

1.7 Summary of Environmental Impacts

The following table, **Table 1.0-C – Draft EIR Impact Summary Matrix**, provides a summary of impacts related to the proposed Project. The table identifies significant environmental impacts resulting from the Project pursuant to the State *CEQA Guidelines* Section 15123(b)(1).

Table 1.0-C – Draft EIR Impact Summary Matrix

Impact	Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation
IMPACT Category: Aesthetics				
Have a substantial adverse effect on a scenic vista?	<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	Less Than Significant <i>Mitigation not required</i>
In a non-urbanized area, would the proposed Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? In an urbanized area, would the proposed Project conflict with applicable zoning and other regulations governing scenic quality?	<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	Less Than Significant <i>Mitigation not required</i>
IMPACT Category: Air Quality				
Would the Project conflict with or obstruct implementation of the applicable air quality plan?	<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	Less Than Significant <i>Mitigation not required</i>
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? <i>The Project would result in significant Project and Cumulative impacts to Air Quality.</i>	MM AQ 1: Residential Commute Trip Reduction. Upon a residential dwelling unit being rented or sold, the Project Sponsor or its designee shall notify and offer to the prospective tenant, as soon as it may be done, disclosure materials describing available public transit, ridesharing and non-motorized commuting opportunities available in the vicinity of the Project. Such information shall be transmitted no later than the finalization of a rental contract, lease, or purchase agreement. A draft of this disclosure shall be submitted to the City of Riverside Planning Division for review prior to the	Prior to occupancy	Project Sponsor	Significant and Unavoidable. A Statement of Overriding Considerations is required prior to Project approval.

Table 1.0-C – Draft EIR Impact Summary Matrix

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	issuance of the certificate of occupancy.			
	MM AQ 2: Non-Residential Commute Trip Reduction. Prior to occupancy, the Project Sponsor or its designee shall notify and offer to the prospective tenant, as soon as it may be done, disclosure materials describing available public transit, ridesharing and non-motorized commuting opportunities available in the vicinity of the Project site. Such information shall be transmitted no later than the finalization of a lease or purchase agreement. A draft of this disclosure shall be submitted to the City of Riverside Planning Division for review prior to the issuance of the certificate of occupancy.	Prior to occupancy	Project Sponsor	Significant and Unavoidable. A Statement of Overriding Considerations is required prior to Project approval.
	MM AQ 3: Carpool/Vanpool. Prior to occupancy, the Project Sponsor or its designee shall provide designated carpool/vanpool parking in desirable locations on the Project site to encourage employees to rideshare. Plans shall be provided to the City Building and Safety Division prior to issuance of building permits.	Prior to issuance of building permits/Prior to occupancy	Project Sponsor	Significant and Unavoidable. A Statement of Overriding Considerations is required prior to Project approval.
	MM AQ 4: Electric Vehicle Charging. Prior to occupancy, the Project Sponsor or its designee shall facilitate future installation of electric vehicle supply equipment in accordance with Section 5.106.5.3.2, Multiple Charging Space Requirements, of the California Green Building Standards Code Part 11 by providing excess electric vehicle (EV) charging spaces than required by the CalGreen Code in effect at the time of building permit issuance. Construction	Prior to issuance of building permits/Prior to occupancy	Project Sponsor	Significant and Unavoidable. A Statement of Overriding Considerations is required prior to Project approval.

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	plans and specifications shall be provided to the City Building and Safety Division prior to issuance of building permits.			
	MM AQ 5: Non-Residential Bicycle Facilities. Prior to occupancy, the Project Sponsor or its designee shall provide and maintain secure bicycle parking (in excess of existing code at the time of building permit), bike lockers, and personal lockers to encourage employees to bicycle to work. Shower facilities shall be provided on plans, where feasible, and as determined in coordination with the City of Riverside Planning Division prior to issuance of a building permit.	Prior to issuance of building permits/Prior to occupancy	Project Sponsor	Significant and Unavoidable. A Statement of Overriding Considerations is required prior to Project approval.
	MM AQ 6: Telecommute. The Project Sponsor or its designee shall install broadband infrastructure or other communication technologies in office uses that encourage telecommuting and working from home. The Project Sponsor or its designee shall submit documentation to the City Building and Safety Division prior to occupancy.	Prior to occupancy	Project Sponsor	Significant and Unavoidable. A Statement of Overriding Considerations is required prior to Project approval.
	MM AQ 7: Unbundle Residential Parking Costs. The Project Sponsor or its designee shall provide information to the residential property owner and/or property management firm about the benefits of providing unbundled, or separate, residential parking costs from property costs for rental or condo units, which allows those who wish to purchase parking spaces to do so at an additional	Prior to occupancy	Project Sponsor	Significant and Unavoidable. A Statement of Overriding Considerations is required prior to Project approval.

Table 1.0-C – Draft EIR Impact Summary Matrix

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	cost. Unbundled parking costs may decrease vehicle ownership and, therefore, result in a reduction in VMT and GHG emissions. The Project Sponsor or its designee shall submit documentation to the City Planning Division prior to occupancy.			
	MM AQ 8: Energy Efficient Appliances. here appliances are installed by Project Sponsor or its designee, Energy Star-rated appliances (or other equivalent technology) for clothes washers, dish washers, refrigerators, ceiling fans, and commercial food service equipment shall be installed. Said Energy Star-rated appliances shall be noted on the plans prior to the issuance of any building permit and verified upon final inspection.	Prior to issuance of building permits/ verified during final inspection	Project Sponsor	Significant and Unavoidable. A Statement of Overriding Considerations is required prior to Project approval.
	MM AQ 9: Solar Energy Systems. The Project Sponsor or its designee shall install all necessary infrastructure (i.e., wiring, reinforced roofs) to allow solar photovoltaic systems on the Project site to be installed in the future, with a specified electrical generation capacity, such as equal to the building's projected energy needs. The City Building and Safety Division shall verify sizing and location before issuance of building permits.	Prior to issuance of building permits	Project Sponsor	Significant and Unavoidable. A Statement of Overriding Considerations is required prior to Project approval.
Would the project expose sensitive receptors to substantial pollutant concentration?	<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	<i>Less Than Significant Mitigation not required</i>

Table 1.0-C – Draft EIR Impact Summary Matrix

Impact	Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation
IMPACT Category: Biological Resources (Mitigation Measure brought in from Initial Study)				
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?	MM BIO-1: Nesting Birds. Nesting Birds. Prior to issuance of grading of the Project site, should tree and/or vegetation removals be required during the nesting/breeding season (between February 1st and August 31st), a pre-removal nesting bird survey shall be required for the Project site and a 500-foot buffer (Study Area), or a buffer size determined by the qualified biologist. If construction is proposed a qualified biologist shall conduct a nesting bird survey(s) no more than three (3) days /72 hours prior to initiation of grading to document the presence or absence of nesting birds within Project site and a 500-foot buffer (Study Area), or a buffer size determined by the qualified biologist. The survey(s) shall focus on identifying any raptors and/or bird nests that are directly or indirectly affected by construction activities. If active nests are documented, species specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be postponed until the young birds have fledged. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted	No more than 3 days prior to initiation of grading	Project Sponsor / Biologist	Less Than Significant

Table 1.0-C – Draft EIR Impact Summary Matrix

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	to the City of Riverside for review and approval prior to initiation of grading in the nest-setback zone. The qualified biologist shall have prior experience conducting nesting bird surveys for construction projects and shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final monitoring report of the findings, prepared by a qualified biologist, shall be submitted to the City of Riverside documenting compliance with the CDFG Code. Any nest permanently vacated for the season shall not warrant protection pursuant to the CDFG Code.			
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?	See MM BIO-1 above	See MM BIO-1 above	See MM BIO-1 above	Less Than Significant
IMPACT Category: Cultural Resources (Mitigation Measure MM CR 6 brought in from Initial Study)				
Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	Less Than Significant <i>Mitigation not required</i>
Would the Project cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5?	MM CR 1: Consultation. Upon submittal of entitlement application and prior to the issuance of the grading permit the Project Sponsor and the City shall contact Consulting Tribes (Soboba Band of Luiseño Indians, Pechanga Band of Indians, Yuhaaviatam of San Manuel Nation, and Agua Caliente Band of Cahuilla Indians) to provide an	Upon submittal of entitlement application/ Prior to issuance of grading permit	Project Sponsor/ City Planning Department	Less Than Significant

Table 1.0-C – Draft EIR Impact Summary Matrix

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	electronic copy of the plans for review. Additional consultation shall occur between the City, Project Sponsor, and Consulting Tribes to discuss any proposed site design changes and review any new impacts to Tribal Cultural Resources and/or potential avoidance/preservation of the Tribal Cultural Resources on the Project site. The City and the Project Sponsor shall make all attempts to avoid and/or preserve in place as many Tribal Cultural Resources as possible that are located on the Project site if the site design and/or proposed grades should be revised. MM CR 2: Archaeological Monitoring. Since no specific development plans have been prepared to date, the future Project Sponsor(s) will retain a qualified archaeologist to review final grading and construction plans along with geotechnical testing results to determine the depth at which native soils exist that would require archaeological monitoring. The areas to be monitored shall be provided to the Planning Department and Consulting Tribes for review prior to the issuance of a grading permit. At least 30 days prior to issuance of a grading permit for private development or before any site grading, excavation and/or initial ground disturbing activities take place, the Project Sponsor shall retain a Secretary of Interior Standards qualified archaeological monitor, with regional experience, to monitor all initial ground-disturbing activities in an effort to identify			
		Prior to issuance of grading permit	Project Sponsor/ Archaeologist	Less Than Significant

Table 1.0-C – Draft EIR Impact Summary Matrix

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	any unknown archaeological resources. 1. The Project Archaeologist, in consultation with Consulting Tribes the Project Sponsor and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and tribal monitoring activities that will occur on the Project site. Details in the plan shall include: a. Grading and development scheduling; b. The development of a schedule in coordination with the Project Sponsor and the Project Archaeologist for designated Tribal Monitors from the Consulting Tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project Archaeologists; c. The protocols and stipulations that the Project Sponsor, Consulting Tribes, and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered archaeological resources and Tribal Cultural Resource			

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	deposits that shall be subject to a resource evaluation; and d. Avoidance, treatment and final disposition of any archaeological or Tribal Cultural Resources, sacred sites, and human remains if discovered on the Project site.			
	MM CR 3: Tribal Monitor. Prior to issuance of grading permit, the Project Sponsor shall engage each of the Consulting Tribe(s), choosing to monitor, regarding Tribal Monitoring. The Project Sponsor shall provide evidence to the City that they have reached an agreement with each of the Consulting Tribe(s) regarding the following: 1. The treatment of known cultural resources; 2. Project grading, ground disturbance (including but not limited to excavation, trenching, cleaning, grubbing, tree removals, grading and trenching) and development scheduling; and 3. The designation, responsibilities, and participation of professional Tribal Monitor(s) during tree removal, grading, excavation and ground disturbing activities The Project Sponsor shall provide sufficient evidence that they have made a reasonable effort to reach an agreement with the Consulting Tribes in regard to items 1-3, as listed above.	Prior to issuance of grading permit	Project Sponsor	Less Than Significant

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	MM CR 4: Treatment and Disposition of Tribal Cultural Resources. In the event that Tribal Cultural Resources are inadvertently discovered during the course of grading for this Project, the following procedures will be carried out for treatment and disposition of the discoveries: 1. All work shall be halted in the area of the discovery and may be redirected to an alternate area of the Project site, based on the direction of the Project Archaeologist and Tribal Monitor(s). Work may recommence once culturally appropriate treatment has been agreed upon by the City, Project Sponsor, and Consulting Tribes. 2. Notification to City and Consulting Tribes: Within 24 hours of discovery, the City and the Consulting Tribe(s) shall be notified via email and phone by the Project Archaeologist. The Project Sponsor shall provide the City evidence of notification to Consulting Tribes. Consulting Tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation. 3. Inadvertent Finds Assessment: a. All ground disturbance activities within 100 feet of the discovered Tribal Cultural Resources shall be halted until a meeting is convened between the Project Sponsor, the Project Archaeologist, the Tribal Representative(s), and the	In the event of discovery	Project Sponsor/ Archaeologist	Less Than Significant

Table 1.0-C – Draft EIR Impact Summary Matrix

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	Planning Division to discuss the significance of the find. b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Tribal Representative(s) and the Project Archaeologist, a decision shall be made, with the concurrence of the Planning Division, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the Tribal Cultural Resources. c. Further ground disturbance, including but not limited to grading, trenching etc., shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal Monitors if needed. d. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the Consulting Tribes. This may include avoidance of the cultural resources through project design, in-place preservation of Tribal Cultural			

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	Resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition/Mitigation Measures. e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the Project Archeologist, in consultation with the Consulting Tribes, and shall be submitted to the City for their review and approval prior to implementation of the said plan. 4. Temporary Curation and Storage: During the course of construction, all discovered Tribal Cultural Resources that cannot be avoided and are not subject to relocation shall be temporarily curated in a secure location on site. The removal of any artifacts from the Project site will need to be approved by the Consulting Tribes and thoroughly inventoried with Tribal Monitor oversight of the process. Historical archaeological resources, which are not of Native American cultural patrimony may be stored at the offices of the Project Archeologist. 5. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all Tribal Cultural			

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	Resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to Tribal Cultural Resources. The Project Sponsor shall relinquish the artifacts through one or more of the following methods, in order of preference, and provide the City of Riverside Community and Economic Development Department with evidence of same: a. Preservation in Place of the Tribal Cultural Resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. b. Accommodate the process for on-site reburial of the discovered items with the Consulting Tribes. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all cataloguing and basic recordation, that has been approved by the Consulting Tribes has been completed. c. A curation agreement with an appropriate qualified repository within Riverside County that			

Table 1.0-C – Draft EIR Impact Summary Matrix

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	meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.			
	MM CR 5: Phase IV Report. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City and Consulting Tribes documenting monitoring activities conducted by the Project Archaeologist and Tribal Monitors within 60 days of completion of ground disturbing activities. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the Project Archaeologist and Tribal Monitors. All reports produced will be submitted to the City of Riverside, the applicable California Historical Resources Information System (CHRIS)	At the completion of ground-disturbing activities	Project Sponsor/ Archaeologist	Less Than Significant

Table 1.0-C – Draft EIR Impact Summary Matrix

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	Information Center, and Consulting Tribes.			
	MM CR 6: Human Remains. If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA). <i>This mitigation measure was identified as MM CR-1 in the Initial Study. This mitigation measure has been renumbered to MM CR 6 for purposes of inclusion in the Project’s Mitigation Monitoring and Reporting Program.</i>	In the event of discovery	Project Sponsor/ Archaeologist	Less Than Significant
	MM CR 7: Non-Disclosure. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 7927.000, parties, and Lead Agencies, will be asked to withhold public disclosure	In the event of discovery	Project Sponsor/ Archaeologist	Less Than Significant

Table 1.0-C – Draft EIR Impact Summary Matrix

Impact	Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation
	information related to such reburial, pursuant to the specific exemption set forth in California Government Code 7927.000.			
	MM CR 8: Cultural Sensitivity Awareness. The Secretary of Interior qualified Project Archaeologist and Tribal Monitor(s) shall attend the pre-grading meeting with the Project Sponsor's contractors to provide a briefing regarding the potential inadvertent cultural discoveries prior to the start of construction activities. This shall include the description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. Neither Project Archaeologist nor Consulting Tribe shall be allowed to bring any samples of the cultural and archeological artifacts to this meeting. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.	Prior to grading activities	Project Sponsor/ Archaeologist	Less Than Significant
Would the Project disturb any human remains, including those interred outside of formal cemeteries?	See MM CR 6 above	See MM CR 6 above	See MM CR 6 above	Less Than Significant

Table 1.0-C – Draft EIR Impact Summary Matrix

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Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	MM CR 9: Paleontological Resources Impact Mitigation Program and Paleontological (PRIMP). Construction activities that extend below the depth of artificial fill and below pavement may impact significant paleontological resources throughout the Project area, but especially in the area of the proposed subterranean parking structure. Therefore, prior to the issuance of grading permits for private development or any site grading, a Paleontological Resource Impact Mitigation Program (PRIMP) shall be prepared by a qualified professional paleontologist as defined by paleontology industry standards and/or the Society of Vertebrate Paleontology guidelines. The PRIMP will include a Worker's Environmental Awareness Program training which can be done concurrently with MM CR 8 to all field personnel to describe the types of paleontological resources that may be found and the procedures to follow if any are encountered; the monitoring plan will indicate where construction monitoring should occur and the frequency of required monitoring (e.g., full-time, spot-checks, etc.); the monitoring plan will also provide details about fossil collection, analysis, and preparation for permanent curation at an approved repository; and lastly, the monitoring plan will describe the different reporting standards to be used, such as monitoring with negative findings versus monitoring resulting in fossil discoveries.	Prior to issuance of grading permit	Project Sponsor/ Paleontologist	Less Than Significant

Table 1.0-C – Draft EIR Impact Summary Matrix

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IMPACT Category: Energy				
Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation??	<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	Less Than Significant <i>Mitigation not required</i>
Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency??	<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	Less Than Significant <i>Mitigation not required</i>
IMPACT Category: Greenhouse Gas Emissions				
Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? <i>The Project would result in significant Project and Cumulative impacts to Greenhouse Gas Emissions.</i>	See MM AQ 1 through MM AQ 9 above	See MM AQ 1 through MM AQ 9 above	See MM AQ 1 through MM AQ 9 above	Significant and Unavoidable. A Statement of Overriding Considerations is required prior to Project approval.
Would the project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	Less Than Significant <i>Mitigation not required</i>
IMPACT Category: Noise				
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?	MM NOI 1: Placement Criteria for Mechanical Equipment. To ensure that noise from mechanical equipment associated with future implementing development projects on the Project site is consistent with City noise standards, prior to the issuance of the earlier of a building permit or use permit, the City shall verify that the design of the mechanical equipment meets the following criteria: (i) no more than ten (10) pieces of mechanical equipment shall be located within any 100-square	Prior to issuance of building permit	Project Sponsor	Less Than Significant

Table 1.0-C – Draft EIR Impact Summary Matrix

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	foot area; (ii) the noise; (iii) the noise level of each piece of equipment shall not exceed 59 dBA at three (3) feet; (iii) all mechanical equipment shall be placed a minimum of 25 feet away from any property line. The mechanical equipment installed shall not exceed a noise level of 59 dBA at 3 feet; and (iv) all mechanical equipment shall be shielded by a solid parapet wall with a minimum height equal to the height of the equipment. In the event one or more of the above criteria is not met, the Project Sponsor shall retain a noise specialist, meeting the requirements set forth in Riverside Municipal Code 16.08-175 B 5, to prepare an acoustical analysis to confirm that mechanical noise from the implementing development project not meeting the criteria set forth in this mitigation measure shall not exceed the City's noise standards. Any recommendations identified in the acoustical analysis that are necessary to meet City standards shall be incorporated into the implementing development project.			
	MM NOI 2: Residential Interior and Exterior Noise. Prior to issuance of a building permit for any residential building or unit, the Project Sponsor shall retain a noise specialist, meeting the requirements set forth in Riverside Municipal Code 16.08-175 B 5, to prepare an acoustical analysis to confirm that the noise insulation proposed in the final design is sufficient to achieve interior noise levels at or below 45 CNEL	Prior to issuance of building permit	Project Sponsor	Less Than Significant

Table 1.0-C – Draft EIR Impact Summary Matrix

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	and exterior noise levels at or below 65 CNEL. Interior noise attenuation measures identified in said acoustical analysis shall be incorporated into the design of the residences, to the extent such measures are necessary, to ensure that interior noise levels are at or below 45 CNEL. Measures may include, but not be limited to, upgraded building façade elements (windows, doors, and /or exterior wall assemblies) with Sound Transmission Class (STC) rating of 35 or higher. If the interior limit can be achieved only with the windows closed, then the building design shall include mechanical ventilation that meets California Building Code requirements. Exterior noise attenuation measures, which shall be unit/structure specific, may include site design and building layout and/or noise barriers sufficient to achieve exterior noise levels at or below 65 dBA CNEL.			
	MM NOI 3: Non-Residential Exterior Noise. Prior to issuance of a building permit or use permit for any non-residential structure or non-residential use that includes any outdoor gathering or dining areas, the Project Sponsor shall retain a noise specialist, meeting the requirements set forth in Riverside Municipal Code 16.08-175 B 5, to prepare an acoustical analysis to confirm that the noise insulation proposed in the final design is sufficient to achieve exterior noise levels at or below 65 CNEL in any outdoor gathering or dining areas. Noise attenuation measures	Prior to issuance of building permit	Project Sponsor	Less Than Significant

Table 1.0-C – Draft EIR Impact Summary Matrix

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	identified in said acoustical analysis shall be incorporated into the design of the non-residential area, to the extent such measures are necessary, to ensure that exterior noise levels are at or below 65 CNEL. Exterior noise attenuation measures, which shall be specific to the ultimate location of the outdoor area, may include site design and building layout and/or noise barriers sufficient to achieve exterior noise levels at or below 65 dBA CNEL.			
Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?	<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	<i>Less Than Significant Mitigation not required</i>
IMPACT Category: Public Services				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?	MM PS 1: Fire Protection Services. During the entitlement processes when an implementing project is proposed, the Project Sponsor shall confer with RFD to determine if physical improvements, increased personnel or other types of expansion are necessary at Station 4 or Station 6 in order for the RFD to adequately serve the implementing project. The City will allocate funds collected from the Project Sponsor as part of the DIF fees expected to be in effect once implementing projects are proposed, and, if not, the Project Sponsor shall enter into a Cost Contribution Agreement with RFD to expand facilities, purchase additional equipment and/or fund adequate staffing.	During the entitlement process	Project Sponsor / City Planning Department	Less Than Significant

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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 police protection?	<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	<i>Less Than Significant Mitigation not required</i>
IMPACT Category: Transportation				
Would the Project conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	<i>Less Than Significant Mitigation not required</i>
Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	<i>Less Than Significant Mitigation not required</i>
IMPACT Category: Tribal Cultural Resources				
Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resource Code Section 5020.1(k)?	<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	<i>No Impact Mitigation not required</i>

Table 1.0-C – Draft EIR Impact Summary Matrix

Impact	Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation
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 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 Resource 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?	See MM CR 1 through MM CR 8 above	See MM CR 1 through MM CR 8 above	See MM CR 1 through MM CR 8 above	Less Than Significant
IMPACT Category: Utilities and Service Systems				
Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effect?	Mitigation not required	Not applicable	Not applicable	Less Than Significant <i>Mitigation not required</i>