 5.15-1: Local Schools**. The Proposed Project Site is currently in the following school attendance areas; Lake Hills Elementary School (grades K-5); Arizona Middle School (grades 6-8), and Hillcrest High School (grades 9-12).

Table 5.15-1: Local Schools

School (grades)	Address	Distance/Direction from Proposed Project Site	2022-2023 Enrollment
Lake Hills Elementary (K-5)	16346 Village Meadows Drive, Arlington Mountain	4.1 miles southwest	637
Arizona Middle School (6-8)	3754 Harvill Lane, Riverside	2.5 miles west	1,262
Hillcrest High (9-12)	11800 Indiana Avenue, Riverside	1.7 mile west	1,824
Proposed Project Area Total (K-12)	--	--	3,723

Source: Alvord Unified School District Website, California Department of Education Website

The Proposed Project is residential so each unit may generate new students are various grade levels that will attend the local schools shown in **Table 5.15-2: Proposed Project Student Generation**, based on current attendance boundary maps from the two districts. According to demographic data from the AUSD, the 49 single-family units of the Proposed Project would be expected to generate approximately 13 elementary, 3 middle school, and 4 high school students (20 students total) at full occupancy.

Table 5.15-2: Proposed Project Student Generation

Grade Levels	Elementary (K-5)	Middle School (6-8)	High School (9-12)	Total (K-12)
Rate <sup>1</sup>	0.26	0.06	0.08	0.40
Students <sup>2</sup>	13	3	4	20

Sources: AUSD website and developer fee report

<sup>1</sup> Developer Fee Justification Report, 2022

<sup>2</sup> Single-family Residential Unit Rates x 49 single-family units

A project that is consistent with the General Plan and zoning designations for its site is only subject to payment of school impact fees legally established by the serving school facilities according to Senate Bill 50. The current AUSD fee for new residential development is \$4.79 per square foot, so the Proposed Project could generate more than \$500,000 in developer fees to the AUSD based on a total of 49 new single-family units with a total building coverage of 22.4% on a 9.91-acre site. Payment of established school impact fees is a standard condition and is not considered unique mitigation under CEQA. With the implementation of General Plan 2025 policies, compliance with existing codes and standards, and payment of AUSD impact fees used to offset the impact of new development, there will be a less than significant impact on the demand for school facilities or services on a direct, indirect, or cumulative basis. No mitigation is required.

## Parks

This analysis to determine the potential impacts from the Proposed Project relative to parks is derived from GP PEIR page 5.14-20 through 5.14-24. The Proposed Project is residential and would add 49 single-family housing units. That would increase the City population and incrementally increase the demand for park facilities and services. The parks closest to the Proposed Project Site are shown in **Table 5.15-3: Local Parks**.

**Table 5.15-3: Local Parks**

Park Name/Address (Location)	Acreage – Facilities	Distance/Direction from Proposed Project Site
Victoria-Cross Park 10881 Victoria Avenue (City)	8 acres – undeveloped at present	0.1-mile northeast
Harrison Park 2851 Harrison Street (City)	7 acres – volleyball court, playground, picnic tables, BBQs	1.5 miles northeast
Arlington Height Sports Park 9401 Cleveland Avenue (City)	35 acres – walking trails, ballfields, multi-use fields, basketball court, playground, horseshoes, picnic tables, BBQs, restrooms	2.0 miles northeast
Lake Hills Reserve Park (County) 16310 Village Meadow Drive	2.8 acres – pool, grass fields, playground, picnic tables, BBQs	1.5 miles southwest
Sunlake Park (County) Lakepointe Drive	0.7-acre – basketball court, grass fields, volleyball court, picnic tables, BBQs	1.4 miles south
Lakepointe Park (County) 17784 Morning Rock Circle	1.0 acre – playground, grass field, picnic tables, BBQs	1.7 miles south
Greenleaf Park (County) 16325 Green Leaf Court	0.6-acre – playground, grass field, picnic tables, BBQ	1.6 miles west
California Citrus State Historic Park 9400 Dufferin Avenue (State)	+250 acres – historic orange grove and museum of citrus production history in Riverside	2.0 miles northeast

The Proposed Project proposes to conserve 1.4 acres of the site along Victoria Avenue as part of its historic landscaped parkway and is consistent with the Victoria Avenue Policy requirements. Therefore, the Proposed Project will pay the pay applicable Local, Regional, Aquatic, and Trails Park Development Impact Fees to the City of Riverside Parks, Recreation and Community Services Department established by the City for new residential development. In this regard, the Proposed Project will have less than significant impact on the demand for additional park facilities or services on a direct, indirect, or cumulative basis. No mitigation is required.

## Other Public Facilities

The Proposed Project is in an urbanized area that proposes 49 new residences. The Proposed Project would create an incremental increase in demand for public facilities such as libraries and community centers. Development of the Proposed Project site with new homes is generally consistent with the growth projected by the General Plan 2025 and its PEIR. GP 2025 provides adequate public facilities for the growth anticipated throughout the Proposed Project area. Therefore, this Proposed Project will not result in a marginal demand for increased services, General Plan policies, applicable standards, including the payment of fees, will ensure a less than significant impact on the demand for additional public facilities services on a direct, indirect, or cumulative basis. Also, with respect to libraries and MM

PS 2, the City's residents passed Measure I in 2011, which continued the library parcel tax through June 2022. As a result of that tax, the City opened additional library space. No mitigation is required.

Overall, the Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.15.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### 5.15.2 Cumulative Impacts Analysis

The GP PEIR evaluated the potential impacts associated with the General Plan Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to public services, the GP PEIR concluded that although future regional growth will result in increased demand for police protection, fire protection and emergency services, schools, libraries and other public facilities, sound local planning to accommodate future growth, along with the implementation of policies identified in this EIR will reduce potential cumulative impacts associated with the provision of police services, fire prevention and firefighting services, emergency services, libraries, and community centers. Therefore, the GP PEIR concluded that the General Plan would not result in any cumulative impacts.

As discussed above, the Proposed Project would not result in project-level impacts associated with public services. And, as discussed in the GP PEIR, the City has adopted standards and mechanisms (such as fees) to ensure that public services are provided commensurate with demand resulting from buildout of the General Plan. The Proposed Project would not result in a cumulative impact.

### 5.15.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

#### California Codes:

**California Code of Regulations Title 24, Parts 2 and 9 – Fire Codes.** California Code of Regulations (CCR) Part 2 of Title 24 refers to the California Building Code (CBC), which contains complete regulations and general construction building standards of state adopting agencies, including administrative, fire and life safety, and field inspection provisions. Part 2 was updated in 2008<sup>2022</sup> to reflect changes in the base document from the Uniform Building Code to the International Building Code. CBC Part 9 refers to the California Fire Code (CFC), which contains other fire safety-related building standards. In particular, the 2022 CBC



Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, addresses fire safety standards for new construction. The 2022 CBC, Title 24 went into effect January 1, 2023.

**Leroy F. Green School Facilities Act.** California Government Code Section 65995 (The Leroy F. Green School Facilities Act of 1998) set base limits and additional provisions for school districts to levy development impact fees and to help fund expanded facilities to house new pupils that may be generated by the development project. Sections 65996(a) and (b) state that such fees collected by school districts provide full and complete school facilities mitigation under CEQA. These fees may be adjusted by the district over time as conditions change.

#### **Applicable General Plan Policies**

- **Policy LU-26.1** Develop and enforce standards for community facilities (such as fire and police stations, libraries and parks) based upon population densities and proximity of existing facilities.
- **Policy PS-8.1:** Maximize natural surveillance through physical design features in all new development through physical design feature that promote visibility.
- **Policy PS-6.3:** Integrate fire safety considerations in the planning process.
- **Policy PS-10.4:** Continue to ensure that each development or neighborhood in the City has adequate emergency ingress and egress, and review neighborhood access needs to solve problems, if possible.

#### **Applicable General Plan Mitigation Measures**

**MM PS 1:** Crime Prevention Through Environmental Design (CPTED) will be applied to development projects requiring a Site Plan Review Permit and any other large development project proposed under the General Plan and MASP that the Zoning Administrator deems would benefit from such a review. The project will be required to be reviewed by RPD and Planning Division against CPTED principles. As long as these new development projects adhere to the needed principles in the CPTED, then impacts related to increased demand for police services will be reduced.

#### **5.15.4 Conclusion**

With regards to the issue area of Public Services, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.

4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. The Proposed Project would comply with the mitigation measure contained within the GP PEIR which is designed to reduce any potential Proposed Project specific impact to less than significant, however, the Proposed Project specific impacts would be less than significant, and no further mitigation is required.

## 5.16 Recreation

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
Would the project:					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Significant and Unavoidable (cumulative impact)	No	No	No	No
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	Less Than Significant	No	No	No	No

### 5.16.1 Discussion

- 
- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?
- 

#### GP PEIR Impact – Less Than Significant/Significant and Unavoidable

The GP PEIR analyzes these thresholds on pages 5.14-20 through 5.14-24. The GP PEIR acknowledged that General Plan buildout would add new residents in the City, which would increase demand for recreation opportunities, including parks. However, the GP PEIR explained that the General Plan itself provides goals and policies to address demand and potential deterioration of such facilities. The General Plan identified an overall deficit in park services throughout the City that could be exacerbated by development. The GP PEIR identified the need to implement Mitigation Measure MM Rec 1, which requires future developments to provide parks as part of their project, and Mitigation Measure MM Rec 2 which requires the City to re-assess developer impact fees on an annual bases. The GP PEIR concluded that with implementation of these measures, the General Plan Policies, the Park and Recreation Master Plan, the Riverside Renaissance Strategic Investment Plan (SIP), and the collection of appropriate Park Development Impact Fees, the General Plan implementation impacts related to recreational facilities are decreased. However, the actual

construction of park and recreational facilities to meet City requirements could not be determined with certainty. Thus, the GP PEIR acknowledged that it was possible that the required improvements to park and recreational facilities will not be constructed in time to mitigate the General Plan's cumulative impacts to below the level of significance. Therefore, after mitigation, the General Plan's cumulative impacts will remain significant.

### **Proposed Project**

The Proposed Project proposes 1.4 acres of the site along Victoria Avenue as part of its historic landscaped parkway and consistent with the Victoria Avenue Policy requirements. The Proposed Project does not propose any other onsite park or open space improvements. Therefore, the Proposed Project will be required to pay applicable Local, Regional, Aquatic, and Trails Park Development Impact Fees to the City of Riverside Parks, Recreation and Community Services Department to provide for the maintenance and increase in City parks and recreational facilities. Therefore, this Proposed Project will have a less than significant impact on parks and recreational facilities and will not lead to the physical deterioration of such places. No mitigation is required.

It should also be noted that the City's has an existing parkland-to-resident ratio of approximately 7.91 acres per 1,000 residents, as explained in the Riverside Housing and Public Safety Element Updates and Environmental Justice Policies Proposed Project EIR. The Proposed Project's contribution of 49 residential units would not cause the City's parkland-to-resident ratio to drop below applicable standards of 3 acres per 1,000 residents. Thus, the Proposed Project will not lead to the need to construct new parks.

Section 13.18 of the RMC requires that recreational trails within the City be developed according to approved standards and design elements as outlined in the Trails Master Plan. Trails in the City are designated to accommodate equestrian, bike, and pedestrian users. The Proposed Project will construct a trail along the Victoria Avenue frontage. As evaluated in Threshold 15.15(a)(iii) above, the Proposed Project proposes 1.4 acres of the site along Victoria Avenue consistent with the Victoria Avenue Policy requirements. The Proposed Project will construct a trail along the Victoria Avenue frontage. The Proposed Project does not propose any other onsite park or open space improvements, but is required to pay applicable Local, Regional, Aquatic, and Trails Park Development Impact Fees to the City of Riverside Parks, Recreation and Community Services Department. Therefore, the Proposed Project will have a less than significant impact on recreational facilities. No mitigation is required.

Overall, the Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.16.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### 5.16.2 Cumulative Impacts Analysis

The GP PEIR evaluated the potential impacts associated with the General Plan Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to recreation, the GP PEIR concluded that without provision of new park and recreational facilities and centers to serve projected new residents, the population increase anticipated over time has the potential to cause increased demand for existing park and recreation facilities and centers, such that substantial physical deterioration of existing facilities may occur or be accelerated. The implementation of MM Rec 1 and 2 will reduce impacts, but would not eliminate such impacts. The GP was identified as having a cumulatively considerable impact.

The Proposed Project is consistent with assumed development of the General Plan. It also preserves 1.4 acres of open space along Victoria Avenue, which would also be developed with a trail and other public access consistent with applicable plans/policies. The Proposed Project is also required to pay applicable fees, which will be used for the future provision of additional parklands or recreation facilities and/or maintenance of such facilities. The Proposed Project would marginally increase use of parklands, but such use is not considered to result in a cumulatively considerable impact.

### 5.16.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

#### Riverside Municipal Code:

**Section 16.44**, which established development fees for the acquisition and development of regional parks and reserve parks. Fees are established by City Council resolution and required of all development not exempt under Subsection 16.44.060.

**Section 16.60** designates the Local Park Development Fee that enables the acquisition, development, and/or improvement of neighborhood and community parks in order to provide adequate passive and active recreational opportunities to City residents. The fee is not used solely for the acquisition and development of new parks, but also to improve existing parks. RMC Section 16.76 establishes the Trails Development Fee for the acquisition and development of trails. The trail fees are only to be used for the purpose for which they are collected.

### **Applicable General Plan Policies**

- **Policy PR-2.3:** Improve and create more connections and increase the safety of the bicycling, equestrian, and pedestrian trail system within the City.

### **Applicable General Plan Mitigation Measures**

**MM Rec 1:** All future development shall provide developed parks as part of their project approvals at the discretion of the City Parks, Recreation and Community Services Department, or pay applicable Park Development Impact Fees to the City of Riverside Parks, Recreation and Community Services Department prior to issuance of building permits.

**MM Rec 2:** Park Development Impact Fees shall be re-evaluated on an annual basis to insure that the fees collected from new development appropriately pay for the development of the required park acreage.

### **5.16.4 Conclusion**

With regards to the issue area of Recreation, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. The Proposed Project would comply with the mitigation measures contained within the GP PEIR which are designed to reduce any potential Proposed Project impacts to less than significant, although Proposed Project specific impacts would be less than significant, and no further mitigation would be required.



## 5.17 Transportation

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
Would the project:					
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Less Than Significant (non-LOS impacts)/ Significant and Unavoidable (LOS)	No	No	No	No
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	N/A	No	No	No	No
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less Than Significant	No	No	No	No
d) Result in inadequate emergency access?	Less Than Significant	No	No	No	No

### 5.17.1 Discussion

#### a) Would the Project conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

##### GP PEIR Impact – Less than Significant

The GP PEIR analyzed whether the General Plan Project would conflict with adopted policies, plans, or programs supporting alternative transportation on pages 5.15-39 to 5.15-40. The GP PEIR found that major principles underlying the General Plan include focusing future development near existing transportation corridors, ensuring land uses are supported by an efficient local roadway network, and supporting alternative modes of transportation such as walking, biking and transit. To facilitate and encourage bicycle trips, for example, the City will implement a Bicycle Master Plan that designates Class I and Class II bicycle facilities throughout the City as part of the General Plan Program. Similarly, new development projects will be required to include safe and attractive sidewalks, walkways and bike lanes; developers of residential and nonresidential projects will be encouraged to construct links adjacent to areas and communities where appropriate.

As a result of the focus of the General Plan described above, the GP PEIR concluded that impacts to alternative modes of transportation are less than significant without mitigation.

### **Level of Service (LOS) Impact Analysis**

Senate Bill (SB) 743 was adopted in 2013, after the certification of the GP EIR, which identified that for CEQA purposes, Level of Service LOS is no longer considered an environmental effect and is not required to be evaluated in new CEQA documents. This is a tiered checklist analysis, however, so LOS remains relevant.

The GP PEIR EIR posed the following threshold questions:

- **Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.?**
- **Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.**

The GP PEIR analyzes these thresholds on pages 5.15-24 through 5.15-36. The GP PEIR concluded that implementation of the General Plan has the potential to exceed the level of service standard (LOS D) established and impacts are significant without mitigation related to the listed roadway segments in Table 5.15-J of the GP PEIR. As relevant to the Proposed Project, the GP PEIR identified that even under the typical scenario, La Sierra between Magnolia and Dufferin would operate below acceptable levels of service. In addition, although not foreseeable, under the Maximum scenarios, nearly every roadway in the City and Sphere areas would also operate at or below LOS D.

However, if the capacity of these and all other roadways throughout the Planning Area is adequate to accommodate the projected traffic volumes, then impacts would be less than significant. However, not all roadway segments will operate at acceptable levels in the future according to Figure 5.15-4, *Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025) at Typical build-out of the Project*, and ADT would be even higher under the Maximum w/PRD scenario. As such, the Mitigation Measure MM Trans-1 was required.

***MM Trans 1:*** *To reduce potential significant impacts to intersection LOS, a project-specific traffic study shall be required for projects that generate 50 or more trips at an intersection at the PM peak hour, and for projects that affect intersections which currently, or as a result of a proposed development project, will operate at LOS E or F, to determine appropriate and feasible mitigation that shall be required by the City to reach LOS D, if possible consider existing conditions, site characteristics, economic feasibility, and other related factors.*

Even with the implementation of MM Trans 1, not all roadway segments will operate at acceptable levels in the future because roadway improvements to increase capacity may not be feasible because of the inability to acquire additional right-of-way dedications or other physical constraints. The GP PEIR concluded that expanding certain roadways, including La Sierra Avenue between Magnolia Avenue and Dufferin was infeasible for policy reasons. Specifically, according to Table 5.15-J, Current Status of Roadways to Operate at LOS E or F in 2025, La Sierra Avenue between Magnolia Avenue and Dufferin Avenue, was identified as a roadway not to be built larger “just to accommodate regional cut-through traffic.” (Draft GP PEIR, pages 5.15-30 to 5.15-37). Therefore,

these substantial increases in LOS impacts from the General Plan are **significant and unavoidable**. The City adopted a Statement of Overriding Considerations, which found that the benefits of the General Plan outweighed the significant LOS impacts.

### ***Conflict with Program Plan, Ordinance or Policy Addressing the Circulation System***

The GP PEIR analyzed whether the General Plan Project would conflict with adopted policies, plans, or programs supporting alternative transportation on pages 5.15-39 to 5.15-40. The GP PEIR found that major principles underlying the General Plan include focusing future development near existing transportation corridors, ensuring land uses are supported by an efficient local roadway network, and supporting alternative modes of transportation such as walking, biking and transit. To facilitate and encourage bicycle trips, for example, the City will implement a Bicycle Master Plan that designates Class I and Class II bicycle facilities throughout the City as part of the General Plan Program. Similarly, new development projects will be required to include safe and attractive sidewalks, walkways and bike lanes; developers of residential and nonresidential projects will be encouraged to construct links adjacent to areas and communities where appropriate.

As a result of the focus of the General Plan described above, the GP PEIR concluded that impacts to alternative modes of transportation are less than significant without mitigation.

### **Proposed Project**

There are sidewalks on both sides of La Sierra Avenue and Victoria Avenue. There are also Class II bike lanes on La Sierra Avenue and Victoria Avenue in both directions of travel. The Riverside Transit Agency (RTA) operates several bus routes in the region but the closest routes to the Proposed Project site are Routes 15 and 200 along Indiana Avenue which directly connect to the “Riverside-La Sierra” Metrolink Station at 10901 Indiana Avenue approximately 0.9-mile north of the Proposed Project site. In addition, RTA Route 15 travels along La Sierra Avenue north of Indiana to serve other areas of the City. The Proposed Project would construct a new 10-foot wide trail per the Trails Master Plan and Trails Standards from the Victoria Avenue Policy for the trail segment adjacent to Victoria Avenue. The Project would not construct roadway improvements that would conflict with the transit, bicycle and pedestrian facilities described above or City plans for such facilities.

### ***Level of Service (LOS) Impact Analysis***

The Proposed Project proposes 49 single-family detached residential units which would generate 462 daily vehicle trips (34 AM Peak Hour and 46 PM Peak Hour).<sup>19</sup> Per the City of Riverside Traffic Impact Analysis Guidelines (July 2020), any project generating less than 100 peak-hour trips is not expected to significantly affect traffic. In addition, GP PEIR MM Trans-1 does not require a project-specific traffic study for projects that generate less than 50 trips at an intersection at the PM peak hour. Therefore, a project-specific LOS analysis is not required, as the Project’s contribution to traffic impacts would be minimal and Project LOS impacts are **less than significant**.

---

<sup>19</sup> ITE Trip Generation Manual, 11<sup>th</sup> Edition. Land Use Code 210-Single-family Detached Housing.

As noted above, the GP PEIR identified that the segment of La Sierra Avenue between Magnolia Avenue and Dufferin Street will operate at LOS F in 2025. The Project site is adjacent to this segment of La Sierra Avenue.

**Roadway Segment LOS Analysis**

The City of Riverside Public Works Department has defined LOS D as the minimum adequate service level on roadway segments for planning and design purposes. The threshold is defined as any roadway segment that would have a volume/capacity ratio (V/C) of 1.0 or higher, indicating that a roadway segment is operating at overcapacity. Per the GP PEIR, V/C is calculated by dividing the traffic volume by the capacity of a road segment.

As shown in Table 5.17-1 below, the Project’s contribution to the forecasted LOS deficiency is less than 1% and therefore is not a cumulatively considerable contribution to this existing, cumulative LOS deficiency. Nevertheless, the Project would pay the required City impact fees that are used for roadway improvements in the Capital Improvement Program, which further reduces the Project’s contribution to significant cumulative impacts. Impacts are **less than cumulatively considerable**.

**Table 5.17-1: Average Daily Trips (AD) and Volume to Capacity (V/C) for La Sierra Avenue (adjacent to the Project site)**

General Plan Scenario (2025)						
Segment	ADT (1)	ADT With Project (2)	Percent Change	V/C (3)	V/C With Project	Percent Change
La Sierra between Victoria and Indiana (4)	49,800	50,007	0.41%	1.21	1.22	0.08%
La Sierra at Victoria	45,700	45,907	0.41%	1.11	1.12	0.90%
<div>(1) GP PEIR, Appendix H, Exhibit 11. (2) Assumes 207 additional trips compared to GP PEIR analysis because of the density of 4.9 du/ac as compared to GP PEIR density of 3.0 du/ac. (3) GP PEIR, Appendix H, Exhibit 12.</div>						

**Conflict with Program Plan, Ordinance or Policy Addressing the Circulation System**

The Proposed Project will construct the following street improvements:

Victoria Avenue: The existing improvements will remain. The Proposed Project will construct a new 10-foot-wide trail per the Trails Master Plan and Trails Standards from the Victoria Avenue Policy for the trail segment adjacent to the Proposed Project Site.

La Sierra Avenue: The Proposed Project will construct a new 46-foot-wide private street for access from La Sierra Avenue and a six-foot high block wall along the property line.

Millsweet Place: Improve 30-foot half-width right-of-way adjacent to the Proposed Project Site with curb, gutter, paved travel lanes, and a landscaped berm.

These improvements would facilitate pedestrian and bicycle activity and improve access to transit services. Therefore, impacts would be **less than significant**.

### Conclusion

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.17.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

### **b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**

---

#### **GP PEIR Impact – Not Applicable**

This threshold was not in effect when the GP PEIR was certified in 2007. As discussed above, Senate Bill (SB) 743 was adopted in 2013, after the certification of the GP EIR. SB 743 required that a new CEQA threshold be developed that would focus on methodologies using VMT that would evaluate transportation impacts in relationship to reducing greenhouse gas emissions and traffic-related air pollution, promoting the development of a multimodal transportation system, and providing clean, efficient access to destinations. These changes include the elimination of auto delay, LOS, and similar measures of vehicular capacity or traffic congestion as a basis for determining significant environmental impacts. The State's mandate requiring lead agencies to use VMT as a threshold for evaluating traffic impacts was adopted in 2018. As stated in the CEQA Guidelines, the provisions related to VMT apply prospectively. Thus, they do not need to be applied in analyzing whether project impacts are within the scope of the impacts disclosed in a program EIR certified prior to July 1, 2020.

The effects of VMT on GHG emissions were known at the time the GP PEIR was certified in 2007 and were analyzed under Section 5.3. Air Quality of the GP PEIR on pages 5.3-18 through 5.4-19, pages 5.3-43 through 5.3-48, and discussed in this document, Section 5.8 *Greenhouse Gas Emissions*.

#### **Proposed Project Impact – Informational Purposes Only**

Consistent with the State's mandate to adopt VMT methods and thresholds, in June 2020, the City of Riverside City Council adopted analytical procedures, screening tools, and impact thresholds for VMT, which are documented in the City of Riverside Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (May 2020) (City Guidelines). City Guidelines identifies

thresholds to reduce the number of VMT, thereby lowering transportation-related greenhouse gas emissions.

However, the adoption of the new CEQA Guidelines threshold to assess projects for consistency with CEQA Guidelines Section 15064.3, subdivision (b), does not constitute “new information” for the purpose of this analysis because the effects of VMT on GHG emissions were known at the time the GP PEIR was certified in 2007, and VMT was part of the analysis for GHG impacts. Further, VMT does not allow an “apples to apples” comparison of transportation impacts, since the GP PEIR analyzed such impact using LOS.<sup>20</sup> Therefore, the requirement to quantify the amount of VMT generated by the Proposed Project in accordance with the City Guidelines and analyze the impacts is not mandated by CEQA<sup>21</sup> for assessing transportation impacts.

And though analyzing the Proposed Project’s impacts for consistency with VMT as identified in CEQA Guidelines Section 15064.3, subdivision (b) threshold is not applicable, the Proposed Project’s consistency with the VMT threshold is provided for **informational purposes only**. The Proposed Project is consistent with the City’s Guidelines and the following VMT reduction measures recommended by California Air Pollution Control Officers Association (CAPCOA), which are acceptable reduction measures by the City:

- **T-1 – Increase Residential Density:** The project proposes a density of 6.2 dwelling units per acre and the General Plan land use designation of 1-½ acre Single Dwelling is up to 2 dwelling units per acre.
- **T-3 -Provide Transit-Oriented Development:** Although the project is further than a 10- minute walk and 0.5 mile from a high-frequency transit station, SR-91 is highly congested and provides further incentive for users of the Proposed Project to utilize a transit station, which is the Metrolink station approximately 1 mile from the Proposed Project Site. The Metrolink station also provides access to Los Angeles and Orange County, two major employment centers.
- **T-4 – Integrate Affordable Housing:** The project proposes 3 out of 49 units at affordable and below market rates.
- **T-15 Limited Residential Parking Supply:** Limiting the amount of available parking, thus disincentivizing driving as a mode of transportation. The VMT reduction resulting from a project that limits the amount of available parking spaces is calculated using the following equation:  $A = -(B-C)/B \times D \times E \times F$ , where A is the percent reduction in VMT, B is the residential parking demand (constant of 2.6 spaces/unit for single family homes, multiplied by the number of units proposed), C is the proposed number of parking spaces on the site (2 garage spaces per unit, plus 12 spaces along the project’s private streets)<sup>2</sup>, D is the percentage of project VMT generated by residents (100% for the proposed residential projects), E is the percent of household VMT that is commute based (constant of 37%), and F is the percent

---

<sup>20</sup> *Olen Properties Corp. v. City of Newport Beach* (2023) 93 Cal.App.5th 270.

<sup>21</sup> *Concerned Dublin Citizens v City of Dublin* (2013) 214 CA4th 1301.



reduction in commute mode share by driving among households in areas with scarce parking (also constant of 37%). The resulting reduction in VMT is determined to be 1.93%.

- **T-18 – Pedestrian Network Improvement:** There are approximately 1,288 linear feet of existing sidewalk along the eastern side of La Sierra Avenue between Cleveland Avenue and Victoria Avenue and the project would construct an additional 2,295 linear feet.

These above measures will be made conditions of approval for the Proposed Project.

---

**c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

---

**GP PEIR Impact - Less than Significant**

The GP PEIR analyzes this threshold on page 5.15-37.

There were no site-specific project plans to consider as part of the General Plan, so project layouts, driveway locations, land use types, or intensities are unknown. Without such detail, the GP PEIR did not analyze potential impacts associated with future projects. However, the GP PEIR acknowledged that the circulation improvements identified in the General Plan Circulation Element could be implemented. The GP PEIR found that none of those improvements would introduce new safety hazards at intersections or along roadway segments, as most would increase capacity and flow. In addition, Policies within the Circulation Elements (Policies 1.1-1.4, 7.1) provide for maintaining and enhancing existing roadways, increasing safety of roadways, and balancing safety, quality of life and efficiency in the design of circulation and access. These policies were found to help reduce hazards due to design features. Therefore, the GP PEIR concluded that potential significant adverse impacts would be less than significant.

**Proposed Project**

The Proposed Project site is located at the southeast corner of La Sierra Avenue and Victoria Avenue in the far west end of the City of Riverside (La Sierra South neighborhood). Both streets are linear adjacent to the Proposed Project site, so sight distances are not obstructed due to street alignment. However, it should be noted that Victoria Avenue has a center median with extensive landscaping and historic trees planted so sight distances along Victoria Avenue can be limited depending on the location of the viewer. The Proposed Project site will take access from La Sierra Avenue in the southern portion of the site to maintain an adequate distance from the Victoria Avenue intersection for its safe operation. South of the Proposed Project site La Sierra Avenue begins to curve east as it moves into the Temecula Hills to the south. However, there is sufficient distance with a linear alignment to the south so that sight distances would not be obstructed from the new Proposed Project entrance.

The Proposed Project plans show a 36-foot-wide roadway (Street A, curb-to-curb within a 46-foot right-of-way) providing access into the site from La Sierra Avenue with internal 36-foot-wide streets and 26-foot-wide alleys that provide access to each residential lot. Consistent with the Victoria Avenue Policy requirements, the Proposed Project has a 100-foot setback along its north side to provide enhanced landscaping along this portion of Victoria Avenue. The Proposed Project call for as many

of the existing citrus trees as possible to be preserved within this setback area, and a 10-foot-wide decomposed granite (DG) multi-purpose trail to be created along the south side of Victoria Avenue within the Proposed Project boundaries.

The Proposed Project has been designed in accordance with applicable circulation, safety plans, and design guidelines. The Proposed Project's residential uses also are compatible with the surrounding uses, which are primarily residential. Therefore, this Proposed Project will have a less than significant impact on increasing hazards through design or incompatible uses on a direct, indirect, or cumulative basis. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.17.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**d) Would the project result in inadequate emergency access?**

---

**GP EIR Impact - Less than Significant**

The GP PEIR analyzes this threshold on pages 5.15-37 through 5.15-39. The GP PEIR indicated that the City will continue to implement its adopted road standards, the State of California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code. As a result, new and improved roadways will be designed to avoid unsafe design and to provide adequate emergency access.

The City of Riverside has developed an extensive Emergency Operations Plan, created by the Emergency Management Office. The City's Fire Department promotes a high level of multijurisdictional cooperation and communication for emergency planning and response management through activation of the SEMS. The General Plan also provides policies to identify methods of implementing the emergency plan. Consequently, the project would provide adequate emergency access to the City. Impacts were determined to be less than significant.

## Proposed Project

The Proposed Project site is located at the southeast corner of La Sierra Avenue and Victoria Avenue in the far west end of the City of Riverside (La Sierra South neighborhood). The Proposed Project site will take access from La Sierra Avenue in the southern portion of the site to maintain an adequate distance from the Victoria Avenue intersection for its safe operation. The Proposed Project plans show a 36-foot-wide roadway (Street A, curb-to-curb within a 46-foot right-of-way) providing access into the site from La Sierra Avenue with internal 36-foot-wide streets and 26-foot-wide alleys that provide access to each residential lot. As a condition of approval, the Proposed Project will adhere to all applicable circulation, safety plans, and design guidelines.

The Proposed Project has been developed in compliance with Title 18, Section 18.210.030 (Streets) of the Subdivision Code, the City's Fire Code RMC Title 16, and Section 503 of the California Fire Code (2007). In addition, the Proposed Project site will include internal roadway widths and access that would be reviewed by the City of Riverside emergency service providers to ensure emergency access is adequately provided. Emergency access vehicles will not be restricted in mobility by the site design of the Proposed Project in terms of blocking access ways, restricting access to the Proposed Project site, or indirectly by providing a use on the Proposed Project site that would restrict emergency access to adjacent uses. Therefore, there will be no impact on a direct, indirect, or cumulative basis to emergency access. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.17.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### 5.17.2 Cumulative Impacts Analysis

The GP PEIR evaluated the potential impacts associated with the General Plan Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to transportation, the GP PEIR concluded the General Plan will facilitate new growth in the Planning Area that will generate additional roadway traffic within the Planning Area and the region. This analysis, an LOS analysis, may no longer be the basis for a significant impact under CEQA. Nevertheless, as discussed below, the Proposed Project is within the scope of the GP PEIR's analysis and would contribute a minor amount of trips during the AM/PM peak hours. Also, even though the General Plan promotes infill development, the scope of buildout was determined to result in increases in VMT that was a cumulatively considerable contribution.

As discussed above, the Proposed Project would not result in project-level transportation impacts. With respect to VMT, the Proposed Project, as designed, would be less than currently applicable thresholds. Thus, it would contribute to a reduction a VMT within the region and City, on an average basis. That reduction is consistent with regional plans for reductions of VMTs and associated GHG emissions, including the SCAG RTP/SCS. Also, the Proposed Project would be designed consistent with all applicable roadway and hazard standards, which would ensure no impacts from such design. Therefore, the Proposed Project would not result in a cumulatively considerable transportation impact.

### 5.17.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

#### Uniformly Applied Development Standards

- [Traffic and Railroad Signal Mitigation Fee](#) per Riverside Municipal Code 16.64.030 / Res. No. 20735.
- [Transportation Impact Fee](#) per Riverside Municipal Code 16.64.040 / Res. No. 20735).

#### Applicable General Plan Policies

- **Policy CCM-9.6:** Enhance and encourage the provision of attractive and appropriate transit amenities, including shaded bus stops, to facilitate use of public transportation.
- **Policy CCM-9.8:** Preserve options for future transit use where appropriate when designing improvements for roadways.
- **Policy CCM-8.2:** Promote walking and biking as a safe mode of travel for children attending local schools.
- **Policy CCM-8.4:** Give priority to sidewalk and curb construction to areas near schools with pedestrian traffic.

#### Applicable General Plan Mitigation Measures

**MM Trans 1:** To reduce potential significant impacts to intersection LOS, a project-specific traffic study shall be required for projects that generate 50 or more trips at an intersection at the PM peak hour, and for projects that affect intersections which currently, or as a result of a proposed development project, will operate at LOS E or F, to determine appropriate and feasible mitigation that shall be required by the City to reach LOS D, if possible consider existing conditions, site characteristics, economic feasibility, and other related factors.

#### 5.17.4 Conclusion

With regards to the issue area of Transportation, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. No mitigation measures contained within the GP PEIR would be required because Proposed Project specific impacts would be less than significant.

## 5.18 Tribal Cultural Resources

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
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)?	Less Than Significant	No	No	No	No
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	Significant and Unavoidable	No	No	No	No

### 5.18.1 Discussion

*Note: When the 2025 General Plan EIR was certified in 2007, Tribal Cultural Resources was not a standalone topic in Appendix G of the CEQA Guidelines and was analyzed under Section 5.4 of the EIR. To be consistent with the current version of Appendix G, Tribal Cultural Resources is now addressed under this section.*

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



### **GP PEIR Impact– Less Than Significant Impact With Mitigation Incorporated**

The GP PEIR did not separately analyze potential impacts to tribal cultural resources, but included an analysis of potential impacts within Section 5.3, Cultural Resources. The GP PEIR's analysis included contacting tribes with potential interest in the General Plan. The GP PEIR acknowledged that buildout of the project could result in impacts to tribal resources. of the GP also includes General Plan Policy HP-4.3 which states:

*“The City shall work with the appropriate tribe to identify and address, in a culturally appropriate manner, cultural resources and tribal sacred sites through the development review process. Numerous archaeological studies within the Planning Area have revealed the presence of Native American human remains. Although most have been associated with former residential village locations, isolated burials and cremations have also been found. If development projects are proposed in currently undeveloped areas, disturbance could have the potential to disturb or destroy buried Native American human remains or human remains in general, including those interred outside of formal cemeteries. Consistent with State laws protecting these remains (Health and Safety Code Section 7050.5 for all human remains and Public Resources Code Section 5097.98 for Native American human remains), sites containing human remains must be identified and treated in a sensitive manner. ”*

To ensure that potential impacts to tribal resources were lessened to the extent possible, the GP PEIR included Mitigation Measures MM Cultural 1 through 4, which will reduce impacts to archaeological resources (including Native American resources) to a less than significant level. GP PEIR Mitigation Measure MM Cultural 4, for instance, provides that requires tribal monitoring during ground disturbing activities for areas of high archaeological sensitivity. Additionally, the GP PEIR found that while already reduced to a less-than-significant level, MM Cultural 5 and 6, requested by a tribe during the GP PEIR review process, will further reduce the less-than-significant impacts. MM Cultural 1 through MM Cultural 6 are located in Section 5.5, *Cultural Resources*, of this Checklist.

### **Proposed Project**

As discussed in Section 5.3, *Cultural Resources*, of this Checklist, a standard Phase I cultural resources survey for a proposed residential development Proposed Project was conducted on the same parcel by McKenna in 2014. As a result of that study, a site of historical age was recorded that coincided with the entire Proposed Project site. The resource was designated 33-023901 (CA-RIV-11736H) in the California Historical Resources Inventory and consisted of an orange grove that had been cultivated on the property since 1902 along with associated irrigation features and a wind machine. The 2014 study concluded that Site 33-023901 did not meet any of the established significance criteria and thus did not qualify as a “historical resource” under CEQA.

A part of the Draft Initial Study-Mitigated Negative Declaration prepared for Proposed Project, on May 16, 2024, the City sent Assembly Bill (AB) 52 consultation notices to the following tribes to inquire if they wanted to initiate consultation: Gabrieleno Band of Mission Indians - Kizh Nation, Soboba Band

of Luiseño Indians, Cahuilla Band of Indians, Pechanga Band of Luiseño Indians, Rincon Band of Luiseño Indians, San Manuel Band of Mission Indians, Morongo Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, and San Gabriel Band of Mission Indians. The 30-day time period for tribes to request consultation ended on June 15, 2024. The Pechanga Band of Luiseño Indians, Soboba Band of Luiseño Indians, and Cahuilla Band of Indians requested a consultation according to Public Resources Code Section 21080.3.1. No other tribes requested consultation within the required period.

The tribes requested archeological and tribal monitoring, a monitoring report, and protocols for the discovery of cultural material and human remains. That monitoring was agreed to as an implementation measure for AB 52. The monitoring requested is similar to that already required within GP PEIR Mitigation Measures, MM Cultural 1 – 4, which the Proposed Project would comply with as applicable. Additionally the City would include Conditions of Approval that would reflect the tribe's specific requirements, which strengthen the existing GP PEIR Mitigation Measures, MM Cultural 1 – 4.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.5.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### 5.18.2 Cumulative

The GP PEIR evaluated the potential impacts associated with the General Plan Proposed Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to archaeological resources, and tribal resources specifically, the GP PEIR concluded the General Plan could result in potentially significant impacts to archaeological resources. In addition, future development could result in disturbance of previously unknown human remains. The GP PEIR also explained the state and federal consultation requirements and regulations that govern potential discovery of tribal resources. With those processes, along the implementation of the GP PEIR's mitigation measures directly applicable to tribal resources, the General Plan would not result in a cumulatively considerable impact to tribal resources.

The Proposed Project would implement GP PEIR MM Cultural 4, which requires specific measures to reduce project-related adverse impacts to archaeological resources and sites containing Native American resources. With compliance with MM Cultural 4, monitoring as agreed to pursuant to AB 52 consultant, and other applicable regulations, the Proposed Project would not result in a cumulative impact to tribal resources.

### 5.18.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

Refer to Section 5.5.2 under “Cultural Resources.” All standards apply to Tribal Cultural Resources

### 5.18.4 Conclusion

With regards to the issue area of Tribal Cultural Resources, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.
4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. No mitigation measures contained within the GP PEIR would be required because Proposed Project specific impacts would be less than significant.

## 5.19 Utilities and Service Systems

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
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 telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less Than Significant With Mitigation Incorporated	No	No	No	No
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less Than Significant	No	No	No	No
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?	Less Than Significant	No	No	No	No
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?	Less Than Significant	No	No	No	No
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less Than Significant	No	No	No	No

### 5.19.1 Discussion

- 
- a) **Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**
- 

#### **GP PEIR Impact – Less than Significant with Mitigation Incorporated**

The GP PEIR analyzes this threshold on pages 5.16-32 through 5.16-46 and 5.16-48 through 5.16-52. The GP PEIR concluded the following:

##### Storm Water Drainage

The GP PEIR found that increased development within the General Plan Project area will result in an increase of impervious surface areas. Increased impervious surface area will generate increased stormwater flows with potential to impact drainage facilities and require the provision of additional facilities. However, the Subdivision Code (Title 18, Section 18.48.020) requires drainage fees to be paid to the City for new construction. Fees are transferred into a drainage facilities fund which is maintained by Riverside County Flood Control and Water Conservation District. Also, the GP PEIR noted that all new development related to the General Plan will be required to comply with all provisions of the NPDES program, as enforced by the RWQCB. Therefore, implementation of the proposed General Plan would not exceed applicable wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or stormwater system within the City. Future development would be required to adhere to existing regulations, which would ensure less than significant impacts. Nevertheless, the General Plan includes policies and programs that will minimize the environmental effects of the development of such facilities, as described throughout the GP PEIR. Therefore, the GP PEIR concluded that impacts related to construction are less than significant.

##### Water Facilities

The GP PEIR acknowledged that development consistent with the General Plan would result in the increase of residential and nonresidential water users over existing conditions, requiring the extension or maintenance of, or new water filtration, treatment, and/or distribution facilities. However, RPU's long range plans call for new water infrastructure in the City to meet projected demand. Still, the GP PEIR explained that RPU was preparing a draft Water System Master Plan, which described improvements necessary to continue to provide adequate water service. The GP PEIR did identify a potential water pressure deficiency. However, although implementation of the General Plan does not cause the existing deficiencies, the Draft WSMP proposes improvements to address the existing deficiencies, and once adopted and implemented, will address the significant impact identified above. Because that plan was not finalized, however, the GP PEIR concluded that impacts related to water facilities was significant and unavoidable. The GP PEIR concluded that impacts associated with the construction of water facilities would be less than significant with implementation of mitigation measures identified in the GP PEIR.

### Dry Utilities

The GP PEIR analyzed the potential to need new dry utilities in separate thresholds. However, for each threshold the GP PEIR concluded that although the General Plan would increase the need for such dry utilities (electricity, gas, and telecommunication facilities), the relevant regulatory/provider authorities had an adequate supply/capacity to provide the services needed for General Plan buildout. Therefore, at the programmatic level, impacts associated with providing dry utilities were considered less than significant.

### **Proposed Project**

The site currently drains to the northeast and the water quality management plan proposes a detention/infiltration basin in the northeast portion of the site along with a new onsite storm drainage system to collect surface runoff and channel it to the new basin. The Proposed Project will connect existing utility lines and services (water, sewer, electric power, etc.) in La Sierra Avenue and/or Victoria Avenue as appropriate. The Proposed Project does not require upsizing of any of the existing lines to which it will connect. There is existing capacity in the facilities that will serve the Proposed Project and to which the Proposed Project utilities would connect. The installation of utilities and service systems as proposed by the Proposed Project would result in physical environmental impacts. However, the Proposed Project's construction phase is evaluated throughout this Checklist. The Proposed Project would be constructed in accordance with all federal, State and local regulations, therefore, any construction related impacts would be less than significant.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.19.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

### **b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?**

---

#### **GP PEIR Impact – Less than Significant**

The GP PEIR analyzes this threshold on pages 5.2-18 through 5.2-20. For the GP PEIR, analysis of future population for the City of Riverside and its Sphere Area (the General Plan Planning Area) were evaluated at different levels of development ranging from typical growth to the most extreme, maximum with planned residential development. These scenarios were analyzed at three levels: Typical, Maximum, and Maximum with PRD. Using these scenarios, the GP PEIR analyzed the projected water use for residential and non-residential customers for RPU. Compared to RPU's projections for supply and demand, RPU will have sufficient supply for the Typical scenario. If growth



and development reached the Maximum or Max. w/PRD levels, demand would exceed the currently expected supply.

The General Plan identified the minimization of water consumption through policies and implementation tools. Policies proposed include PF-1.5, which implements water conservation programs for new and existing development. Policies PF-1.6, 2.1 and 2.2 aim to increase the use of recycled water in the City by continuing and expanding the use of recycled water for irrigation. The policy also examines a “gray water” ordinance, which re-circulates water in the home before going into sewage system. Implementation Plan tools include Tool OS-35 through OS-41, which also implement water conservation programs and incentives. Tool OS-39, 40 and 41 concentrate on using recycled or reclaimed water where potable water is being used for irrigation. Implementation of the policies and tools help reduce future demand and both RPU and WMWD have sufficient water supplies available to serve buildout of the General Plan, the General Plan would not require new or expanded water entitlements. Although water demand within RPU boundaries may exceed supply under the “worst case” analysis of Maximum and Maximum w/PRD, WMWD can sell water to RPU. As shown on GP PEIR Table 5.16-I, WMWD will have 123,784 acre-feet annually to sell to other agencies like RPU.

Therefore, even at the higher levels of development, water supply may be available. Water supplies will be adequate for the General Plan buildout at Typical development levels, therefore the water supply impact associated with RPU and WMWD water service would not cause these suppliers to have insufficient water supplies available. Impact is less than significant.

Although projected to be available for purchase by other agencies from WMWD, because RPU does not presently have contracts to purchase higher levels of water from WMWD should it be necessary in the future, new or expanded entitlements would be needed in the unlikely event that population grew to the Maximum or Maximum w/PRD levels and impacts would be considered significant without mitigation. Notably, however, water supply planning and land use planning are closely linked, and are continuously updated to address conditions on the ground. UWMPs, for example, must be updated every five years to include the most recent population trends. Similarly, the City must consult with RPU or WMWD regarding development projects involving greater than 500 dwelling units worth of demand to ensure that sufficient water supplies are available. Additionally, policies within the General Plan address water supply within the Planning Area. Policies OS-10.1 through 10.5 and OS-10.8, and PF-1.3 through 1.7 require coordination with other entities, both public and private, to consumption, water quality and quantity of groundwater, and coordinated service. Policies PF-1.5, and PF-2.1 and 2.2 address demand reduction strategies. Impacts to inadequate water supply if build-out of the General Plan Project exceeds the expected Typical development level are considered significant. With implementation of these General Plan policies and Mitigation Measure MM UTL 1, impacts related to water availability are reduced to less than significant.

### **Proposed Project**

The City’s 2020 Urban Water Management Plan (UWMP) developed water demand projections considering variables such as climate, population growth, and customer behaviors. The UWMP used 2020 Census data, SCAG population growth projections, and updates to the City’s General Plan to

calculate future water demands within RPU's service area. The UWMP estimates water service reliability by calculating supply and demand for the following scenarios normal year supply, single dry year supply, and multiple dry year supply. These estimates are based on assumptions that 100 percent of RPU's groundwater and recycled water supplies would remain available during a single dry year and multiple dry years. The availability of imported water has been adjusted based on the reliability assessment by WMWD. **Table 5.19-1: Existing and Future Water Service Supply and Demand** below, shows estimated supply and demand calculated in the UWMP for future years. For all the scenarios (normal year, single dry year, and multiple dry year) the available water supply is greater than the anticipated demands. (UWMP, pp. III, 7-5, 7-6).

**Table 5.19-1: Existing and Future Water Service Supply and Demand**

Scenario		2025	2030	2035	2040	2045
Normal Year	Supply	114,923	124,893	128,193	129,693	129,693
	Demand	90,712	100,803	103,260	105,807	108,447
Single Dry Year	Supply	114,923	124,893	128,193	129,693	129,693
	Demand	90,712	100,803	103,260	105,807	108,447
Multiple Dry Years First Year	Supply	114,923	124,893	128,193	129,693	129,693
	Demand	90,712	100,803	103,260	105,807	108,447
Multiple Dry Years Second Year	Supply	114,923	124,893	128,193	129,693	129,693
	Demand	90,712	100,803	103,260	105,807	108,447
Multiple Dry Years Third Year	Supply	114,923	124,893	128,193	129,693	129,693
	Demand	90,712	100,803	103,260	105,807	108,447
Multiple Dry Years Fourth Year	Supply	114,923	124,893	128,193	129,693	129,693
	Demand	90,712	100,803	103,260	105,807	108,447
Multiple Dry Years Fifth Year	Supply	114,923	124,893	128,193	129,693	129,693
	Demand	90,712	100,803	103,260	105,807	108,447
Source: UWMP, Tables 7-2 thru 7-4						
Notes:						
1. All Values are provided in Acre Feet.						

As identified in Table 5.19-1 above, water supplies are estimated to accommodate demand projections through 2045 under normal and multiple dry-year conditions. As mentioned in Section 16 – Population and Housing of this Checklist, implementation of the Proposed Project would result in the development of 49 housing units that will increase the population by approximately 162 residents lending to a permanent increase in demand for water supply. However, the dwelling units and population associated with the Proposed Project is within the scope of the population increases assumed in the General Plan and GP PEIR. Per SB X7-7 water agencies are required to calculate their baseline water use for a 10-to-15-year period. As such RPU determined in their 2020 UMWP that the average base daily per-capita water use within the RPU service area was 266 gallons per capita per day (gpcd). (UWMP, pp. 5-1 - 5-2). Utilizing this information, the projects the anticipated water demand of the Proposed Project would be 43,092 gpcd (166 persons X 266 gpcd = 43,092 gpcd = 48 Acre Feet per Year (AFY).

Even assuming that the Proposed Project's water demand was not accounted for in the UWMP as within the scope of the assumed General Plan buildout for future years, as reflected in Table 5.19-1 above, implementation of the Proposed Project would increase water demands by approximately 48 AFY over existing and future conditions in normal, dry, and multiple dry years. This represents a range of increase in water demand of 0.03% to 0.04% as compared to the water demand of 114,923 AFY for 2025 and 129,693 AFY for 2045. Additionally, as identified in Table 5.19-1 above, RPU's supplies are larger than existing and projected demands. Thus, the increased demand resulting from the Proposed Project would be accommodated. Therefore, the impacts would be less than significant. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.19.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

---

**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?**

---

#### **GP PEIR Impact – Less than Significant**

The GP PEIR analyzes this threshold on pages 5.16-44 through 5.16-45. The GP PEIR explained that the addition of approximately 59,546 residents through General Plan buildout would increase demand for wastewater treatment. In 2005, RPU treated 33 mgd for the then-existing Citywide demand. The GP PEIR identified that future demand was assumed to increase to 45.6 mgd and that upgrades to the Riverside Regional Water Quality Control Plan (RWQCP) were required to treat that increased demand. RPU has indicated in its 2005 Urban Water Management Plan that its Riverside RRWQCP will have capacity once upgraded as proposed to treat wastewater generated within the General Plan Planning Area through the year 2025. Thus, under the Typical buildout scenario, the General Plan project would not result in a significant impact. However, the demand under the Maximum buildout scenario would not be served adequately, which was identified as a significant and unavoidable impact.

Also, portions of the Planning Area are not currently served with adequate infrastructure (trunk sewer lines) to accommodate the growth anticipated in the General Plan. New and/or expanded sewer collection lines may be required to serve proposed land uses. Additionally, the delivery lines for the resulting recycled water will also need to be upgraded to accommodate the additional treated wastewater. As the GP PEIR was a program EIR, CEQA analysis of the construction of such facilities was deferred until plans for such facilities are developed. Since detailed plans for any such facilities have not been created, mitigation for any such facilities would be speculative at the programmatic

level of analysis. However, all future projects would be consistent with the General Plan and would incorporate mitigation and policies presented in the GP PEIR and as described above as appropriate. Therefore, impacts from the construction or expansion of wastewater facilities, as a result of the General Plan, are considered less than significant.

### Proposed Project

Based on the average daily wastewater flow identified in the City's Capital Improvement Program and Rate Development Study, the Proposed Project's proposed single-family residential units would generate an average of 206 gallons per day (gpd) (CIP 2014). Therefore, the proposed 49 residence Proposed Project would result in an average daily flow of 10,094 gpd. As discussed above, the Proposed Project's residential units and associated population are consistent with the General Plan and within the assumed growth of the GP PEIR.

Wastewater generated at the Proposed Project site is treated at the Riverside Regional Water Quality Treatment Plant (RRWQCP). The RWQCP currently treats approximately 28 million mgd of AAF with a hydraulic capacity of approximately 46 mgd AAF. The RWQCP has a projected daily effluent flow of approximately 39 mgd through the year 2037 so the RWQCP can treat the 10,094 gpd flows of the Proposed Project. Therefore, there would be adequate capacity to serve the Proposed Project, and impacts would be less than significant. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.19.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

- 
- d) Would the project 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?**
- e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**
- 

### GP PEIR Impact – Less than Significant

The GP PEIR analyzes this threshold on pages 5.16-46 through 5.16-48. The increase in solid waste generated by the development under the proposed General Plan is not anticipated to exceed the capacity of the landfills as an isolated contributor. In addition, Public Resource Code Section 41780 requires every city and county to divert from landfills at least 50% of the waste generated within their jurisdiction, and the City has exceeded its required reduction in recent years and currently diverts 60%. Adherence to and implementation of General Plan Policies PF 5.1 through 5.3 above (which

deal with a goal of 100% recycling, recycling service provided to all residents, and donation or reuse of some items in lieu of landfill disposal, respectively) will substantially lessen solid waste impacts.

To be conservative, the GP PEIR analysis anticipated that at least 50% of the estimated increase in solid waste generation could be diverted. In addition, the GP PEIR found that the continuation of the City standards and practices also would help reduce the overall amount of waste, as follows:

- Continue to implement waste diversion programs as well as public education programs as outlined in the City's Source Reduction and Recycling Element.
- Continue implementing and participating in programs that increase the City's diversion of solid waste from regional landfills. Existing programs supported by the City include Green Waste Collection, Curbside Recycling, Newspaper Drop-Off, Car Tire Amnesty, Household Hazardous Waste, Appliances, Backyard Composition Workshops, Refrigerator Recycling Rebate (Cool Returns), C.U.R.E., Electronic waste, Curbside Oil Collection and Recycling Market Development Zone. Support expansion of these programs to all City addresses.
- Implement CEQA during the development review process for future projects. Analyze and mitigate potential public facility, service, and utility impacts to the maximum extent practicable. For projects that require construction of new public facilities or extension of utilities, ensure that the environmental documentation considers related off-site physical environmental impacts of these activities.

The GP PEIR concluded that because the Typical Project will contribute only about 8% of projected capacity, because landfill capacity is expected to increase, because of the City's excellent record and current policies and standards related to waste reduction programs and diversion from landfills, and with implementation of MM UTL 4, which requires City review of the County Waste Management Annual Reports to California Integrated Waste Management Board every five years and City adjustments to its diversion policies if landfill capacity appears insufficient, the General Plan project impacts will be less than significant.

### **Proposed Project**

The Proposed Project proposes 49 single-family units that could have a population of 162 persons. The Proposed Project could be expected to generate approximately 0.12 tons of solid waste per day based on data from the California Emissions Estimator Model (CalEEMod) per the Air Quality and GHG Technical Memorandum prepared for the Proposed Project (refer to Appendix A of this document).

The majority of waste from the City of Riverside goes to the nearby El Sobrante Landfill in the City of Corona. This landfill has a permitted daily capacity of 16,054 tons per day and a total capacity of 184,930,000 tons with a remaining capacity of 145,530,000 tons. This landfill is estimated to close in 2045. The Proposed Project could generate up to 1,900 tons of waste per year or 1.9 tons per day which is 0.01 percent of the landfill's permitted daily capacity. Therefore, there is adequate landfill capacity in the region to accommodate Proposed Project-generated waste. Considering the availability of landfill capacity and the relatively nominal amount of solid waste generation from the Proposed Project, Project solid waste disposal needs can be adequately met without a significant



impact on the capacity of the nearest and optional, more distant, landfills. In addition, the Proposed Project would be required to comply with City requirements that ensure compliance with state-mandated (AB 939) waste diversion requirements and CALGreen Code Section 5.408, which requires that at least 65 percent of construction waste be recycled or salvaged for reuse. Therefore, impacts will be less than significant relative to landfill capacity directly, indirectly, or cumulatively. No mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.19.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### **5.19.2 Cumulative Impacts Analysis**

The GP PEIR evaluated the potential impacts associated with the General Plan Project, a citywide plan for buildout and design of the City. To that end, because it evaluates planned buildout (multiple projects at the programmatic level), the GP PEIR inherently considers cumulative impacts associated with population growth and increased development.

With respect to utilities and service systems, the GP PEIR concluded regional growth will result in increased demand for flood control, water service, sewer service, energy utilities, solid waste services and other community facilities. With respect to water, sewer, and energy, the GP PEIR included mitigation measures (MM UTL 1, 2 and 3) which cause ongoing review of service needs with respect to capacity. Those measures will ensure that sufficient capacity exists to accommodate buildout and ensure that cumulative impacts would be less than significant.

With respect to solid waste, the GP PEIR concluded that adherence to and implementation of General Plan policies will substantially lessen solid waste impacts. Nevertheless, for cumulative impact purposes, the City conservatively assumed that landfill expansion will not keep pace with growth in the region and/or growth within the General Plan Planning Area. Therefore, cumulative impacts were determined to be significant and unavoidable.

The General Plan also would result in additional runoff, which will require expanded and/or new facilities will need to be constructed to accommodate both existing and planned development. The City of Riverside has developed a five year Capital Improvement Program (CIP), which includes a Storm Drain Program. This particular program will include improvement projects that eliminate flooding during major storm events. Also, individual projects will be evaluated to ensure no exceedance of applicable standards. The GP PEIR concluded impacts were not cumulatively significant.



As discussed above, the Proposed Project would not result in any exceedance of available capacity for utilities or associated services. The Proposed Project can connect to existing facilities and would not trigger the construction of new facilities. Ultimately, the Proposed Project's demand is considered negligible in the context of buildout of the City. And, the City has General Plan policies and other standards (including tools) in place to ensure that adequate utilities are available to accommodate buildout of the City. The Proposed Project would not result in a cumulatively considerable impact.

### 5.19.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

#### Applicable General Plan Policies

- **Policy PF-1.5:** Implement water conservation programs aimed at reducing demands from new and existing development.
- **Policy PF-1.7:** Protect local groundwater resources from localized and regional contamination sources such as septic tanks, underground storage tanks, industrial businesses, and urban runoff.
- **Policy PF-3.1:** Coordinate the demands of new development with the capacity of the wastewater system.
- **Policy PF-3.2:** Continue to require that new development fund fair-share costs associated with the provision of wastewater service.
- **Policy PF 5.1:** Develop innovative methods and strategies to reduce the amount of waste materials entering landfills. The City should aim to achieve 100% recycling citywide for both residential and non-residential development.

#### Applicable General Plan Mitigation Measures

No mitigation measures identified in the GP PEIR relative to Utilities and Service Systems would be applicable to this Proposed Project because all GP PEIR mitigation measures apply to the City to continually evaluate system needs

### 5.19.4 Conclusion

With regards to the issue area of Utilities and Service Systems, the following findings can be made:

1. No peculiar impacts to the Proposed Project or its site have been identified.
2. There are no impacts that were not analyzed as significant effects in the GP PEIR, with which the Proposed Project is consistent.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP PEIR.

4. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GP PEIR.
5. No mitigation measures contained within the GP PEIR would be required because Proposed Project specific impacts would be less than significant.

## 5.20 Wildfire

Impact	GP PEIR Impact Determination	Effect Peculiar to Proposed Project or Site?	New or Substantially more Severe Significant Effect?	New Significant Off-Site or Cumulative Impact?	New Information/ More Severe Impact?
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?	Less Than Significant	Not Applicable	Not Applicable	Not Applicable	Not Applicable
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?	Less Than Significant	Not Applicable	Not Applicable	Not Applicable	Not Applicable
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?	Less Than Significant	Not Applicable	Not Applicable	Not Applicable	Not Applicable
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?	Less Than Significant	Not Applicable	Not Applicable	Not Applicable	Not Applicable

### 5.20.1 Discussion

#### a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

##### GP PEIR Impact – Less than Significant

The GP PEIR analyzes this threshold on page 5.7-35. The GP PEIR identified that the growth planned by the General Plan could result in traffic congestion that during an accident or natural disaster could increase in traffic in the City and impede the rate of evacuation or adversely affect the response times for emergency medical or containment services. But the GP PEIR found that the City

has an extensive Emergency Operations Plan, created by the Emergency Management Office. The City's Fire Department promotes a high level of multijurisdictional cooperation and communication for emergency planning and response management through activation of the Standardized Emergency Management System (SEMS). The General Plan also provides policies to identify methods of implementing the emergency plan, including PS-9.1, PS-10.3, PS-10.4, and PS-10.9, as well as other policies listed on GP PEIR pages 5.7-29 through 5.7-30. The GP PEIR concluded that with continued use of the SEMS and implementation to the General Plan policies related to multi-hazard functional planning and interagency response, which held to ensure compliance with the Emergency Operations Plan, impacts to emergency response plans will be less than significant.

### **Proposed Project**

A limited potential exists for the Proposed Project to temporarily interfere with an emergency response or evacuation plan during construction. Construction work in the street associated with the Proposed Project will be limited to lateral utility connections (i.e., water and sewer) that will be limited to nominal potential traffic diversion. Control of access will ensure emergency access to the site and Proposed Project area during construction through the submittal and approval of a traffic control plan (TCP), as required by City regulations. The TCP is designed to ensure there are no substantial construction circulation impacts. Following construction, emergency access to the Proposed Project site and area will remain as was before the Proposed Project and as anticipated in the City's emergency and evacuation plans. The Proposed Project's minimal additional trips would not interfere with these plans.

The City has standard conditions of approval (COAs) that require a project to comply with the City Fire Code (State Fire Code as adopted by the City) and Fire Department requirements based on the review of tentative tract maps and plot plans.

One of these requirements is to ensure that adequate emergency access is provided to proposed homes and other uses. These Conditions of Approval (COAs) are determined during the City's development review process to ensure compliance with Fire Code and Public Works requirements.

The Proposed Project will not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan, because no permanent public street or lane closures are proposed and the addition of Proposed Project residents would not result in delayed emergency response. Therefore, potential impacts would be less than significant, and no mitigation is required.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.20.3 of this document. The Proposed Project's implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

- 
- 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?
- 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?
- 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?
- 

#### **GP PEIR Impact – Less than Significant**

The GP PEIR addressed this topic on pages 5.7-35 through 5.7-37 under Section 5.7 – Hazards and Hazardous Materials under the threshold:

*Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.*

The determination for this criterion was as follows:

*The City of Riverside Fire Department takes proactive and preventative measures to reduce fire risks and is a first responder to fire emergencies. The Fire Department utilizes a highly trained work force, progressive technology and responsible fiscal management to provide its diverse services to the community. In addition, the Riverside County Fire Department and California Department of Forestry and Fire Protection provide mutual aid to the City for fire protection to unincorporated territory within the City's sphere of influence.*

*Required roads around structures subject to the fire hazards are required to meet the minimum roadway widths of Title 18, of the revised Subdivision Code, and clearance around any structures will be reviewed on a case-by-case basis as part of the review of the project.*

*The level of hazard to life and property is affected not only by a fire but also by road access for evacuation, the number of available firefighters, vegetation clearance around property, availability of water and water pressure and the effectiveness of building/fire Codes and inspection of developments in areas of higher fire hazard, see Figure 5.7-3. Riverside will reduce the destructive potential of fire by providing funding through the General Fund for the Fire Department so that it will continue providing adequate levels of fire protection and fire hazard education. The current Uniform Fire Code will also be used to reduce structural fire hazards.*

*Through implementation of the General Plan Policies, the City will continue to reduce the potential for damage by dangerous fires by providing adequate fire fighting services, by protecting hillsides and urban-wildland interface areas, by encouraging residents to plant and maintain drought-resistant, fire-retardant plant species on slopes to reduce the risk of*

*brush fire and soil erosion and by working with the Fire Department to control hazardous vegetation.*

*In summary, with implementation of General Plan policies, compliance with existing codes and standards, and with continuation of current City and Fire Station practices, impacts from wildland fires are considered less than significant.*

Subsequent to the adoption of the GP PEIR, the wildfire risk assessment was created as its own topic area with new specific topic areas b – d identified for evaluation. The discussion in the GP PEIR applies to topic areas b – d, as identified above, with the result as less than significant.

### **Proposed Project**

Based on the current CEQA Guidelines Checklist, Appendix G, this topic area requires assessment “if located in or near state responsibility areas or lands classified as very high fire hazard severity zones....” This Proposed Project is not located in or near a state responsibility area or within lands classified as a very high fire hazard severity zone. The issue of wildland fire hazards was addressed under Section 5.9 (g), Hazards and Hazardous Materials, which concluded that impacts would be less than significant. In addition, the Proposed Project would be required to meet the minimum roadway widths of Title 18 and the City will review clearance around the residences for compliance with its Fire Code and related policies.

The Proposed Project complies with applicable standards and regulations, including General Plan Policies, General Plan Implementing Programs, Riverside Municipal Code requirements, and any applicable GP PEIR mitigation measures as identified above and listed in Section 5.20.3 of this document. The Proposed Project’s implementation of those regulations, policies, and standards, including the General Plan designation and zoning, which permit the Proposed Project, ensures that the project would not result in significant impacts. As such, the Proposed Project does not have peculiar effects, new substantially more severe significant effects, new off-site or cumulative effects, or is there new information that would result in a more severe impact than identified within the GP PEIR.

### **5.20.2 Cumulative Impacts Analysis**

The GP PEIR analyzed cumulative impacts on page 6-10. The GP PEIR found that the City will reduce the potential for dangerous fires by concentrating development in previously developed areas within the General Plan Planning Area where risk of wildland fire is lower than in urban/wildland interface areas on the urban periphery. The GP PEIR concluded that compliance with existing City, State and Federal regulations and mitigation measures identified in this EIR will ensure that no significant cumulative impact will result from a hazard, including accidental and wildland fires.

The Proposed Project is not located in a very high fire hazard severity zone or a state responsibility area. In addition, the Proposed Project would comply with City requirements designed to reduce the damage from fires, including the Fire Code and street design standards. Accordingly, the Proposed Project when considered with other existing and future projects would not create a cumulative wildfire impact.



### 5.20.3 Uniformly Applied Development Standards and GP PEIR Mitigation Measures

#### Applicable General Plan Policies

- **Policy PS-6.1:** Ensure that sufficient fire stations, personnel and equipment are provided to meet the needs of the community as it grows in size and population.
- **Policy PS-6.2:** Endeavor to meet/maintain a response time of five minutes for Riverside's urbanized areas.
- **Policy PS-6.3:** Integrate fire safety considerations in the planning process.
- **Policy PS-6.7:** Continue to involve the City Fire Department in the development review process.
- **Policy PS-6.9:** Provide outreach and education to the community regarding fire safety and prevention.
- **Policy PS-9.5:** Provide effective and relevant information to the public regarding disaster preparedness.
- **Policy PS-9.8:** Reduce the risk to the community from hazards related to geologic conditions, seismic activity, flooding and structural and wildland fires by requiring feasible mitigation of such impacts on discretionary development projects.
- **Policy PS-10.3:** Ensure that public safety infrastructure and staff resources keep pace with new development planned or proposed in Riverside and the sphere of influence.
- **Policy PS-10.4:** Continue to ensure that each development or neighborhood in the City has adequate emergency ingress and egress, and review neighborhood access needs to solve problems, if possible.

#### Applicable General Plan Mitigation Measures

No mitigation measures are identified in the GP PEIR relative to wildfire.

## 6 REFERENCES

General Plan 2025 – Figure OS-2 – Agricultural Suitability & General Plan. Farmland Mapping and Monitoring Program (FMMP), state base map last updated 1/1/2024 and located on the state website at <https://www.conservation.ca.gov/dlrp/fmmp>;

South Coast Air Quality Management District's 2022 Air Quality Management Plan (AQMP CalEEMod Model)

General Plan 2025 PEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2022 Air Quality Management Plan

General Plan 2025 PEIR. Figures related to Biological Resources:

Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP),

Figure OS-7 – MSHCP Cores and Linkages,

Figure OS-8 – MSHCP Cell Areas,

Figure 5.4-2 – MSHCP Area Plans,

Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas,

Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area)

Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

General Plan 2025 PEIR, Table 5.5-A Historical Districts and Neighborhood Conservation Areas

General Plan 2025 PEIR, Figure PS-1 – Regional Fault Zones

General Plan 2025 FPEIR, Figures and Tables related to Geology and Soils:

Figure 5.6-1 – Areas Underlain by Steep Slope,

Figure 5.6-4 – Soils,

Table 5.6-B – Soil Types

Figure PS-1 – Regional Fault Zones

Figure PS-2 – Liquefaction Zones

Figure PS-3 – Soils with High Shrink-Swell Potential

Figure 5.6-5 – Soils with High Shrink-Swell Potential

General Plan 2025 FPEIR, Tables 5.7 A – D

General Plan 2025 FPEIR, Figure 5.7-B – Regulated Facilities in TRI Information

March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base)

City of Riverside's EOP, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM's Strategic Plan)

General Plan 2025 FPEIR. Public Safety Technical Background Report, October 5, 2021, Figure CP-5, Very-High Fire Hazard Safety Zone Area.)

General Plan 2025 FPEIR, Table 5.8-A – Beneficial Uses Receiving Water,  
FEMA Flood Hazard Maps Panel 06065C0715G dated 8-27-2008)

State Department of Water Resources (DWR) Adjudicated Areas Interactive Map Website 2021  
<https://sgma.water.ca.gov/webgis/index.jsp?appid=adjbasin>)

Alvord Unified School District Website; and California Department of Education (CDE) website,  
School/District Profile Search <https://www.cde.ca.gov/sdprofile/search.aspx>)

RPU 2020 Urban Water Management Plan (UWMP)