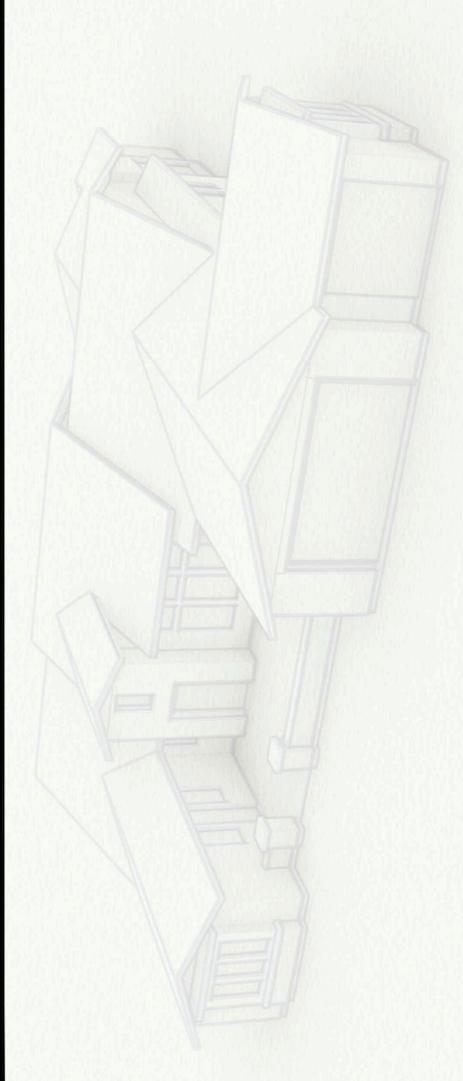


BUILDING SUMMARY

PROPOSED SQ FOOTAGE (PER RESIDENCE)	
EXISTING RESIDENCE LOT 1	3,483 SQ FT
DETACHED GARAGE AREA	483 SQ FOOT
TOTAL FOOTPRINT AREA	3,966 SQ FT
LOT COVERAGE	51.1 %
NEW RESIDENCE LOT 2	
LIVING AREA	3,349 SQ FT
COVERED PATIO AREA	887 SQ FT
UNCOVERED PATIO AREA	810 SQ FT
UNCOVERED COURT/YARD AREA	483 SQ FT
DETACHED BARR (TO BE DEPOLYMER)	483 SQ FT
TOTAL FOOTPRINT AREA	4,712 SQ FT
LOT COVERAGE	58.5 %
NEW RESIDENCE LOT 3	
LIVING AREA	3,349 SQ FT
COVERED PATIO AREA	887 SQ FT
UNCOVERED PATIO AREA	810 SQ FT
UNCOVERED COURT/YARD AREA	483 SQ FT
DETACHED BARR (TO BE DEPOLYMER)	483 SQ FT
TOTAL FOOTPRINT AREA	4,712 SQ FT
LOT COVERAGE	58.5 %
NEW RESIDENCE LOT 4	
LIVING AREA	3,349 SQ FT
COVERED PATIO AREA	887 SQ FT
UNCOVERED PATIO AREA	810 SQ FT
UNCOVERED COURT/YARD AREA	483 SQ FT
DETACHED BARR (TO BE DEPOLYMER)	483 SQ FT
TOTAL FOOTPRINT AREA	4,712 SQ FT
LOT COVERAGE	58.5 %
NEW ROAD DEDICATION AREA	1,865 SQ FT
LOT COVERAGE	62.2 %



NOTE: CONSTRUCTION FOR WORK FOR WHICH A PERMIT IS REQUIRED AND SUBSEQUENT CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE JURISDICTION CODE OF ORDINANCES. THE PERMIT APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE JURISDICTION AND ALL OTHER AGENCIES INVOLVED IN THE BUILDING PROCESS.

NOTE: THE PROPOSED PLAN SHALL BE REVIEWED UNDER A SEPARATE PERMIT. THE PROPOSED PLAN SHALL BE REVIEWED UNDER A SEPARATE PERMIT. THE PROPOSED PLAN SHALL BE REVIEWED UNDER A SEPARATE PERMIT.

NOTE: THE PROPOSED PLAN SHALL BE REVIEWED UNDER A SEPARATE PERMIT. THE PROPOSED PLAN SHALL BE REVIEWED UNDER A SEPARATE PERMIT. THE PROPOSED PLAN SHALL BE REVIEWED UNDER A SEPARATE PERMIT.

BUILDING ANALYSIS

CONSTRUCTION TYPE	RESIDENTIAL
GARAGE	YES
OCCUPANCY	R-3
BUILDING CODES	2019 CALIF. B.C.C. (CALIF. B.C.C. 90500) AND 2019 CALIF. B.C.C. (CALIF. B.C.C. 90500) AND 2019 CALIF. B.C.C. (CALIF. B.C.C. 90500)
ZONING	R-3 (RESIDENTIAL)
NUMBER OF STORES	0
FIRE SPRINKLERS	YES (BY OTHERS)

SHEET INDEX

T-1	PLOT PLAN
T-2	PARCEL INFORMATION
T-3	GRADING PLAN BY OTHERS
T-4	GENERAL NOTES
T-5	CHAPTER 7A NOTES
T-6	FIRE ACCESS PLAN
T-7	LANDSCAPE PLAN BY OTHERS
T-8	EXISTING SITE UTILITIES BY OTHERS
A-1	RESIDENCE 1, 2 & 3 FLOOR PLAN
A-2	RESIDENCE 1, 2 & 3 ELEVATIONS
A-3	RESIDENCE 2 ELEVATIONS
S-0	SCHEDULE
S-1	FOUNDATION PLAN
S-2	ROOF FRAMING PLAN
S-3	SECTION 'A' & 'B'
E-1	ELECTRICAL PLAN
E-2	ENERGY CALCULATIONS
P-1	PLUMBING SUPPLY ISOMETRIC
P-2	PLUMBING WASTE ISOMETRIC
P-3	GAS SUPPLY ISOMETRIC
M-1	MECHANICAL PLAN
D-1	DETAILS
D-2	DETAILS
MSMH	STRONG MALL DETAILS
MSMH2	STRONG MALL DETAILS

LEGAL DESCRIPTION

LOT: 28 / PARCEL: 2
 BLOCK: 6500
 TRACT: 53861 LIBERTYVILLE
 MAP BOOK: 452.7 JLS-36
 CITY: RIVERSIDE
 COUNTY: RIVERSIDE
 STATE: CALIFORNIA
 APN: 243-5602-023

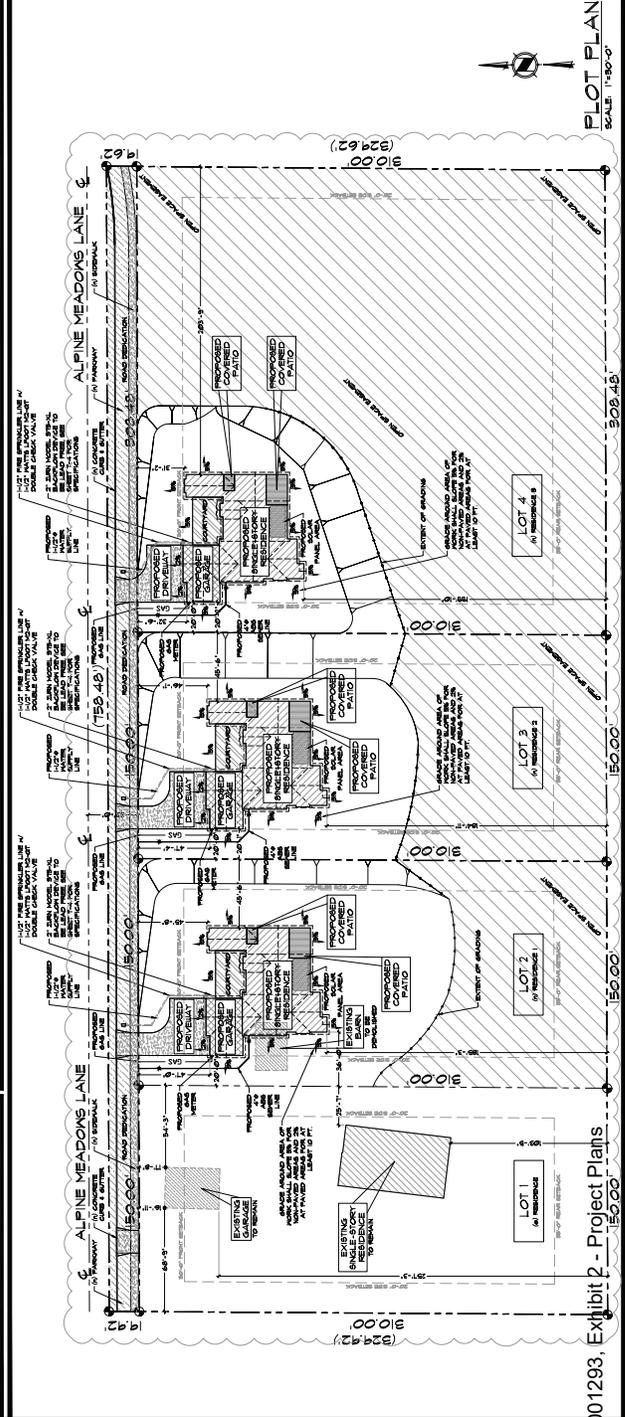
PROJECT DESCRIPTION

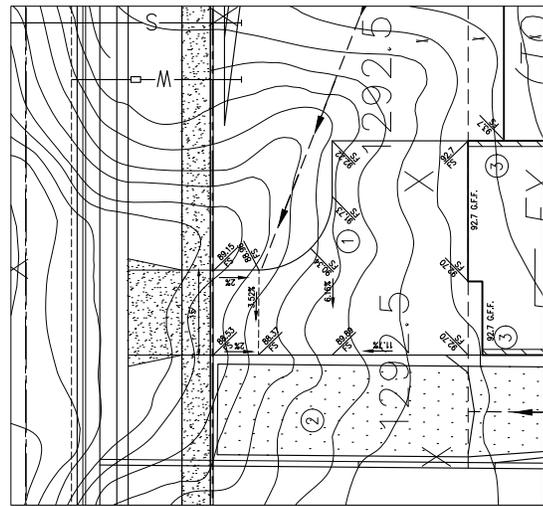
SCOPE OF WORK
 TO CONSTITUTE THE PROJECT'S ORIGINAL CONTRACT DOCUMENTS SHALL INCLUDE: LIVING AREA, 3,349 SQ FT, 2 CAR GARAGE, 810 SQ FT, AND 78 SQ FT COVERED PATIO.

VICINITY MAP

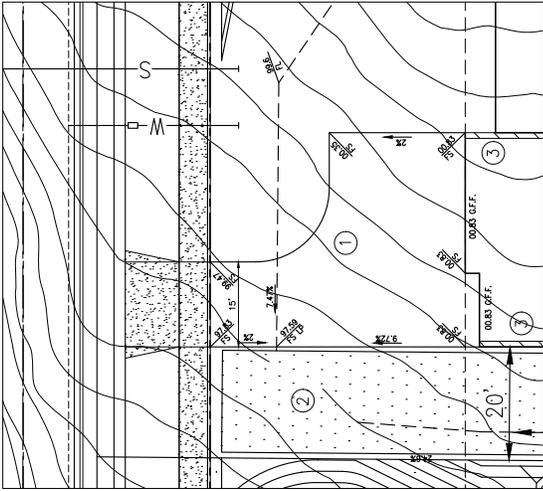
GRAPHIC SCALE

0 30 60 90 120
 FEET

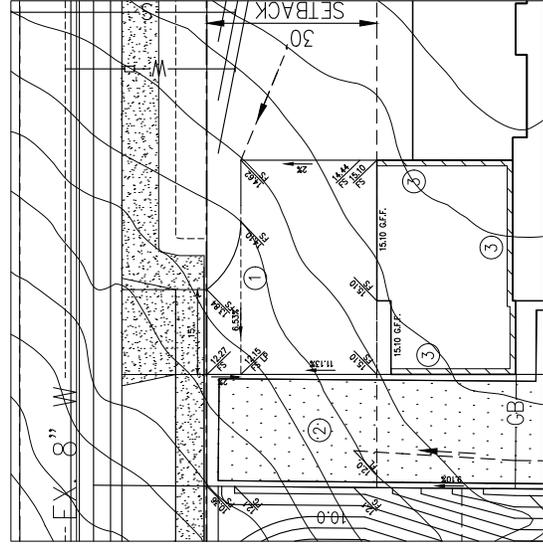




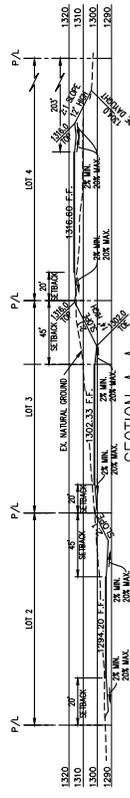
LOT 2 DRIVEWAY DETAIL
SCALE: 1" = 10'



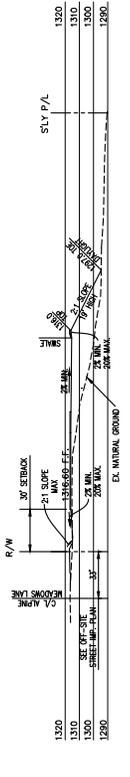
LOT 3 DRIVEWAY DETAIL
SCALE: 1" = 10'



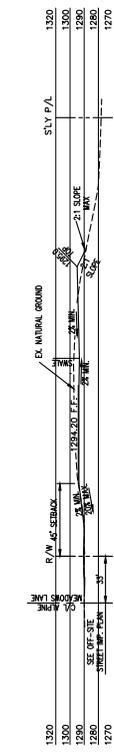
LOT 4 DRIVEWAY DETAIL
SCALE: 1" = 10'



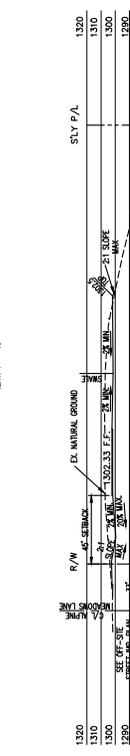
SECTION A-A
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



SECTION Z-Z
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

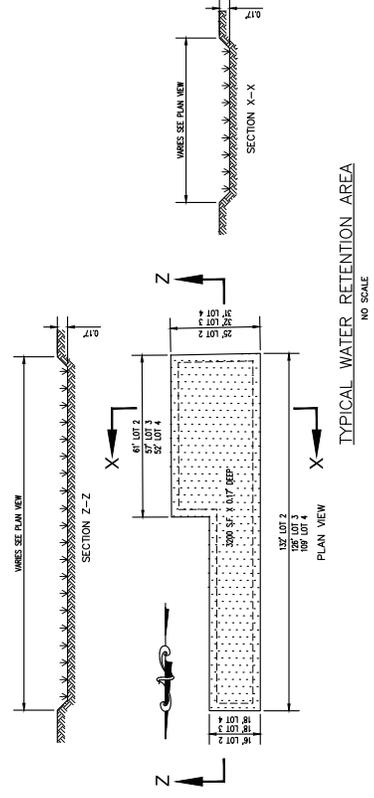


SECTION B-B PARCEL-2
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



SECTION C-C PARCEL-3
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

- CONSTRUCTION NOTES:
1. CONSTRUCT CONC. DWT. WITH 4" PCO OVER COMPACTED NATIVE
 2. CONSTRUCT RAMP SELF RETAINING AREA 6.17' DEEP MAX.
 3. CONSTRUCT STEM WALL



TYPICAL WATER RETENTION AREA
NO SCALE

BENCH MARK: E7-K3
 CITY OF INVERGREN 11/27/21
 PK MAIL AND CITY ENGINEER TAG IN THE BASE OF A
 SIGNPOST AT THE INTERSECTION OF CHATEAU DRIVE AND
 PINEVALE AVENUE EAST OF CHATEAU DRIVE AT THE
 INTERSECTION OF CHATEAU DRIVE AND PINEVALE AVENUE
 FROM F7-C2 CITY SURVEY CREW 6/10/2002
 ELEVATION: 1426.950

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
REVISIONS	
MARK	



REVISED DRAFT MITIGATED NEGATIVE DECLARATION

WARD: 4

1. **Case Number:** PR-2022-001293 (Project Number), Grading Exception (GE), Tentative Parcel Map (TPM)
2. **Project Title:** Alpine Meadows Estates, TPM 38174 (Tentative Parcel Map)
3. **Hearing Date:** TBD
4. **Lead Agency:** City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Candice Assadzadeh, City of Riverside, Senior Planner
6. **Phone Number:** 951-826-5667
7. **Project Location:** The 5.74-acre project site is situated east of Harbart Drive, west of Kingdom Drive, north of Horizon View Drive, and south of Alpine Meadows Lane. The project site is located in the neighborhood of Alessandro Heights in the City of Riverside, California. The project site consists of Assessor Parcel Number (APN) 243-230-027. The project site is located in Section 13, Township 3 South, Range 5 West, San Bernardino Baseline and Meridian on the US Geological Survey Riverside East, California 7.5-minute topographic quadrangle. Refer to Figure 1 - Regional Vicinity, Figure - 2, Project Site Map, and Figure 3 – Topographic Map.
8. **Project Applicant/Project Sponsor's Name and Address:**
Jerardo Reyes and Ryan Williams
785 Woodcrest Court, Bloomington, CA 92316
9. **General Plan Designation:** VLDR – Very Low Density Residential
10. **Zoning:** R-1-1/2 Acre – Single Family Residential Zone
11. **Existing Setting:** The project site consists of a single parcel situated within the Alessandro Heights area of the City of Riverside, California. The hills slope to the southwest and water runoff enters unnamed mapped ephemeral blue lines that join behind Prado Dam. The site currently contains an inhabited residence and associated outbuilding/garage. Alpine Meadows Lane is a residential collector street that serves the project site. The project site is largely within the mapped extent of the Prenda Arroyo, as identified in the Riverside Municipal Code (RMC), Title 17 Grading, Exhibits A-F, and is therefore subject to the requirements of the Hillside/Arroyo Grading Ordinance. The Prenda Arroyo contains Prenda Creek, an ephemeral drainage that is a blue line stream on U.S. Geological Survey (USGS) maps. Prenda Creek is located about 150 feet south of the parcel, at its closest point. An ephemeral drainage that is tributary to Prenda Creek crosses the southeast portion of the project site from east to west.

12. **Description of Project:** The proposed project includes the following entitlement applications: Tentative Parcel Map and Grading Exception. The project includes subdividing the existing single 5.74-acre parcel into 4 lots (Tentative Parcel Map No. 38174) and develop 3 new single family residential units on lots 2-4. The existing residence will remain and placed in its own lot (“Lot 1”). A Grading Exception is needed to allow grading within the extent of the mapped Prenda Arroyo (as identified in the Riverside Municipal Code (RMC), Title 17 Grading, Exhibits A-F). An area east of Lot 4 will not be developed and will remain as natural open space. The lot sizes will be approximately 1 acre each (~1.07 net acres or ~1.14 gross acres or ~46, 480 square feet each). The proposed project involves grading of pads, construction of 3 new single-family residential units, and associated utility connections. An Open Space Easement will be recorded for the portions of Lots 2-4 located outside of the grading limits.

Single Family Residences

The proposed single-family residences will be one story in height and consist of two primary floor plans. As shown on the table below, the residences floor area would average in size; 3,340 square feet (SF) living area, 882 SF garage area (3-car garage), 282 SF covered patio #1 area, 75 SF covered patio #2 area, for a total footprint area of 4,579 SF. Additionally, each of the residences would include a driveway, backyard, and 610 SF uncovered courtyard area.

Table 1: Floor Plan Characteristics

	Total Footprint Area	Living Area	Garage	Covered Patio #1 Area	Covered Patio #2 Area	Bedrooms	Baths
Residences 1, 2, & 3	4,579 SF	3,340 SF	882 SF	282 SF	75 SF	4	3

Drainage

Stormwater and non-stormwater drainage from the residential pads are designed to flow to self-retaining landscaped areas in the northwest corners of each lot, with any overflow, discharging to Alpine Meadows Lane. Stormwater runoff from the undeveloped portions of the site will continue to drain via sheet flow in a southwest direction to the existing ephemeral drainage that crosses the southeast portion of the project site from east to west and is tributary to Prenda Creek, located offsite and to the south of the project.

Grading

The grading (earthwork cut and fill quantities) is expected to balance, with no need to import or export earthen material.

Construction and Operation

Construction is anticipated to occur over an approximate 12 to 18-month period. The first approximate 3 months of construction would include site preparation and grading. The following approximate 9-15 months of construction would include building construction, roadway paving, architectural coatings/painting, and landscaping. Construction is anticipated to start as early as 2023 and be completed in 2024.

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

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Single Family Residential	VLDR – Very Low Density Residential	R-1-1/2 acre – Single Family Residential Zone
North	Single Family Residential	HR – Hillside Residential	RC – Residential Conservation Zone
East	Vacant and Single Family Residential	HR – Hillside Residential	RC – Residential Conservation Zone
South	Vacant and Single Family Residential	VLDR – Very Low Density Residential and OS – Open Space/Natural Resources	R-1-1/2 acre – Single Family Residential Zone
West	Single Family Residential	VLDR – Very Low Density Residential and OS – Open Space/Natural Resources	R-1-1/2 acre – Single Family Residential Zone

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

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

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

Per AB 52, Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such project. On May 19, 2022 the City of Riverside sent the required notices to the relative tribes through certified mail. The following Native American Tribes were notified: Morongo Band of Mission Indians, San Gabriel Band of Mission Indians, Gabrieleno Band of Mission Indians – Kizh Nation, Pechanga Band of Luiseño Mission Indians, Soboba Band of Luiseño Indian, Rincon Band of Luiseño Indians, Morongo Band of Mission Indians, Cahuilla Band of Indians, San Manuel Band of Mission Indians, Agua Caliente Band of Cahuilla Indians. As a result of AB 52 consultation with interested tribes, mitigation measures (MM Cul-1 through MM Cul-4) will be applied to the project.

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

- a. City of Riverside, General Plan 2025
- b. City of Riverside, General Plan 2025 Final Program Environmental Impact Report (GP 2025 FPEIR)
- c. Riverside Municipal Code (RMC), Title 17 Grading Code, Title 18 Subdivision Code, Title 19 Zoning Code, Title 20, Cultural Resources

17. List of Appendices:

- a) Appendix A: Revised Biological Resources Assessment and Breeding Season Burrowing Owl Survey, Prepared by L&L Environmental, Inc., September 2021, revised May 2022, July 2022, August 2022, October 2022
- b) Appendix B: Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis, Prepared by L&L Environmental, Inc., September 2021, revised August 2022, October 2022, March 2023, May 2023
- c) Appendix C: Jurisdictional Delineation, Prepared by L&L Environmental, Inc., July 2022
- d) Appendix D: Phase I Cultural Resources Assessment, Prepared by L&L Environmental, Inc., December 2021, revised April 2023, June 2023.
- e) Appendix E: Fire Protection Plan, Prepared by Firewise 2000 LLC, February 2023
- f) Appendix F: Preliminary Project Specific Water Quality Management Plan, Prepared by Ackerman Associates 2000 Inc., March 2022

18. Acronyms

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Signature _____ Date _____

Printed Name & Title Candice Assadzadeh, Senior Planner For City of Riverside

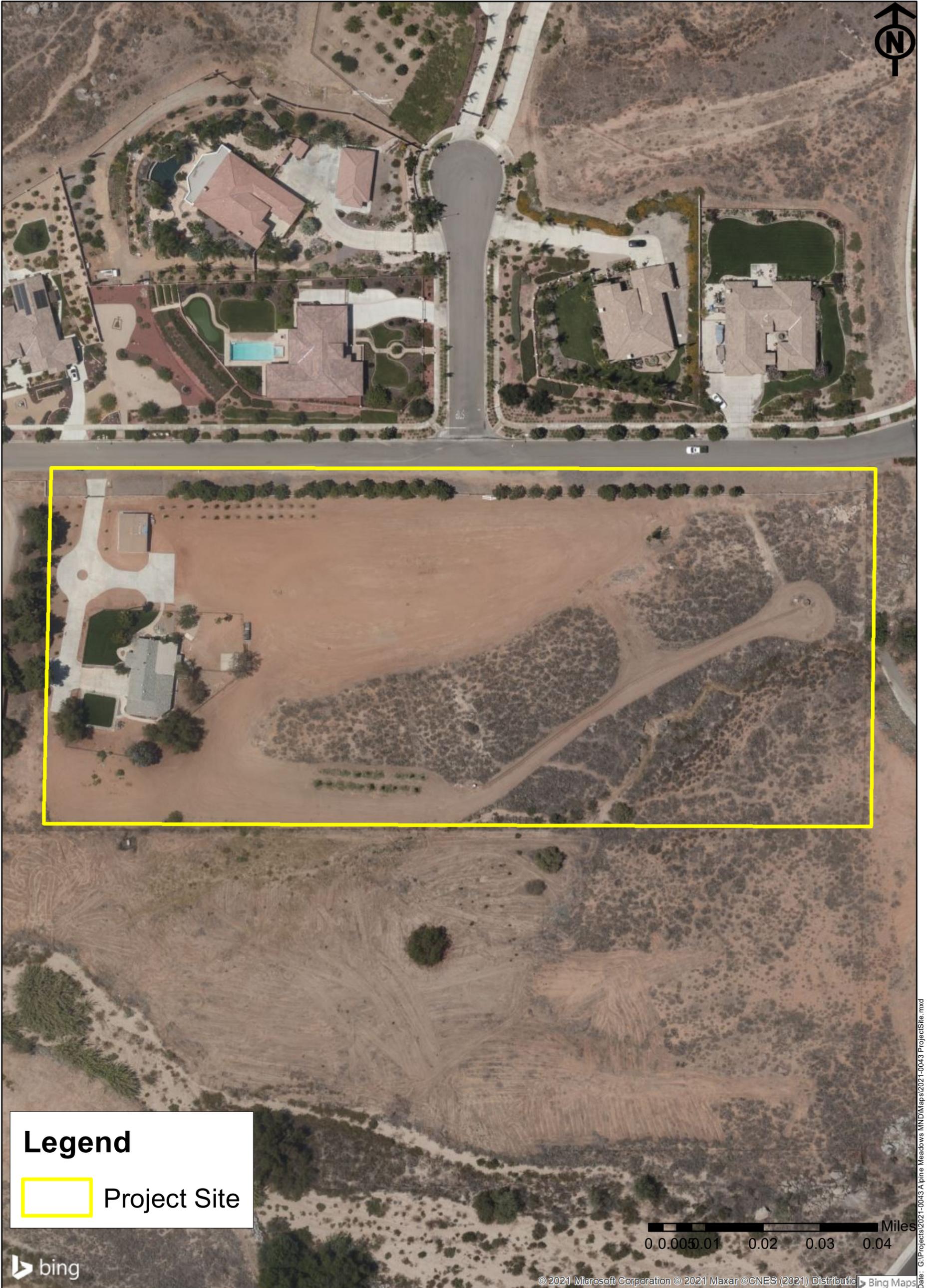


ALPINE MEADOWS

Regional Vicinity

Figure 1

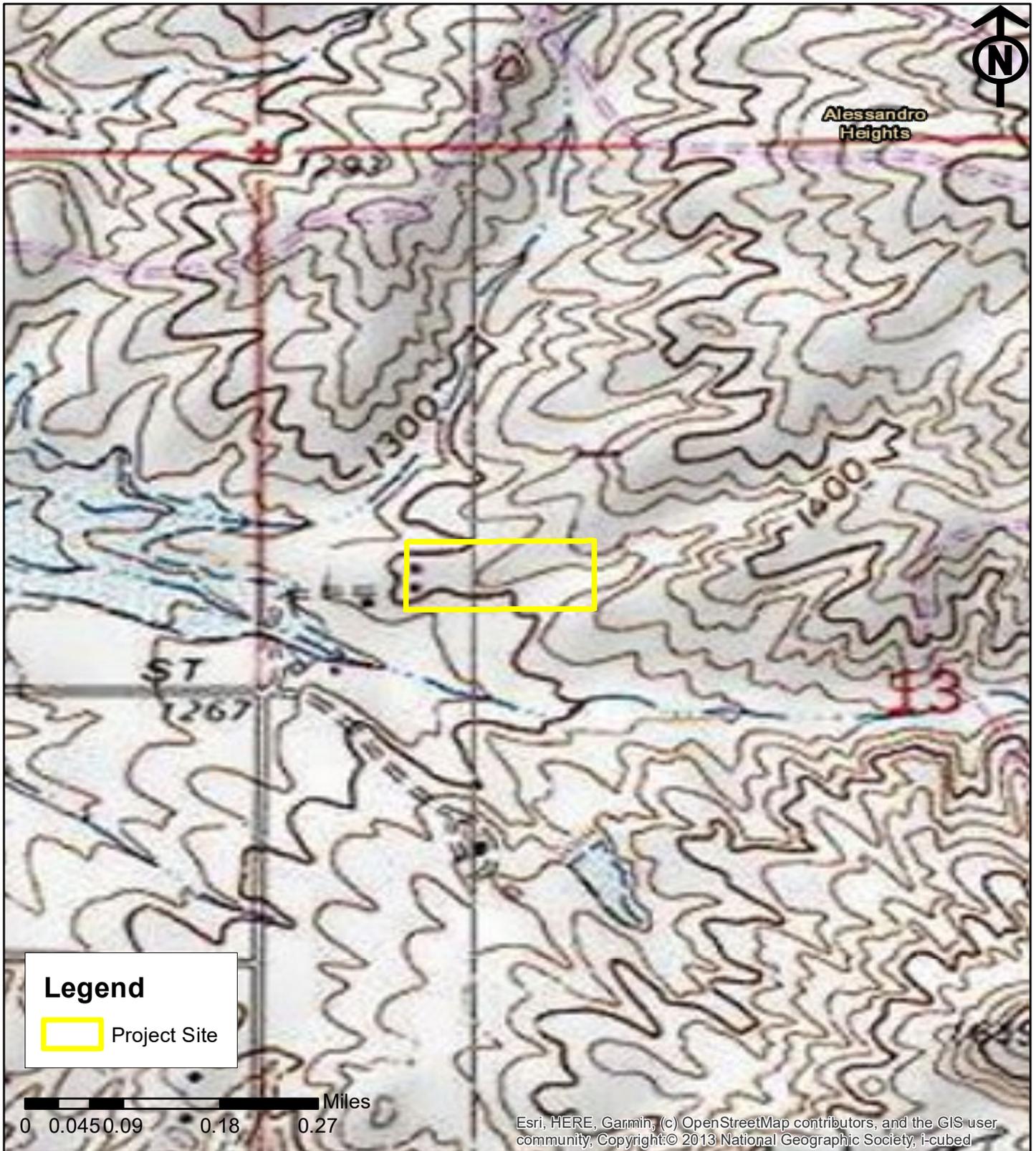




ALPINE MEADOWS

Project Site Map

Figure 2



ALPINE MEADOWS

Site Vicinity

Figure 3





ENVIRONMENTAL INITIAL STUDY

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1a. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)				
<p>Less than Significant Impact. According to the City’s General Plan 2025 Open Space and Conservation Element, scenic resources enhance the visual character of Riverside and provide distinguishing characteristics. Furthermore, the hillsides and ridgelines above Riverside offer scenic benefits. The City’s General Plan 2025 policies aim at balancing development interests with broader community preservation objectives. The General Plan provides examples of scenic viewpoints such as the peaks of Box Springs Mountain, Mt. Rubidoux, Arlington Mountain, Alessandro Heights and the La Sierra/Norco Hills. The project site is not identified as a scenic vista in the City General Plan 2025 and there is no scenic vista in the project site’s immediate vicinity. The closest scenic boulevard/parkway is Overlook Parkway approximately 0.6-mile north but is not visible from the project site. The proposed project will not result in development on a scenic hillside or ridgeline. Accordingly, the proposed project will neither block the view of a scenic vista nor alter a scenic vista. The Citywide Design and Sign Guidelines limit impacts to aesthetic resources by first defining, then reducing interruptions of scenic vistas, maintaining, and enhancing scenic resources and visual character, and reducing light and glare. The Citywide Design and Sign Guidelines encourage high-quality design, and implementation of the Guidelines will reduce any potential impacts to less than significant. Through compliance with the Zoning Code’s building height, setback, and landscaping requirements - direct, indirect, and cumulative impacts to scenic vistas are less than significant impact.</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City’s Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone)				
<p>Less than Significant Impact. There are no scenic highways within the City that could potentially be impacted. The nearest eligible scenic highway is Interstate Highway 15 (13 miles from project site), which is outside the City of Riverside’s jurisdiction. The City’s General Plan 2025 designates Scenic Boulevards and Parkways to protect scenic resources and enhance the visual character of Riverside. The closest designated scenic boulevard is Overland Parkway, but it is not visible from the project site. The site does contain a small area of rock outcropping in the northeast corner of the site. As stated above, the site is not visible from the closest designated scenic boulevard, Overland Parkway, and further, this portion of the site will not be graded or otherwise impacted and will have an Open Space Easement recorded on it. The project site is surrounded by existing single-family residential development and some scattered undeveloped/vacant lots. The Citywide Design and Sign Guidelines limit impacts to aesthetic resources by first defining, then reducing interruptions of scenic vistas, maintaining, and enhancing scenic resources and visual character, and reducing light and glare. The Citywide Design and Sign Guidelines encourage high-quality design, and implementation of the Guidelines will reduce any potential impacts to less than significant. The southern portion of the project site which contains an ephemeral drainage that is tributary to Prenda Creek will be avoided and remain in place. Further, there are no trees or historic buildings within the project development footprint, which could be potentially impacted because of this project. Through compliance with the Zoning Code’s building height, setback, and landscaping requirements - direct, indirect, and cumulative impacts to scenic resources are less than significant impact.</p>				
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site the site and its surroundings? (Public views are those that are experienced from a publicly-accessible vantage point). If the project is in an urbanized area, would the project conflict	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
with applicable zoning and other regulations governing scenic quality?				
1c. Response: (Source: General Plan 2025)				
<p>Less than Significant Impact. The project site is located within an urbanized area, as there is existing residential development to the north, east, south and west. The proposed project will not conflict with the existing zoning, R-1-1/2 Acre – Single Family Residential Zone. The proposed project will comply with all pertinent design requirements of the Zoning Code and the Citywide Design Guidelines to assure quality site design and building architecture that is of high quality. This includes installation of landscaping. Direct, indirect, and cumulative impacts on the visual character and quality of the site are less than significant.</p>				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1d. Response: (Source: General Plan 2025, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines)				
<p>Less than Significant Impact. The proposed project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. Although the development of three new residential buildings will include outdoor lighting, all lighting will be required and designed to comply with the development standards contained in the City’s Zoning Code (Title 19). Chapter 19.590 (Performance Standards) requires that on-site lighting be arranged as to reflect away from adjoining property or any public streets. Light shall not be directed skyward or in a manner that interferes with aircraft operation. As shown in the City’s General Plan EIR Figure 5.1-2, Mt. Palomar Nighttime Lighting Policy Area, the site is not within the Mount Palomar Lighting Area. The area surrounding the project site is developed with residential units. Compliance with Zoning Code and California Building and Green Code standards will reduce potential impacts to day- or night-time views in the area to less than significant levels, directly, indirectly, and cumulatively.</p>				
2. AGRICULTURE AND FOREST RESOURCES:				
<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2a. Response: (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability & General Plan 2025 FPEIR – 5.2 Agricultural Resources)				
<p>No Impact. The project site is located within a rural residential area. A review of Figure OS-2 – Agriculture Sustainability of the General Plan 2025 reveals that the project site is identified and designated as Other Land. The project site is also not designated as any land classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the map prepared by the California Department of Conservation. Therefore, the project will have no impact, directly, or cumulatively.</p>				
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>2b. Response: (Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19)</p>				
<p>No Impacts. A review of Figure 5.2-2 – Williamson Act Preserves of the General Plan 2025 FPEIR reveals that the project site is not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. Moreover, the project site is zoned Single Family Residential Zone (R-1 ½ acre). The proposed project does not conflict with existing zoning or a Williamson Act contract and therefore, the project will have no impacts directly, indirectly, or cumulatively.</p>				
<p>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))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2c. Response: (Source: GIS Map – Forest Data)</p> <p>No Impacts. The City of Riverside has no forest land or timberland. The project site is zoned Single Family Residential Zone (R-1 ½ acre). The project site is not zoned for forest land or timberland uses. Therefore, no impacts will occur from this project directly, indirectly, or cumulatively.</p>				
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2d. Response: (Source: GIS Map – Forest Data)</p> <p>No Impacts. The City of Riverside has no forest land or timberland; therefore, no impacts will occur from this project directly, indirectly, or cumulatively.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2e. Response: (Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves)</p> <p>No Impacts. The project is in a generally developed area of the City. Additionally, the site is identified as Other Land by the California Department of Conservation and does not support agricultural resources or operations. The project will not result in the conversion of designated farmland to non-agricultural uses. In addition, there are no agricultural resources or operations, including farmlands within proximity of the subject site. Therefore, no impacts will occur from this project directly, indirectly, or cumulatively to conversion of Farmland, to non-agricultural use or to the loss of forest land.</p>				
<p>3. AIR QUALITY.</p>				
<p>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:</p>				
<p>a. Conflict with or obstruct implementation of the applicable air quality plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3a. Response: (Source: South Coast Air Quality Management District’s 2016 Air Quality Management Plan (AQMP))</p> <p>No Impact. The proposed project is consistent with the General Plan 2025 Program “Typical Growth Scenario” in all aspects. The 2016 Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive program that will lead the SCAB into compliance with all Federal and State air quality standards. The City of Riverside is located</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>within the Riverside County sub region of the SCAB projections. The General Plan 2025 FPEIR determined that implementation of the General Plan 2025 would generally meet attainment forecasts and attainment of the standards of the AQMP. Because the proposed project is consistent with the General Plan 2025 and thus also the 2016 AQMP, the proposed project will not conflict or obstruct implementation of the applicable air quality plan – AQMP and therefore this project will have no impact directly, indirectly, or cumulatively to the implementation of an air quality plan.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3b. Response: <i>(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District’s 2016 Air Quality Management Plan)</i></p> <p>Less than Significant Impact. Per the GP 2025 FPEIR, AQMP thresholds indicate future construction activities under the General Plan are projected to result in significant levels of NOx and ROG, both ozone precursors, PM-10, PM-2.5 and CO. Although long-term emissions are expected to decrease by 2025, all criteria pollutants remain above the SCAQMD thresholds.</p> <p>The portion of the Basin within which the City is located is designated as a non-attainment area for ozone, PM-10 and PM-2.5 under State standards, and as a non-attainment area for ozone, carbon monoxide, PM-10, and PM-2.5 under Federal standards.</p> <p>Because the proposed project is consistent with the General Plan 2025, cumulative impacts related to criteria pollutants of the project were previously evaluated as part of the cumulative analysis of build out anticipated under the General Plan 2025 Program. As a result, the proposed project does not result in any new significant impacts that were not previously evaluated and for which a statement of overriding considerations was adopted as part of the General Plan 2025 FPEIR. Therefore, cumulative air quality emissions impacts are less than significant.</p>				
<p>c. Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. Response: <i>(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District’s 2016 Air Quality Management Plan, Revised Biological Resources Assessment and Burrowing Owl Survey prepared by L& L Environmental, Inc. September 2021, Revised May and July 2022)</i></p> <p>Less than Significant Impact. Construction is anticipated to occur over an approximate 12 to 18-month period. The first approximate 3 months of construction would include site preparation and grading. The following approximate 9-15 months of construction would include building construction, roadway paving, architectural coatings/painting and landscaping. The project is anticipated to be constructed and operational sometime between late 2021 and early 2022. Construction is anticipated to start as early as 2023 and be completed in 2024.</p> <p>Short-term impacts associated with construction from General Plan 2025 typical build out will result in increased air emissions from grading, earthmoving, and construction activities. Mitigation Measures of the General Plan 2025 FPEIR requires individual development to employ construction approaches that minimize pollutant emissions (General Plan 2025 FPEIR MM AIR 1- MM AIR 5, e.g., watering for dust control, tuning equipment, limiting truck idling times).</p> <p>The closest sensitive receptors are the adjacent residences surrounding the project site and sensitive wildlife. The existing residence in Lot 1 is approximately 25-30 feet from the property line with Lot 2 and the closest existing residence to the north is approximately 75-80 feet from the property line with Lot 2. The Biological Resources Assessment indicated a few special status wildlife species were observed in or around the site, including Cooper’s hawk in the southwest corner of the site in a tree adjacent to the existing residence in Lot 1, and a Nuttall’s woodpecker heard vocalizing just offsite in Prenda Creek. In conformance with the General Plan 2025 FPEIR MM AIR 1 and MM AIR 7, and the fact that the project is small in scale, it is not anticipated that the proposed project would exceed SCAQMD thresholds for short-term construction and long-term operational impacts.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations and a less than significant impact will occur directly, indirectly or cumulatively for this project.				
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3d. Response: (Source: General Plan 2025 FPEIR, Section 5.3 – Air Quality, page 5.3-50)</p> <p>Less than Significant Impact. While exact quantification of objectionable odors cannot be determined due to the subjective nature of what is considered “objectionable,” the nature of the proposed residential development project and associated infrastructure improvements present a potential for the generation of objectionable odors associated with short-term construction activities. Single family residences are not typically associated with the generation of objectionable odors. However, the construction activities associated with the expected build out of the project site will generate airborne odors like diesel exhaust emissions and architectural coating applications. However, said emissions would occur only during daylight hours, be short-term in duration, and would be isolated to the immediate vicinity of the construction site. Therefore, they would not expose a substantial number of people to objectionable odors on a permanent basis. Therefore, the project will not cause objectionable odors affecting a substantial number of people and a less than significant impact directly, indirectly, and cumulatively will occur.</p>				
<p>4. BIOLOGICAL RESOURCES. Would the project:</p>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4a. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, Revised Biological Resources Assessment and Breeding Season Burrowing Owl Survey prepared by L& L Environmental, Inc. September 2021, Revised May and July 2022, August 2022, October 2022 – Appendix A, Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis prepared by L&L Environmental, Inc. September 2021, revised August 2022, October 2022, March 2023, May 2023 – Appendix A)</p> <p>Less than Significant with Mitigation Incorporated. The project site is located within an urban built-up area and is largely surrounded by existing development. The site has been subject to historical and ongoing anthropogenic disturbance associated with an existing residence, and much of the site consists of the residence, associated structures, disturbed areas, and ornamental plantings. There is one native vegetation community on the site, brittlebush scrub (a type of coastal scrub). There is no riparian, Riversidean alluvial fan sage scrub, or other sensitive vegetation community present on the site. Further discussion on the vegetation communities and habitat at the project site can be found in Appendix A.</p> <p><u>Special Status Plants</u> No federal or state-listed or special status plant species were observed on the site during surveys. Payson’s jewelflower has a low to moderate potential to occur and most of the potential habitat for this species would be avoided by the project. There are no focused survey or conservation requirements for this species under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As most of the potential habitat for this species will be avoided, and with compliance with the MSHCP and payment of the MSHCP mitigation fee, the project would result in less than significant impacts to Payson’s jewelflower.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><u>Special Status Wildlife</u></p> <p>There is suitable habitat for nesting birds, including raptors, on and adjacent to the site. The Migratory Bird Treaty Act (MBTA) prohibits the taking of migratory birds and their nests and eggs and the California Fish and Game Code Section 3503 and 3513 prohibit take, possession and destruction of bird nests or eggs, or take or possession of birds of prey (raptors) or their eggs, respectively. If construction is initiated during the bird nesting season (February 1 to September 15), a pre-construction survey is required per Mitigation Measure BIO-1 to ensure that no nests protected by the MBTA are impacted. If an active nest is present, construction would be temporarily restricted in the immediate vicinity of the nest until nesting is complete.</p> <p>Three special status wildlife species were observed during the 2021 surveys:</p> <ul style="list-style-type: none"> • Cooper’s hawk (<i>Accipiter cooperii</i>)- CDFW Watch List species • Nuttall’s woodpecker (<i>Picoides nutallii</i>) - USFWS Bird of Conservation Concern • San Diego desert woodrat (<i>Neotoma lepida intermedia</i>) - CDFW Species of Special Concern. <p>A Cooper’s hawk was observed on two occasions perching in a tree adjacent to the existing residence near the southwest corner of the site. This species is covered under the MSHCP and considered adequately conserved. With implementation of Mitigation Measures MM BIO-1 and MM BIO-2, the project would result in less than significant impacts to Cooper’s hawk.</p> <p>Four San Diego desert woodrat middens (stick nests) were observed in the northeast corner of the site in piles of rocks and concrete debris during the 2021 surveys (middens were not noted during the 2006 survey). In coastal scrub habitat, the home range of this species is 0.1 to 0.5 acre. Based on the locations of the middens, the home ranges of the occupants (if present) would likely be confined to the open space easement of Lot 4 and will not be graded or developed a part of the project, thus, potential impacts to this species is expected to be avoided. However, this species is covered under the MSHCP and considered adequately conserved. With implementation of Mitigation Measure MM BIO-1, any potential direct or indirect impacts from the project would be less than significant.</p> <p>Special status wildlife species with a potential to occur include:</p> <ul style="list-style-type: none"> • Crotch bumble bee (<i>Bombus crotchii</i>) - candidate for State listing as endangered¹ • Southern California legless lizard (<i>Anniella stebbinsi</i>) - CDFW Species of Special Concern • Orange-throated whiptail (<i>Aspidoscelis hyperythra</i>) – CDFW Watch List species • Coastal whiptail (<i>Aspidoscelis tigris stejnegeri</i>) – CDFW Species of Special Concern • Coast horned lizard (<i>Phrynosoma blainvillii</i>) – CDFW Species of Special Concern • Southern California rufous-crowned sparrow (<i>Aimophila ruficeps canescens</i>) – CDFW Watch List species • Bell’s sage sparrow (<i>Artemisospiza belli belli</i>) – CDFW Watch List species • California horned lark (<i>Eremophila alpestris actia</i>) – CDFW Watch List species • Loggerhead shrike (<i>Lanius ludovicianus</i>) – CDFW Species of Special Concern • Coastal California gnatcatcher (<i>Polioptila californica californica</i>) – federally listed as threatened, CDFW Species of Special Concern • Allen’s hummingbird (<i>Selasphorus sasin</i>) – USFWS Bird of Conservation Concern • Pallid bat (<i>Antrozous pallidus</i>) – CDFW Species of Special Concern • Northwestern San Diego pocket mouse (<i>Chaetodipus fallax fallax</i>) – CDFW Species of Special Concern • Western mastiff bat (<i>Eumops perotis californicus</i>) – CDFW Species of Special Concern 				

² Based on California Department of Fish and Wildlife (CDFW) information, crotch bumble bee is a candidate for state listing, but the Sacramento Superior Court ruled that insects are not eligible for listing under the California Endangered Species Act, *Almond Alliance of California v. California Department of Fish and Wildlife*, Court No. 34-2019-80003216 (Nov. 13, 2020). The California Fish and Game Commission filed an intent to appeal this decision in February 2021. The status of this species may be affected by subsequent litigation or changes to regulations.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>None of these species were observed during surveys in 2006 or 2021. These species are covered under the MSHCP and considered adequately conserved, without additional focused survey or conservation requirements, with the exception of Crotch bumble bee, southern California legless lizard, Allen’s hummingbird, pallid bat and the western mastiff bat, which are not covered under the MSHCP. Potential impacts to MSHCP covered species with the potential to occur on site are reduced to less than significant with compliance with the Plan and payment of the required mitigation fee, as outlined in Mitigation Measure MM BIO-1.</p> <p>One state candidate species, the Crotch bumble bee (<i>Bombus crotchii</i>), candidate for State listing as endangered², has a low to moderate potential for occurrence on the site, mainly within the avoided area. Potentially suitable habitat and food plant species are present. However, the suitable habitat is outside the project development footprint and will be largely avoided. During the 2021 survey no evidence of bumble bee colonies was observed, but a focused survey for invertebrate species was not conducted. The status of listing the Crotch bumble bee under the California Endangered Species Act is currently in litigation. If the litigation is resolved in favor of listing this species prior to the start of construction, a focused survey is recommended. If the species is listed and is found to be present on the site and would be impacted, an Incidental Take Permit from CDFW would be required. The ITP would outline CDFW required onsite and/or offsite mitigation to offset potential impacts from the project to less than significant levels. With implementation of Mitigation Measure MM BIO-3, the project would result in less than significant impacts to Crotch bumble bee.</p> <p>Southern California legless lizard has a moderate potential for occurrence on the site, mainly within the avoided area and particularly along the streambed. Impacts to this species, if present in the Project’s disturbance area, would be minimal and not be expected to substantially affect regional populations. Potential impacts to southern California legless lizard from the project are considered less than significant as the onsite habitat that could support them is largely being avoided and left in place.</p> <p>Allen’s hummingbird has a high potential to forage on the site, but the site is outside the species’ breeding range. Adult birds will typically flee from disturbance and injury/mortality from a project would be limited to nests, eggs, and chicks in areas where they breed. Since this species does not nest/breed in the area, there would be no potential for injury/mortality and potential impacts from this project are less than significant.</p> <p>Both pallid bat and western mastiff bat have a moderate potential to forage on the site, but a low potential to roost there. No evidence of bat roosting was observed but the interior of onsite structures was not included in the survey. The existing residential buildings were well maintained, and no obvious gaps or holes were noted where bats could access the structures. Potential impacts to pallid bat and western mastiff bat from the project are considered less than significant as the onsite habitat that could provide foraging habitat for them is largely being avoided and left in place and it is unlikely that they are roosting in the existing residential structures.</p> <p>As there is no suitable habitat for the federally and state listed least Bell’s vireo, southwestern willow flycatcher, or western yellow billed cuckoo within the project site or immediately adjacent to the project site, and the grading limits are over 300-feet away from potentially suitable habitat in Prenda Creek to the south of the site, the project is not anticipated to result in direct or indirect impacts to these species and are considered less than significant. However, if the grading plans are revised and will encroach within a 300-foot buffer of the riparian habitat in Prenda Creek to the south of the project site, implementation of Mitigation Measure MM BIO-4 is required to reduce potential indirect impacts to these species to less than significant levels.</p> <p><u>Burrowing Owl</u></p> <p>Burrowing owl (<i>Athene cunicularia</i>) is protected under the federal Migratory Bird Treaty Act and California Fish and Game Code and is a CDFW Species of Special Concern. No burrowing owls, owl sign (pellets, scat, feathers, tracks, etc.), or occupied burrows were observed onsite during the 2006 survey or 2021 protocol breeding season survey. Potentially suitable burrowing owl habitat is present on the site including small mammal burrows. Potentially suitable habitat is also present within the 150-meter buffer area, but no owls, owl sign, or occupied burrows were observed in the buffer. Because suitable habitat is present, the MSHCP requires a</p>				

² Based on California Department of Fish and Wildlife (CDFW) information, crotch bumble bee is a candidate for state listing, but the Sacramento Superior Court ruled that insects are not eligible for listing under the California Endangered Species Act, *Almond Alliance of California v. California Department of Fish and Wildlife*, Court No. 34-2019-80003216 (Nov. 13, 2020). The California Fish and Game Commission filed an intent to appeal this decision in February 2021. The status of this species may be affected by subsequent litigation or changes to regulations.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>preconstruction clearance survey for burrowing owl within 30 days prior to the start of site disturbance, as outlined in more detail in Mitigation Measure MM BIO-2. With implementation of Mitigation Measures MM BIO-1 and MM BIO-2, potential impacts to burrowing owl are reduced to less than significant.</p> <p>Substantial adverse effects, 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 would be less than significant with mitigation.</p> <p>Mitigation Measures</p> <p>MM BIO-1: In order to avoid impacts on nesting birds and raptors (common or special status) clearing, grubbing and grading activities should be scheduled during the non-breeding season (generally between July 1 and February 28/29 for nesting birds and between July 1 and January 31 for nesting raptors), to the extent practicable. If project timing requires that these construction activities be conducted during breeding season (generally between March 1 and June 30 for birds; between February 1 and June 30 for raptors), a pre-construction survey or multiple surveys shall be conducted by a qualified biologist no more than 72 hours prior to disturbance to confirm the absence of active nests. If no active nests are found, no further measures would be necessary. However, if the biologist finds an active nest of a bird protected under the MBTA or the California Fish and Game Code and determines that the nest may be impacted by clearing, grubbing or grading activities, the biologist shall identify an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activities. The active nest site shall be protected until the nesting activity has ended to ensure compliance with the MBTA and California Fish and Game Code. Construction and/or encroachment into the buffer area around a known nest shall only be allowed if the biologist determines that the proposed activity would not disturb the nest occupants.</p> <p>MM BIO-2: In accordance with the Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan, a 30-day pre-construction survey for burrowing owls shall be required prior to initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, grading, tree removal, site watering, equipment staging) to ensure that no burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey shall be completed again to ensure that burrowing owl have not colonized the site since it was last disturbed. If burrowing owl are found, the same coordination described above will be necessary.</p> <p>If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent shall immediately inform the Regional Conservation Authority (RCA). A burrowing owl relocation plan shall be prepared and submitted to the RCA and CDFW for review and approval prior to commencement of ground disturbance activities. The burrowing owl relocation plan shall outline methods to relocate any burrowing owls occurring on the project site and ensure compliance with the MSHCP, MBTA, and California Fish and Game Code. If an active burrow is found during the breeding season (February 1 through August 31), occupied burrows shall not be disturbed and be provided with a protective buffer unless a qualified biologist verifies through noninvasive means that either: (1) the birds have not begun egg laying, or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. The size of the buffer will depend on the time of year and level of disturbance.</p> <p>MM BIO-3: The status of listing the Crotch bumble bee under the California Endangered Species Act is currently in litigation. If the litigation is resolved in favor of listing this species prior to the start of construction, a focused survey would be completed. If the species is listed and is found to be present on the site and would be impacted, an Incidental Take Permit from CDFW would be required. The ITP would outline CDFW required onsite and/or offsite mitigation to offset potential impacts from the project to less than significant levels.</p> <p>MM BIO-4: If the project grading plans are revised such that grading is extended to the south and within a 300-foot buffer from riparian habitat in Prenda Creek to the south, then either construction shall avoid the period of April 10 to July 31, or if it will occur during this period, a habitat assessment for riparian birds in that area shall be completed. If this area is deemed to be suitable for least Bell's vireo, southwestern willow flycatcher or the western yellow-billed cuckoo, then a focused survey shall be conducted to determine presence or absence. If present, additional avoidance and minimization measures shall be implemented as identified by the qualified biologist permitted to conduct the focused surveys for these species.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4b. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool, Google Maps, Revised Biological Resources Assessment and Breeding Season Burrowing Owl Survey prepared by L& L Environmental, Inc. September 2021, Revised May and July 2022, August 2022, October 2022 – Appendix A, Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis prepared by L&L Environmental, Inc. September 2021, revised August 2022, October 2022, March 2023, May 2023 – Appendix A)</p> <p>Less than Significant Impact. The project site is composed of disturbed/developed/ornamental areas and brittlebush scrub. There are no riparian, Riversidean alluvial fan sage scrub, or other sensitive vegetation communities present. There is no riparian vegetation on the project site, apart from the partial canopy of one willow tree. The trunk of this willow is offsite, but its canopy overhangs the eastern site boundary, which is in Lot 4 that will not be developed and remain as is. The willow tree would not be impacted by project grading.</p> <p>Therefore, less than significant impacts to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service from the proposed project will occur directly, indirectly and cumulatively.</p>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4c. Response: (Source: City of Riverside GIS/CADME USGS Quad Map Layer, Google Maps, Revised Biological Resources Assessment and Breeding Season Burrowing Owl Survey prepared by L& L Environmental, Inc. September 2021, Revised May and July 2022, August 2022, October 2022 – Appendix A, Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis prepared by L&L Environmental, Inc. September 2021, revised August 2022, October 2022, March 2023, May 2023 – Appendix A)</p> <p>Less than Significant Impact.</p> <p><u>Wetlands, MSHCP Riparian/Riverine Areas and Vernal Pools</u></p> <p>A jurisdictional delineation was conducted in September 2021 and found no federal wetlands or vernal pools on site. Prenda Creek is an ephemeral blue-line stream located about 150 feet south of the project site, at its closest point. An ephemeral drainage that is tributary to Prenda Creek crosses the southeast portion of the project site from east to west. The jurisdictional delineation found that the streambed within the project site includes 0.46 acre of CDFW streambed/ MSHCP riverine habitat on site, and no riparian habitat. Of this area, 0.088-acre is also federal Waters of the US. Based on the current site plan, the project will avoid the jurisdictional streambed/waters of the US/ MSHCP riverine habitat.</p> <p><u>City of Riverside Arroyos</u></p> <p>The site is largely within the mapped extent of the Prenda Arroyo, as identified in the Riverside Municipal Code (RMC), Title 17 Grading, Exhibits A-F, and is therefore subject to the requirements of the Hillside/Arroyo Grading Ordinance. As described in the Open Space and Conservation Element of the City of Riverside General Plan 2025, arroyos are naturally occurring ephemeral drainages created over thousands of years as seasonal rains eroded the hills. The arroyos support wildlife species and plant communities. The arroyos also provide corridors which wildlife use to migrate between habitat areas.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The provisions for hillside/arroyo grading as defined in Section 17.28.020 of the Municipal Code apply to all excavation and grading of any land within or adjacent to the boundaries of Prenda Arroyo. Section 17.28.020 states in part, “No development or grading of any kind shall be permitted within 50 feet of the limits of the Mockingbird Canyon, Woodcrest, Prenda, Alessandro, Tequesquite, or Springbrook Arroyos and associated tributaries as shown on Exhibits A-F. The Community & Economic Development Director shall have the authority to administratively allow grading within designated arroyo tributaries depending on the sensitivity of the area. Sensitivity shall be determined by such factors as the presence of riparian vegetation, habitat for rare or endangered species, significant rock outcroppings or other unique topographic features on the property proposed to be graded or in nearby segments of the same tributary.”</p>				
<p>The project site does not include riparian habitat or other sensitive vegetation communities and none would be impacted by project grading. Based on the current site plan and review of aerial images, the grading areas on the Project site (plus a 20-foot buffer) are approximately 300 feet away from the native riparian habitat in Prenda Creek. The rock piles on the site do not appear to be unique or significant topographic features and would not be impacted by the project. The only native habitat on the site is brittlebush scrub, a type of coastal scrub, which is uncommon but not rare and is not considered a sensitive vegetation community. Project grading would impact 19 percent of the brittlebush scrub on the site and avoid 81 percent. All of the brittlebush scrub within the grading area is disturbed and all of the relatively undisturbed brittlebush scrub would be avoided.</p>				
<p>The project would not have a substantial adverse effect on state or federally-protected wetlands or the Prenda Arroyo, through direct removal, filling, hydrological interruption, or other means. Therefore, the proposed project would have a less than significant impact to state or federally protected wetlands as defined by Section 404 of the Clean Water Act or the Prenda Arroyo, directly, indirectly and cumulatively.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4d. Response: (Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage, Google Maps, Revised Biological Resources Assessment and Breeding Season Burrowing Owl Survey prepared by L& L Environmental, Inc. September 2021, Revised May and July 2022, August 2022, October 2022 – Appendix A, Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis prepared by L&L Environmental, Inc. September 2021, revised August 2022, October 2022, March 2023, May 2023 – Appendix A)</p> <p>Less than Significant Impact. The project site is surrounded by existing residential development. Prenda Creek is immediately south of the site and drainages often serve as wildlife corridors and travel routes. Prenda Creek is in a largely natural state in the project vicinity and may function as a wildlife corridor for limited local travel between currently undeveloped (but not conserved) areas to the east and west. An ephemeral drainage that is tributary to Prenda Creek and crosses the southeast portion of the project site from east to west may contribute to this limited movement through the area. The proposed project will avoid this drainage. The project will result in less than significant impact directly, indirectly and cumulatively to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.</p>				
<p>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4e. Response: (Source: MSHCP, Title 16 Section 16.72.040 – Establishing the Western Riverside County MSHCP Mitigation Fee, Title 16 Section 16.40.040 – Establishing a Threatened and Endangered Species Fees, City of Riverside Urban Forest Tree Policy Manual)</p> <p>Less than Significant Impact. Implementation of the proposed Project is subject to all applicable Federal, State, and local policies and regulations related to the protection of biological resources and tree preservation. In addition, the project is required to comply with Riverside Municipal Code Section 16.72.040 establishing the MSHCP mitigation fee and Section 16.40.040 establishing the Threatened and Endangered Species Fees.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Any project within the City of Riverside’s boundaries that proposes planting a street tree within a City right-of-way must follow the Urban Forest Tree Policy Manual. The Manual documents guidelines for the planting, pruning, preservation, and removal of all trees in City rights-of-way. 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. The proposed project and any future project will be in compliance with the Tree Policy Manual when planting a tree within a City right-of-way. Therefore, the proposed project would have a less than significant impact related to local policies or ordinances protecting biological resources and specifically City tree preservation policies, directly, indirectly and cumulatively.</p>				
<p>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?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4f. Response: (Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens’ Kangaroo Rat Habitat Conservation Plan, Revised Biological Resources Assessment and Breeding Season Burrowing Owl Survey prepared by L&L Environmental, Inc. September 2021, Revised May and July 2022, August 2022, October 2022 – Appendix A, Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis prepared by L&L Environmental, Inc. September 2021, revised August 2022, October 2022, March 2023, May 2023 – Appendix A) Less than Significant Impact. <u>MSHCP</u> The project site is within the MSHCP but not within any Criteria Cells or Cell Group and reserve assembly analysis is not required. Public/Quasi-Public (PQP) Conserved Lands identified as Alessandro Arroyo Big Bend are one mile to the east of the site. There are no other PQP or MSHCP Conserved Lands within a mile of the site. The site is not within or near any MSHCP Core Areas or Linkages. Section 6.1.4 of the MSHCP outlines the <i>Protection of Species Associated with Riparian/ Riverine Areas and Vernal Pools</i>. An ephemeral drainage runs from east to west through the southeastern portion of the site. The jurisdictional delineation found 0.46 acre of MSHCP riverine habitat and no MSHCP riparian habitat in this drainage. The project will avoid impacts to the drainage and riverine habitat. No vernal pools or ponding areas were observed and there is no habitat for fairy shrimp on the site. As outlined above in response to 4a., there is no habitat for riparian birds on the site, but potentially suitable habitat is present in adjacent areas of Prenda Creek offsite. As the project is not anticipated to result in direct or indirect impacts to these species and are considered less than significant. However, if the grading plans are revised and will encroach within a 300-foot buffer of the riparian habitat in Prenda Creek to the south of the project site, implementation of Mitigation Measure MM BIO-4 is required to reduce potential indirect impacts to these species to less than significant levels. Section 6.1.3 of the MSHCP outlines the <i>Protection of Species Narrow Endemic Plant Species</i>. The project site is not within a Narrow Endemic Plant Species Survey Area and no surveys or conservation are required for narrow endemic plants species. Section 6.3.2 of the MSHCP outlines the <i>Additional Survey Needs and Procedures</i>. The project site is not within a mapped survey area for Criteria Area Plant Species, Amphibian, or Mammal Species and no additional surveys or conservation are required for these species. The project site is within the mapped survey area for burrowing owl. A focused burrow survey and focused burrowing owl survey was conducted in June – July 2021 in accordance with MSHCP survey protocol. No burrowing owls, owl sign (pellets, scat, feathers, tracks, etc.), or occupied burrows were observed during the 2021 protocol breeding season survey, or in prior 2006 survey of the site. As the project site does not support burrowing owl no onsite conservation is required. Since potentially suitable habitat is present, the MSHCP requires a preconstruction clearance survey for burrowing owl within the 30 days prior to initial ground and/or vegetation disturbance, outlined and required as Mitigation Measure MM BIO-3. Section 6.1.4 of the MSHCP outlines the <i>Guidelines Pertaining to the Urban/Wildlands Interface</i>, which are intended to address indirect effects associated with development near MSHCP Conserved Areas. PQP Conserved Lands identified as Alessandro Arroyo Big Bend are one mile to the east of the project site. The project site is not within or near any MSHCP Core Areas or</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Linkages. Development of the proposed project would not affect any PQP or MSHCP Conserved Lands and an Urban/ Wildlands Analysis is not required.</p> <p>As outlined above, the project is consistent with applicable sections and policies of the MSHCP and will not conflict with this HCP.</p> <p><u>SKR HCP</u></p> <p>The project site is within the boundaries of the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) area and the project is required to pay the SKR HCP mitigation fee. As the project site is not located within a Core Reserve of the SKR HCP, no additional surveys or conservation are required. With payment of the mitigation fee, which will be a standard condition of approval, the project is consistent with the SKR HCP.</p> <p>Therefore, the project will have a less than significant impact with mitigation incorporated related to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.</p>				
<p>5. CULTURAL RESOURCES.</p> <p>Would the project:</p>				
<p>a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5 of the CEQA Guidelines?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5a. Response: <i>(Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code, AB 52 Consultation, Phase I Cultural Resources Assessment prepared by L&L Environmental, Inc., December 2021, revised April 2023 and June 2023 – Appendix D)</i></p> <p>Less than Significant with Mitigation Incorporated. The Phase I Cultural Resources Assessment documents efforts to identify historical resources, as defined in Public Resources Code, and complies with provisions of CEQA to assess a project's potential to impact historical resources during project construction, operation, and/or maintenance. These efforts include a cultural resources records search, background research, coordination with the Native American Heritage Commission and local Native American tribes and organizations, a geoarchaeological assessment, and an intensive pedestrian survey of the entire project site. As a result of these efforts, four (4) potential historic resources were identified within the Project area during the current study. These include bedrock milling site 33-015434, historical isolated artifacts ISO-01H, the single-family residence at 841 Alpine Meadows Lane (Lot 1), and a concrete well once associated with a windmill (QUIN-001H) that was removed between 2013 and 2014. Of these, only historic isolated artifacts ISO-01H was evaluated further. Based on the current site plan the bedrock milling site, single family residence at 841 Alpine Meadows Lane (Lot 1), and concrete well will be avoided with the proposed project and left in place.</p> <p>One (1) newly encountered historic resource (ISO-001H), consisting of historic isolated artifacts, was noted near the southwest portion of the Project area along the west boundary. ISO-001H consists of a church-key opened, Age Dated Beer can measuring 4¾ inches tall by 2 5/8 inches in diameter and a crushed, sanitary opened, approximately 6 inch tall, Knott's Berry Farm Boysenberry syrup can of indeterminate age. Isolated artifact ISO-001H is not considered "historical resources" or "unique archaeological resources" under CEQA because it lacks association with important persons and events (Criteria 1 and 2), does not possess any distinctive characteristics of a type, period, region, or method of construction, represent the work of an important creative individual, or possess high artistic value (Criterion 3), and does not, on its own, possess the quantity or quality of data to address important research questions (Criterion 4). ISO-001H is not eligible for the California Register of Historic Resources (CRHR) and requires no further consideration under CEQA.</p> <p>The bedrock milling site (33-015434) was originally recorded in 2006 as a single slick on a low-lying granitic boulder in the middle of a drainage. The slick is oval-shaped measuring 36 cm by 27 cm and exhibits a high degree of polish but is eroding along its margins. No artifacts or other Native American features were observed on the surface. The site is associated with Native American</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>land use activities. It is unlikely that significant subsurface deposits (e.g., buried midden, features, artifacts) would be found in association with the site; however, a formal Phase II evaluation of site significance against all four CRHR criteria would be required if this site would be impacted by the project.</p> <p>The single-family residence at 841 Alpine Meadows Lane consists of a single-family residence with at least one (1) ancillary building constructed in 1947. The built-environment resource was not formally recorded during the current study, as currently proposed the project would avoid it. Additional technical studies are required to evaluate the significance of the built-environment resource against CRHR criteria, if it were to be impacted. Significance evaluations are necessary to determine whether a cultural resource qualifies as a historical resource under CEQA. The studies must include preparation of DPR 523 forms, an architectural assessment, and archival research to determine historical association, if any, to persons or events of local, state, or national significance.</p> <p>The concrete well (QUIN-001H) consists of a hexagonal-shaped formed concrete well embossed with the year 1934 on its east facing wall and was once associated with the windmill remains. According to Google Earth aerial images, the windmill was removed sometime between November 2013 and April 2014. The built-environment resource was not formally recorded during the current study, as currently proposed the project would avoid it. Additional technical studies are required to evaluate the significance of the built-environment resource against the CRHR criteria, if it were to be impacted. Significance evaluations are necessary to determine whether a cultural resource qualifies as a historical resource under CEQA. The studies must include preparation of DPR 523 forms, an architectural assessment, and archival research to determine historical association, if any, to persons or events of local, state, or national significance.</p> <p>With the proposed project’s avoidance of onsite historic resources that are potentially significant, and with implementation of Mitigation Measures CUL-1 through CUL-5, it would result in less than significant impacts with mitigation incorporated directly, indirectly and cumulatively to historical resources pursuant to § 15064.5 of the CEQA Guidelines.</p> <p>Mitigation Measures</p> <p>MM CUL-1: Prior to grading permit issuance, if there are any changes to the project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and consulting tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the project site if the site design and/or proposed grades should be revised. In the event of inadvertent discoveries of archaeological resources, work shall temporarily halt until agreements are executed with consulting tribe, to provide tribal monitoring for ground disturbing activities.</p> <p>MM CUL-2: At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <ol style="list-style-type: none"> 1. The project archaeologist, in consultation with consulting tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include: <ol style="list-style-type: none"> a. Project grading and development scheduling; b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors’ authority to stop and redirect grading activities in coordination with all project archaeologists; c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation; 				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and e. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CUL-4. 				
<p>MM CUL-3: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for the proposed Project, the following procedures will be carried out for treatment and disposition of the discoveries:</p>				
<ol style="list-style-type: none"> 1. Consulting Tribes Notified: within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation. 2. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and 3. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same: <ol style="list-style-type: none"> a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed. b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the necessary fees for permanent curation; c. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Museum of Riverside by default; and d. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native American Tribal Monitors within 60 days of completion of grading. This report shall document the type of cultural resources recovered and the disposition of such resources. This report shall be submitted to the City of Riverside, Eastern Information Center, and interested tribes. 				
<p>MM CUL-4: Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.</p>				
<p>MM CUL-5: Prior to issuance of a grading permit, the City shall confirm that the final grading plan avoids impacts to the prehistoric bedrock milling site (33-015434), single-family residence (841 Alpine Meadows Lane), and/or concrete well (QUIN-001H). If the Project development footprint is modified to include direct and/or indirect impacts to the prehistoric bedrock milling site (33-015434), single-family residence (841 Alpine Meadows Lane), and/or concrete well (QUIN-001H), additional technical studies (i.e., archaeological evaluation report and historical resources evaluation report) shall be required to evaluate the significance of these resources against CRHR criteria. The archaeological evaluation will include, at a minimum, preparation of a Phase II evaluation plan, limited subsurface testing, development of a Native American cultural landscape context to evaluate historical association under Criterion 1, consultation with local Native American tribes and organizations, and preparation of an archaeological evaluation report. The historical resources evaluation will include, at a minimum, preparation of DPR 523 forms, architectural assessments, archival research to determine historical association, if any, to persons or events of local, state, or national significance, and preparation of a Historical Resources Evaluation Report. Final reports shall be submitted to the City, Project Proponent, consulting tribes, and Eastern Information Center located on the campus of the University of California, Riverside.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5b. Response: (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Phase I Cultural Resources Assessment prepared by L&L Environmental, Inc., December 2021 revised April 2023 and June 2023 – Appendix D)				
<p>Less than Significant with Mitigation Incorporated. As mentioned in response 5a above, the Phase I Cultural Resources Assessment documents efforts to identify historical and archeological resources, as defined in Public Resources Code, and complies with provisions of CEQA to assess a project’s potential to impact historical resources during project construction, operation, and/or maintenance. These efforts include a cultural resources records search, background research, coordination with the Native American Heritage Commission and local Native American tribes and organizations, a geoarchaeological assessment, and an intensive pedestrian survey of the entire project site. Based on the current site plan the bedrock milling site, single family residence at 841 Alpine Meadows Lane (Lot 1), and concrete well will be avoided with the proposed project and left in place.</p> <p>The bedrock milling site (33-015434) was originally recorded in 2006 as a single slick on a low-lying granitic boulder in the middle of a drainage. The slick is oval-shaped measuring 36 cm by 27 cm and exhibits a high degree of polish but is eroding along its margins. No artifacts or other Native American features were observed on the surface. The site is associated with Native American land use activities. It is unlikely that significant subsurface deposits (e.g., buried midden, features, artifacts) would be found in association with the site; however, a formal Phase II evaluation of site significance against all four CRHR criteria would be required if this site would be impacted by the project.</p> <p>With the proposed project’s avoidance of onsite historic resources that are potentially significant, and with implementation of Mitigation Measures MM CUL-1 through CUL-5, it would result in less than significant impacts with mitigation incorporated directly, indirectly and cumulatively to archeological resources pursuant to § 15064.5 of the CEQA Guidelines.</p>				
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5c. Response: (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, AB 52 Consultation, Phase I Cultural Resources Assessment prepared by L&L Environmental, Inc., December 2021 revised April 2023 and June 2023 – Appendix D)				
<p>Less than Significant with Mitigation Incorporated. The proposed Project is located within a High Archeological Sensitivity Zone and High Prehistoric Cultural Resources Sensitivity Zone, as outlined in GP FPEIR Figures 5.5-1 and 5.5-2. Where construction is proposed in undeveloped areas, disturbance on vacant lands could have the potential to disturb or destroy unknown buried Native American human remains as well as other human remains, including those interred outside of formal cemeteries. However, as outlined in the Phase I Cultural Resources Assessment, the project site is disturbed and contains only one bedrock milling site. The proposed project is not likely to disturb or destroy buried Native American human remains or other human remains. In the event that Native American human remains or other human remains are inadvertently discovered during project-related construction activities, the steps and procedures specified in Health and Safety Code Section 7050.5, State CEQA Guidelines 15064.5 and Public Resources Code 5097.98 shall be implemented and would reduce impacts to human remains, including those interred outside of formal cemeteries to a less than significant with mitigation incorporated level.</p>				
6. ENERGY Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>6a. Response: (Source: City of Riverside, California, Five Year Integrated Resource Plan 2018)</p>				
<p>Less than Significant Impact. Construction activities for the proposed project would consume energy through the operation of heavy off-road equipment, trucks, and worker traffic, primarily in the form of equipment fuel consumption. Construction is anticipated to take approximately 12-18 months. As the proposed project is small, the construction of 3 new single-family residences, it would not require an extensive fleet of construction equipment or workers. In addition, construction equipment fleet turnover and increasingly stringent state and federal regulations on engine efficiency combined with local, state, and federal regulations limiting engine idling times and requiring recycling of construction debris would further reduce the amount of transportation fuel demand during the project's construction. Due to the small construction site, small construction crew, and reductions in transportation fuel use, the proposed project would not result in wasteful and inefficient use of energy resources during construction and impacts would be less than significant.</p>				
<p>The proposed Project would result in a long-term minor increase in demand for electricity and natural gas. However, the Project would be designed according to the most recent Title 24 standards of the California Code of Regulations. Part 6 of Title 24 specifically establishes energy efficiency standards for residential and non-residential buildings constructed in the State of California to reduce energy demand and consumption. Part 6 is updated periodically to incorporate and consider new energy efficiency technologies and methodologies. The most recent amendments, referred to as the 2019 California Building Codes, which include the California Green Building Standards Code (Title 24, Part 11) and the California Energy Code (Title 24 Part 6), which went into effect for all applications submitted on or after January 1, 2019. The proposed project would meet current Title 24 requirements. These measures would reduce inefficient, wasteful, and unnecessary use of electricity or natural gas during operation of the Project and impacts would be less than significant.</p>				
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6b. Response: (Source: City of Riverside, California, Five Year Integrated Resource Plan 2018)</p>				
<p>Less than Significant Impact. The City of Riverside has a Five-Year Integrated Resource Plan (2018), which includes renewable energy and energy efficiency plans and programs. The project would not obstruct the ability of the City to continue to contract with renewable energy purchase agreements pursuant to this plan or their recent planned portfolio. Compliance with the Integrated Resource Plan regulations will ensure that impacts related to renewable energy and energy efficiency would less than significant directly, indirectly, and cumulatively.</p>				
<p>7. GEOLOGY AND SOILS.</p>				
<p>Would the project:</p>				
<p>a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7i. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones & General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p>				
<p>No Impact. Seismic activity is to be expected in Southern California. In the City of Riverside, there are no Alquist-Priolo zones. The project site does not contain any known fault lines and the potential for fault rupture or seismic shaking is low. Compliance with the California Building Code regulations will ensure that no impacts related to strong seismic ground will occur directly, indirectly, and cumulatively.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7ii. Response: (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report, Riverside General Plan 2025, Figure PS-1 Regional Fault Zones)</p> <p>Less than Significant Impact. The San Jacinto Fault Zone located outside of the northeastern portion of the City, and or the Elsinore Fault Zone, located in the southern portion outside of the City’s Sphere of Influence, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. The San Jacinto Fault runs more than 125 miles, from northwest of El Centro in Imperial County to northwest of San Bernardino, passing through the intersection of Interstates 10 and 215, the city of Loma Linda and the Box Springs Mountains. This fault has the capability of producing up to a 7.0 magnitude earthquake. The Elsinore Fault Zone runs parallel of the eastside of the Cleveland National Forest from Chino Hills to San Diego, the closest point from the project site is approximately 12 miles west near Corona. Moreover, as seen in (Figure PS-1 Regional Fault Zones) in the Riverside General Plan, all regional fault zones are outside of the City of Riverside boundary and proposed sphere of influence. Because the proposed project is required to and would comply with California Building Code regulations, and the project site does not contain any known fault zones, impacts associated with strong seismic ground shaking will have a less than significant impact directly, indirectly, and cumulatively.</p>				
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7iii. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, and Appendix E – Geotechnical Report)</p> <p>Less than Significant Impact. The project site is partially located in an area with high liquefaction zone, as depicted in the (General Plan 2025 Liquefaction Zones Map – Figure PS-2). Compliance with the California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction would be less than significant directly, indirectly, and cumulatively.</p>				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7iv. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code, and for projects over 1 acre: Storm Water Pollution Prevention Plan SWPPP)</p> <p>No Impact. The project site and its surroundings have generally low relief topography with slopes of 0-10% per Figure 5.6-1 of the General Plan 2025 Program Final PEIR, and thus, is not located in an area prone to landslides. Therefore, there will be no impact related to landslides directly, indirectly, and cumulatively.</p>				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7b. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, RMC Title 18 – Subdivision Code, RMC Title 17 – Grading Code, and for projects over 1 acre: SWPPP)</p> <p>Less than Significant Impact. Erosion and loss of topsoil could occur because of the project and as a result of grading activities. However, State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, all development activity must comply with Titles 17 and 18 of the RMC, which also requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Titles 17 and 18 of the RMC will ensure that soil erosion or loss of topsoil will be less than significant impact directly, indirectly, and cumulatively.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7c. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Figure 5.6-1 - Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, and Appendix E – Geotechnical Report)</p> <p>Less than Significant Impact. The general topography of the subject site is slightly hilly with mild rolling hill slopes of generally 0-10%. The project is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and thus on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse is not anticipated. Compliance with the City’s existing codes and the policies contained in the General Plan 2025 help to ensure that impacts related to geologic conditions are reduced to a less than significant level, directly, indirectly, and cumulatively.</p>				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7d. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)</p> <p>Less than Significant Impact. Expansive soils are soils with a significant amount of clay particles that have the ability to give up water (shrink) or take on water (swell). Fine-grained soils, such as silts and clays, may contain variable amounts of expansive clay minerals. When these soils swell, the change in volume exerts significant pressures on loads that are placed on them. This shrink/swell movement can adversely affect building foundations, often causing them to crack or shift, with resulting damage to the buildings they support. The project site is not located in an area of soils with high shrink-swell potential, as identified in GP 2025 FPEIR Figure 5.6-5 Soils with High Shrink-Swell Potential. Thus, the project would have less than significant impacts, directly, indirectly, or cumulatively related to creating substantial risk to life or property from expansive soils.</p>				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7e. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)</p> <p>No Impact. The proposed project will be served by municipal sewer system infrastructure. Therefore, the project will have no impact, directly, indirectly, or cumulatively related to use of septic tanks.</p>				
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7f. Response: (Source: General Plan 2025 Policy HP-1.3)</p> <p>Less than Significant Impact. The project site is located within an urban built-up area and is largely surrounded by existing development. The site has been subject to historical and ongoing anthropogenic disturbance associated with an existing residence, and much of the site consists of the residence, associated structures, and disturbed areas. Activities including construction-related and earth-disturbing actions, could damage or destroy fossils in rock units if they were to occur on the site. The site does contain a small area of rock outcropping in the northeast corner of the site. However, this portion of the site will not be graded or otherwise impacted and will have an Open Space Easement recorded on it. As the project site where grading activities and the three new houses will be constructed is disturbed and cleared, and does not have rock outcrops or other unique geologic feature, the project</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
is not anticipated to destroy a unique paleontological or geologic feature and impacts are less than significant impact , directly, indirectly and cumulatively.				
8. GREENHOUSE GAS EMISSIONS.				
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8a. Response: (Source: General Plan 2025 Air Quality Element and FPEIR Section 5.3 Air Quality)				
<p>Less than Significant Impact. The proposed project includes construction of three (3) new single-family residences in an area already developed with one (1) single-family residence and designated in the General Plan as VLDR - Very Low Density Residential. Projects that are consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG’s modeling section to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the SCAQMD’s AQMP, Regional Transportation Improvement Program (RTIP), and the Regional Housing Plan. This project is consistent with the projections of employment and population forecasts identified by the SCAG that are consistent with the General Plan 2025 “Typical Growth Scenario.” Due to the size and scope of the proposed project, it is anticipated that the project related construction and operations would have a less than significant direct, indirect, or cumulative impact on GHG emissions in the environment.</p>				
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8b. Response: (Source: General Plan 2025 Air Quality Element and FPEIR Section 5.3 Air Quality)				
<p>Less than Significant Impact. The SCAQMD supports State, Federal and international policies to reduce levels of ozone depleting gases through its Global Warming Policy and rules and has established an interim Greenhouse Gas (GHG) threshold. As indicated in Question A, above, the project would comply with the City’s General Plan policies and State Building Code provisions designed to reduce GHG emissions. In addition, the project would comply with all SCAQMD applicable rules and regulations during construction of the three (3) residential units and will not interfere with the State’s goals of reducing GHG emission to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GHG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Thus, a less than significant impact will occur directly, indirectly, and cumulatively in this regard.</p>				
9. HAZARDS & HAZARDOUS MATERIALS.				
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9a. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM’s Strategic Plan)				
<p>Less than Significant Impact. The construction facilitated by this project has the potential to create a hazard to the public or environment through the routine transportation, use and disposal of construction related hazardous materials as the project would include the delivery and disposal of hazardous materials such as fuels, oils, solvents, and other materials. These materials are typical of materials delivered to construction sites. The California State Department of Toxic Substances Control operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health also requires licensed hazardous waste</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA. The future use of the site as three single-family residences could include the storage and use of hazardous materials such as fuels, oils, solvents, pesticides, electronic waste, pool supplies, medications, and other materials. As future residents are expected to generally comply with Federal, State, and local agencies applicable regulations related to the handling, storage, and disposal of hazardous materials the proposed project is expected to have a less than significant impact directly, indirectly, and cumulatively.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9b. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan, DTSC EnviroStor Database Listed Sites).</p> <p>Less than Significant Impact. The project site does not contain any hazardous materials sites as documented in the California Department of Toxic Substances Control’s (DTSC) EnviroStor online database. Therefore, construction activities would not be expected to result in the release of any onsite hazardous materials. Also, compliance with all applicable Federal, State, and local laws related to the transportation, use and storage of hazardous materials would reduce the likelihood and severity of accidents during transit, use and storage to a less than significant impact directly, indirectly, and cumulatively.</p>				
<p>c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9c. Response: (Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools, Figure 5.13-3 AUSD Boundaries, Table 5.13-E AUSD Schools, Figure 5.13-4 – Other School District Boundaries, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Google Maps.)</p> <p>Less than Significant Impact. The project site is not located within a one-quarter mile radius of a school. The nearest school is Washington Elementary which is approximately 2 miles northwest from the project site. Potential hazardous materials, such as fuel, paint products, lubricants, solvents, cleaning products, and fertilizers may be used and/or stored on site during construction and operation of the project. However, due to the limited quantities of these materials to be used by the project, they are not considered hazardous to the public at large. In accordance with the City’s Hazardous Materials Policy, the transport, use, and storage of hazardous materials during the construction and operation of the site would be conducted pursuant to all applicable local, State, and federal laws, including but not limited to Title 49 of the Code of Federal Regulations for the safe transportation of hazardous materials, and in cooperation with the County’s Department of Environmental Health. Furthermore, the proposed land use, as residential, would not entail the manufacturing or disposal of hazardous materials. Compliance with all applicable local, State and federal laws would ensure a less than significant impact from routine transport, use, or disposal of hazardous materials. Compliance with all applicable Federal, State, and local regulations would reduce potential exposure of schools to hazardous materials from the project to a less than significant impact.</p>				
<p>d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>9d. Response: (Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)</p> <p>No Impact. A review of the DTSC’s EnviroStor database, the project is not located on a site identified as a hazardous material cleanup site. Therefore, the project would have no impact to creating any significant hazard to public or environment, directly, indirectly, or cumulatively.</p>				
<p>e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9e. Response: (Source: General Plan 2025 Figure PS-6A – Airport Safety Zones and Influence Areas, RCALUCP and March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>No Impact. The project site is within the Zone D (Flight Corridor Buffer) of the Riverside County Airport Land Use Compatibility Plan for March Air Reserve Base/Inland Port Airport. The project site is approximately 5 miles from Riverside Municipal Airport and approximately 7 miles from the March Air Reserve Base. The project site is located far from airports that create cumulative noise concerns, however, since the project is located within the Flight Corridor Buffer, it is more susceptible to noise from the occasional overflight. The noise impacts are anticipated to be low due to the occasional overflight. Furthermore, there is no residential density limits within the Flight Corridor Buffer. Therefore, the project will have no impact resulting in a safety hazard for people residing or working in the project area directly, indirectly, or cumulatively.</p>				
<p>f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9f. Response: (Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM’s Strategic Plan)</p> <p>Less than Significant Impact. The project will be served by existing, fully improved streets, Alpine Meadows Lane as well as a network of on-site local streets. All streets have been designed to meet the Public Works and Fire Departments’ specifications. A temporary street closure is not required as part of the project’s construction. Therefore, the project will have a less than significant impact directly, indirectly, and cumulatively to an emergency response or evacuation plan.</p>				
<p>g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9g. Response: (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside’s EOP, 2002, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM’s Strategic Plan, Fire Protection Plan prepared by Firewise, LLC in February 2023 – Appendix E)</p> <p>Less than Significant Impact. The proposed project is located within a Very High Fire Severity Zone (VHFSZ). Lots 2 and 3 of the proposed project would comply with the City of Riverside’s Fire Department guidelines regarding residential design and providing 100-foot buffer for defensible space. Lot 4 of the proposed project would have less than the required 100-foot buffer to adjacent uncontrolled open space. The proposed project would obtain approval from the Fire Department for an Alternate Materials & Methods of Design and Construction for a 6-foot tall concrete masonry wall/barrier on the south side of the parcel and a 2-hour rated exterior wall assembly, with dual tempered glazing assemblies, for those wall surfaces facing the exposed open area with reduced separation. The proposed alternate protection measures have been utilized in other projects within the City and state. The</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>project shall comply with the 2022 California Building Code, Chapter 7A, California Fire Code, Chapter 49 and Public Resources Codes 4290 & 4291. Buildings and structures within the Very-High Fire Hazard Severity Zones of a Local Responsibility Area (LRA) shall maintain defensible space as outlined in the Government Code Chapter 6.8. Very High Fire Hazard Severity Zones [51175 – 51189] and any local ordinance of the City of Riverside, as well as with all requirements and/or permits by the state or federal regulations. With compliance with all City, State and Federal regulations and requirements, a less than significant impact regarding wildland fires, either directly, indirectly, or cumulatively from this project will occur.</p>				
<p>10. HYDROLOGY AND WATER QUALITY.</p>				
<p>Would the project:</p>				
<p>a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10a. Response: (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water, Preliminary Project Specific Water Quality Management Plan prepared by Ackerman Associates 2000, Inc. in March 2022 – Appendix F)</p>				
<p>Less than Significant Impact. The project site is currently largely undeveloped with a small percent of impervious surface. Upon construction of the residential lots, the permeable area of the project site will increase. A preliminary WQMP has been submitted and approved by the Public Works Department for this project.</p>				
<p>The project incorporates site design and source control BMPs including: all natural vegetation was preserved where practicable, planting areas and surface infiltration were added to take advantage of the site’s natural infiltration and storage capacity, the overall coverage of paving is limited, runoff will be directed from impervious areas to adjacent landscaping minimizing directly connecting impervious areas, and runoff will be detained and retained throughout the site where practicable. Drainage is designed to flow to self-retaining landscaped areas, 3,200 SF by 2-inches deep, in the northwest corners of each lot, with any overflow discharging to Alpine Meadows Lane. These BMPs combined with compliance of existing statutes will have a less than significant impact directly, indirectly, and cumulatively on to any water quality standards or waste discharge.</p>				
<p>b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>10b. Response: (Source: General Plan 2025 Table PF-1 -- RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, RPU Map of Water Supply Basins, RPU Urban Water Management Plan and Preliminary Project Specific Water Quality Management Plan prepared by Ackerman Associates 2000, Inc. in March 2022 – Appendix F)</p>				
<p>No Impact. The proposed project is located within the Upper Santa Ana Valley – Riverside – Arlington groundwater basin. This proposed project includes the construction of 3 new residential units. The project is required to connect to the City’s water and sewer system and comply with all NPDES and WQMP requirements that will ensure the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, there will be no impact to groundwater supplies and recharge either directly, indirectly, or cumulatively.</p>				
<p>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:</p>				
<p>i. Result in substantial erosion or siltation on-or-off-site?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>10ci Response: (Source: Project Specific Water Quality Management Plan prepared by Ackerman Associates 2000, Inc. in March 2022 – Appendix F)</p>				
<p>Less than Significant Impact. The project is subject to NPDES requirements; areas of one acre or more of disturbance are subject to preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) for the prevention of runoff during construction. Erosion, siltation, and other possible pollutants associated with long-term implementation of projects are addressed as part of the Water Quality Management Plan (WQMP). Therefore, the project will have a less than significant impact directly, indirectly, or cumulatively to existing drainage patterns.</p>				
<p>ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10cii Response: (Source: Preliminary Project Specific Water Quality Management Plan prepared by Ackerman Associates 2000, Inc. in March 2022 – Appendix F)</p>				
<p>Less than Significant Impact. The project site is not located within a flood hazard area. Underground storm drains and streets are designed to accommodate the 10-year storm flow from curb to curb, while 100-year storms are accommodated within street rights-of-way. As outlined in the WQMP, the design capture volume will be addressed using infiltration only BMPs. Therefore, there will be less than significant impact directly, indirectly, or cumulatively in the rate or amount of surface runoff that it will not result in flooding on- or off-site.</p>				
<p>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</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10ciii Response: (Source: Preliminary Project Specific Water Quality Management prepared by Ackerman Associates 2000, Inc. in March 2022 – Appendix F)</p>				
<p>Less than Significant Impact. The project would maintain the site’s predevelopment hydrologic and drainage function. The project is over one acre in size and is required to have coverage under the State’s General Permit for Construction Activities (SWPPP). As stated in the Permit, during and after construction, best management practices (BMPs) will be implemented to reduce/eliminate adverse water quality impacts resulting from construction activities. The project would incorporate stormwater BMPs including self-retaining landscaped areas that would keep runoff drainage within the developed portions within the northern areas of each lot. The southern areas of each lot would not be developed and would maintain the existing natural drainage patterns that are self-treating. Mild land gradients have been utilized for each site to extend the time of concentration which reduces peak runoff flows and increases the potential for infiltration within each lot. The project would not obstruct flood flows. Furthermore, the City has ensured that the proposed development does not cause adverse water quality impacts, pursuant to its Municipal Separate Storm System (MS4) permit through the project’s WQMP. As outlined in the WQMP, the design capture volume will be addressed using infiltration only BMPs. With implementation of the SWPPP and the WQMP, the project will not create runoff water that would exceed drainage system capacity, would not redirect flood flows, or provide substantial additional sources of polluted runoff, and potential impacts are less than significant.</p>				
<p>iv. Impede or redirect flood flows?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10civ Response: (Source: Preliminary Project Specific Water Quality Management prepared by Ackerman Associates 2000, Inc. in March 2022 – Appendix F)</p>				
<p>Less than Significant Impact. As mentioned in Response 10ciii above, the project would maintain the site’s predevelopment hydrologic and drainage function. The project is over one acre in size and is required to have coverage under the State’s General Permit for Construction Activities (SWPPP). As stated in the Permit, during and after construction, best management practices (BMPs) will be implemented to reduce/eliminate adverse water quality impacts resulting from construction activities. The project would incorporate stormwater BMPs including self-retaining landscaped areas that would keep runoff drainage within the</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>developed portions within the northern areas of each lot. The southern areas of each lot would not be developed and would maintain the existing natural drainage patterns that are self-treating. Mild land gradients have been utilized for each site to extend the time of concentration which reduces peak runoff flows and increases the potential for infiltration within each lot. The project would not obstruct flood flows. Furthermore, the City has ensured that the proposed development does not cause adverse water quality impacts, pursuant to its Municipal Separate Storm System (MS4) permit through the project's WQMP. As outlined in the WQMP, the design capture volume will be addressed using infiltration only BMPs. With implementation of the SWPPP and the WQMP, the project will not create runoff water that would exceed drainage system capacity, would not redirect flood flows, or provide substantial additional sources of polluted runoff, and potential impacts are less than significant.</p>				
<p>d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10d. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, GP 2025 FPEIR Chapter 5.8 – Hydrology and Water Quality)</p>				
<p>Less than Significant Impact. Per GP 2025 Figure PS-4, the project site is not located within the 500-year or 0.2% annual chance of flood area, but it is located partially within/adjacent to the 10-year or 1% annual chance of flood area, which is associated with Prenda Creek to the south of the project site. The three single family residences will be constructed up on the northern and elevated portion of the site and is not expected to be susceptible to flooding.</p> <p>Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, the project is not susceptible to tsunamis. Seiches are waves that oscillate in lakes, bays, or gulfs as a result of seismic or atmospheric disturbances. The project site is not within proximity to Lake Mathews or Lake Evans and is not susceptible to seiches.</p> <p>Additionally, the proposed project site is located upland, north and outside of the Prenda Dam inundation area, as identified in the General Plan 2025 Figure PS-4 – Flood Hazard Areas.</p> <p>Therefore, the proposed project will have a less than significant impact either directly, indirectly, or cumulatively related to flood hazards, tsunamis, and seiche zones and release of pollutants due to project inundation.</p>				
<p>e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>10e. Response: (Source: General Plan 2025 Table PF-1 -- RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, RPU Map of Water Supply Basins, RPU Urban Water Management Plan and Preliminary Project Specific Water Quality Management Plan prepared by Ackerman Associates 2000, Inc. in March 2022 – Appendix F)</p>				
<p>No Impact. As mentioned in Response 10b above, the proposed project is located within the Upper Santa Ana Valley – Riverside – Arlington groundwater basin. This proposed project includes the construction of 3 new residential units. The project is required to connect to the City's water and sewer system and comply with all NPDES and WQMP requirements that will ensure the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, there will be no impact to groundwater supplies and recharge either directly, indirectly, or cumulatively.</p>				
<p>11. LAND USE AND PLANNING:</p>				
<p>Would the project:</p>				
<p>a. Physically divide an established community?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>11a. Response: (Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, Google Maps)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Less than Significant Impact. The proposed project has been designed to be consistent with the fit into the pattern of development of the surrounding area providing adequate access, circulation, and connectivity consistent with the General Plan 2025, and in compliance with the requirements of the Zoning and Subdivision Codes. The parcel is mostly vacant with only one (1) existing residence on the western portion of the parcel. The proposed project will not divide an established community, but rather subdivide one lot into four lots with three new residential homes. Therefore, the project will have a less than significant impact directly, indirectly, or cumulatively from physically dividing an established community.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>11b. Response: (Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)</p>				
<p>No Less than Significant Impact. The project site has the land use designation of Very Low Density Residential (VLDR) and is zoned R-1-1/2 Acre – Single – Family Residential Zone. The R-1-1/2 Acre zone is established for large lot single-family residences where the keeping of livestock and other farm animals and agricultural uses are not permitted. The proposed project is consistent with the land use designation of VLDR and will meet the zoning standards for the R-1-1/2 Acre zone. The project is an infill project consistent with the General Plan 2025 and the existing surrounding residential development.</p>				
<p><u>The provisions for hillside/arroyo grading as defined in Section 17.28.020 of the Municipal Code apply to all excavation and grading of any land within or adjacent to the boundaries of Prenda Arroyo. Section 17.28.020 states in part, “No development or grading of any kind shall be permitted within 50 feet of the limits of the Mockingbird Canyon, Woodcrest, Prenda, Alessandro, Tequesquite, or Springbrook Arroyos and associated tributaries as shown on Exhibits A-F. The Community & Economic Development Director shall have the authority to administratively allow grading within designated arroyo tributaries depending on the sensitivity of the area. Sensitivity shall be determined by such factors as the presence of riparian vegetation, habitat for rare or endangered species, significant rock outcroppings or other unique topographic features on the property proposed to be graded or in nearby segments of the same tributary.</u></p>				
<p><u>The development footprint, the grading limits, and the fuel modification areas of the proposed project, are located outside the actual arroyo and a 50-foot setback from the arroyo. As such the project will not impact the actual Prenda Arroyo limits. A Grading Exception is needed to allow grading within the extent of the mapped Prenda Arroyo (as identified in the Riverside Municipal Code (RMC), Title 17 Grading, Exhibits A-F). An Open Space Easement will be recorded for the portions of Lots 2-4 located outside of the grading limits. Therefore, the project will not conflict with the provisions of RMC Title 17 Grading.</u></p>				
<p>For these reasons, this project will have no less than significant impact <u>no less than significant impact</u> related to an applicable land use plan, policy, or regulation for the purpose of avoiding or mitigating an environmental effect, directly, indirectly, or cumulatively.</p>				
<p>12. MINERAL RESOURCES.</p>				
<p>Would the project:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12a. Response: (Source: General Plan 2025 Figure OS-1 – Mineral Resources)</p>				
<p>Less than Significant Impact. State-classified MRZ-2 and MRZ-3 Mineral Resource Zones are shown in GP 2025 Figure 5.10-1, Mineral Resources of the GP 2025 FPEIR. The proposed project is in MRZ-3. The MRZ-3 generally covers the eastern half of the City of Riverside and indicates that the area contains known or inferred mineral occurrences of undetermined mineral resource</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>significance. Due to the small development size of the project, approximately 3 acres for 3 new residences, the project would not result in a significant loss of availability of land, even if it did have a mineral resource. Therefore, the impacts to known mineral resources are less than significant directly, indirectly, and cumulatively.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12b. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>No Impact. The GP 2025 FPEIR determined that there are no specific areas with the City of Sphere Area which have locally important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. The proposed project is consistent with the General Plan 2025. Therefore, there is no impact directly, indirectly, and cumulatively.</p>				
<p>13. NOISE.</p>				
<p>Would the project result in:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>13a. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-9 – March ARB Noise Contours, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, GP EIR Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</p> <p>Less than Significant Impact. The project is not expected to generate a substantial or temporary noise increase during construction, as standard construction activities and equipment will be used, or after construction as the project is three new homes within an already developed residential area. The project is expected to meet the City’s noise standards as set forth in Title 7 of the Municipal Code and is compliant with the Noise/Land Use Noise Compatibility Criteria Matrix (Figure N-10) of the Noise Element. In compliance with the Municipal Code, construction associated with the project will 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. Therefore, impacts are less than significant on the exposure of persons to or the generation of noise levels in excess of established City standards either directly, indirectly or cumulatively.</p>				
<p>b. Generation of excessive groundborne vibration or groundborne noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>13b. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-9 – March ARB Noise Contours, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, GP EIR Appendix G – Noise Existing Conditions)</p> <p>Less than Significant Impact. Construction related activities although short term, are the most common source of groundborne noise and vibration that could affect occupants of neighboring uses. Construction related activities of the project are not expected to cause the generation of excessive groundborne vibration or groundborne noise levels. The project is expected to be in compliance with the City’s noise standards and impacts related to groundborne vibration and groundborne noise levels as a result of the project to be less than significant directly, indirectly and cumulatively.</p>				
<p>c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
airport, would the project expose people residing or working in the project area to excessive noise levels?				
<p>13c. Response: (Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contour, Noise Element, Google Maps)</p> <p>No Impact. The proposed project is not located within an airport land use plan or within two miles of a public/private use airport. The closest airport to the project site is the Riverside Municipal Airport, which is approximately 4.5 miles northwest from the project site. The March Air Reserve Base is located approximately 5 miles southeast of the project site. Therefore, the proposed project will not expose people residing or working in the project area to excessive airport related noise levels and there are no impacts directly, indirectly, or cumulatively.</p>				
<p>14. POPULATION AND HOUSING.</p> <p>Would the project:</p>				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14a. Response: (Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG’s RCP and RTP)</p> <p>Less than Significant Impact. The project includes construction of 3 new single-family residences, which would not substantially induce population growth. The project site has the land use designation of Very Low Density Residential (VLDR) and is zoned R-1-1/2 Acre – Single – Family Residential. The R-1-1/2 Acre zone is established for large lot single-family residences where the keeping of livestock and other farm animals and agricultural uses are not permitted. The proposed project is consistent with the land use designation of VLDR and will meet the zoning standards for the R-1-1/2 Acre zone. The project site is served by existing roadways that contain existing wet and dry utilities. As the project is consistent with the General Plan, this growth was anticipated by the General Plan, and the project would not directly induce substantial unplanned population growth in the area, and impacts would be less than significant directly, indirectly, or cumulatively.</p>				
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>14b. Response: (Source: CADME Land Use 2003 Layer, Google Maps)</p> <p>No Impact. The proposed project site contains one existing house within the project site which will remain. Therefore, the proposed project would not displace any existing housing, and would not necessitate the construction of housing elsewhere. No impact would occur.</p>				
<p>15. PUBLIC SERVICES.</p>				
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				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15a. Response: (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1, Google Maps)</p> <p>Less than Significant Impact. The project consists of 3 new residential units within a Very High Fire Severity Zone. An increase in residences may require additional fire services but will not require the need for new fire facilities. The project will not impact fire service with regards to acceptable service ratios, response times, or other performance objectives. Adequate fire facilities and services are provided by Fire Station #10 (Arlington Heights Station) located at 2590 Jefferson Street, Riverside CA 92504, approximately 2.75 miles from the project site.</p> <p>The proposed project will be constructed pursuant to the 2016 California Fire Code as adopted and amended by the City of Riverside. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department practices, adequate fire protection will be provided. The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire stations or other government facilities related to fire protection, and impacts would be less than significant directly, indirectly or cumulatively.</p>				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15b. Response: (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers, Google Maps)</p> <p>Less than Significant Impact. Adequate police facilities and services to serve this project are provided by the Riverside Police Department Station 10 located at 8181 Lincoln Avenue, Riverside, CA 92504, which is a distance of approximately 3.5 miles from the project site. The development of 3 new single-family homes will not warrant the construction of new police facilities and will not impact police services with regards to acceptable service ratios, response times, or other performance objectives. With implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there will be less than significant impacts on the demand for additional police facilities of services either directly, indirectly or cumulatively.</p>				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15c. Response: (Source: FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Figure 5.13-3 – AUSD Boundaries, Table 5.13-E – AUSD, Table 5.13-G – Student Generation for RUSD and AUSD By Education Level, and Figure 5.13-4 – Other School District Boundaries)</p> <p>Less than Significant Impact. The project site is located in the Riverside Unified School District (RUSD), and would be served by:</p> <ul style="list-style-type: none"> • Victoria Elementary School (2910 Arlington Ave.) • Gage Middle School (6400 Lincoln Ave.) • Poly High School (5450 Victoria Ave.) <p>Table 2 depicts the generation factors for RUSD using the three land use densities proposed in the General Plan 2025 (see LU-3). As shown in the table below, it is anticipated that approximately 2 students would be generated from the proposed project. This increase in student population will not create a need for construction of new school facilities and will not impact existing schools with regards to acceptable service ratios or other performance objectives. Adequate school facilities and services are provided by RUSD to serve the project. In addition, implementation of General Plan 2025 policies, compliance with existing codes and standards, and payment of RUSD impact fees will offset the impact of the new homes. Therefore, the proposed project will have a less than significant impact, directly, indirectly, or cumulatively related to schools.</p>				

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

Table 2: Student Population Increase Calculation

School	Number of Homes	x Student Generation Rates for Single- Family Units (3)	= Number of Students Generated by Project
Elementary	3	.38	0.76
Middle	3	.11	0.33
High School	3	.21	0.63
Total	3		1.72 rounded to whole number = 2

d. Parks?

15d. Response: (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Google Maps)

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

The closest City-wide/Special Use park is Arlington Heights Sports Complex at Van Buren and Cleveland (approximately 5 miles to the west). This 34.5-acre park has lighted baseball fields, soccer fields, restrooms, snack bar, basketball courts, on-site parking, children’s playground, and group picnic area. Additionally, the non-city owned California Citrus State Historic Park is near the proposed project at 9400 Dufferin Avenue (approximately 4.5 miles to the west). The closest city-owned park will be the future Golden Star Park at Bradley and Washington (approximately 1 mile west). This 19.32-acre site is presently undeveloped but is listed in the City Parks inventory as a future park site. As the population of the city grows, the need for parks and other recreational facilities increases due to the additional need for new park improvements and upkeep and maintenance of existing facilities are required from the City. The City requires all development project to pay its fair share of Park Development Impact Fees before issuing building permits to ensure that adequate park facilities are available for all residents. The funds needed to accommodate additional maintenance and upkeep of parks and other recreational facilities is fulfilled through the payment of these fees. As the development is subject to all applicable Park Development Impact Fees per RMC Chapters 16.60, 16.44 and 16.76, **less than significant** impacts would occur, directly, indirectly, and cumulatively.

e. Other public facilities?

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

Less than Significant Impact. Adequate public facilities and services, including libraries and community centers, are provided in the Alessandro Heights neighborhood to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park and Recreation and Community Services and Library practices, there will be a **less than significant impact** on the demand for additional public facilities or services either directly, indirectly or cumulatively.

16. RECREATION.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16a. Response: (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</p> <p>Less than Significant Impact. The City’s adopted standard for development park acreage of 3 acres per 1,000 residents will not be adversely affected by the increase of approximately 10 residents (i.e., 3.3 persons per unit). The project site is not located in an area of the City identified to have a parkland shortage. As the population of the city grows, the need for parks and other recreational facilities increases due to the additional need for upkeep and maintenance that is required from the City. The project does not include on-site recreational facilities. The City requires all development project to pay its fair share of Park Development Impact Fees before issuing building permits to ensure that adequate park facilities are available for all residents. The funds needed to accommodate additional maintenance and upkeep of parks and other recreational facilities is fulfilled through the payment of these fees. Therefore, the project will have less than significant impact related to increased use of recreational facilities directly, indirectly, or cumulatively.</p>				
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16b. Response: (Source: Preliminary Landscape Plan)</p> <p>Less than Significant Impact. The project will develop 3 new residential units and does not include the construction of recreational facilities. The potential impacts to the environment from this project is included within this Initial Study. As outlined in response 16a above, the increase of approximately 10 residents from the project would not require the construction or expansion of recreational facilities. Less than significant impacts directly, indirectly, or cumulatively are expected.</p>				
<p>17. TRANSPORTATION</p>				
<p>Would the project result in:</p>				
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17a. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service)</p> <p>No Impact. The project is consistent with the General Plan 2025. A traffic analysis for this project is not needed as maximum project peak hour traffic contribution at local area intersections would be less than 50 peak hour trips, and below the traffic study guidelines. This project is within the range for the Typical buildout densities analyzed in the General Plan 2025. Therefore, there will be no impact directly, indirectly, or cumulatively to the capacity of the existing circulation system.</p>				
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17b. (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 Figure CCM-5 – Transit Facilities, City of Riverside Draft Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment July 2020)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Less than Significant Impact. The City of Riverside Draft Traffic Impact Analysis Guidelines identify activities that generally will not require a Transportation Impact Analysis (TIA) that includes Vehicle Miles Traveled (VMT). This presumption is based on the substantial evidence provided in the Office of Planning and Research (OPR) Technical Advisory supporting SB 743 implementation or is related to projects that are local serving which, by definition, would decrease the number of trips or the distance those trips travel to access the development (and are VMT-reducing projects). These activities include local serving schools, parks, day care centers, gas stations, banks, hotels, student housing projects, etc. but also projects generating less than 110 daily vehicle trips, which generally corresponds to “typical” development potentials including 11 single family housing units (or less). As the proposed project includes only 3 new single family housing units, it does not require a VMT analysis. Potential impacts are less than significant, directly, indirectly, and cumulatively, related to VMT.</p>				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17c. Response: (Source: General Plan 2025 Figure PS-6B – Airport Safety Zones and Influence Areas, Riverside County Airport Land Use Compatibility Plan, 2004. http://www.rcaluc.org/Plans/New-Compatibility-Plan, Google Maps)</p> <p>Less than Significant Impact. The project site is within the Flight Corridor Buffer of the Riverside County Airport Land Use Compatibility Plan for March Air Reserve Base/Inland Port Airport. The project site is approximately 5 miles from Riverside Municipal Airport and approximately 7 miles from the March Air Reserve Base. The proposed project, which will develop 3 single story, single family residential structures, will not cause a change in air traffic patterns, and impacts related to safety risks related to a change in air traffic patterns will be less than significant from implementation of the proposed project.</p>				
d. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17d. Response: (Source: Project Site Plans, Google Maps)</p> <p>Less than Significant Impact. The proposed project is compatible with adjacent existing residential subdivision pattern. It has been designed so as not to cause any incompatible use or additional or any hazards to the surrounding area or public. Alpine Meadows Lane is an existing, improved residential collector street that serves the project site. The project does not include any modifications to this street. This project will have a less than significant impact on increasing hazards through design or incompatible uses either directly, indirectly, or cumulatively.</p>				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17e. Response: (Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code and Project Site Plans)</p> <p>No Impact. The project will be developed in compliance with Title 18, Section 18.210.030, and the City’s Fire Code Section 503 (California Fire Code 2007). Such requirements include building and emergency access, adequate emergency notification, and means of egress for emergency vehicles. Alpine Meadows Lane is an existing, improved residential collector street that serves the project site. The project does not include any modifications to this street and does not require temporary closure for construction. Prior to Project approval, Riverside Fire Department would formally review all project plans to ensure compliance with applicable fire safety requirements, ensuring that emergency access is adequate. Therefore, there will be no impact directly, indirectly or cumulatively to emergency access.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>18. TRIBAL CULTURAL RESOURCES.</p> <p>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:</p>				
<p>a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>18a. Response: (Source: AB52 Consultation, Phase I Cultural Resources Assessment prepared by L&L Environmental, Inc., December 2021 revised April 2023 and June 2023 – Appendix D)</p> <p>Less than Significant Impact with Mitigation Incorporated. As of July 2015, California Assembly Bill 52 (AB 52) was enacted and expands CEQA by defining a new resource category, “Tribal Cultural Resources.” AB 52 requires Lead Agencies evaluate a project’s potential to impact tribal cultural resources. Such resources include “[s]ites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe and is 1) listed or eligible for listing in the California Register of Historical Resources or included in a local register of historical resources. AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a “tribal cultural resource”. As discussed in Threshold 5a above, as part of the Cultural Resources Assessment prepared, archaeologists did not record any historic or archaeological resources within the grading and development footprint of the 3 new houses. A milling slick is located within the property boundary; however it is located outside the grading and development footprint and will be avoided and left in place.</p> <p>Per AB 52, Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such project. On May 19, 2022 the City of Riverside sent the required notices though certified mail to the following Native American Tribes:</p> <ul style="list-style-type: none"> • Morongo Band of Mission Indians, • San Gabriel Band of Mission Indians, • Gabrieleno Band of Mission Indians – Kizh Nation, • Pechanga Band of Luiseño Mission Indians, • Soboba Band of Luiseño Indians, • Rincon Band of Luiseño Indians, • Morongo Band of Mission Indians, • Cahuilla Band of Indians, • San Manuel Band of Mission Indians, and the • Agua Caliente Band of Cahuilla Indians. <p>As a result of AB 52 notices to interested tribes, the following tribes requested consultation with the City:</p> <ul style="list-style-type: none"> • Pechanga Band of Luiseño Mission Indians, • Cahuilla Band of Indians, • Morongo Band of Mission Indians, <p>The Mitigation Measures MM CUL-1 through MM CUL-5 in Section 5, Cultural Resources above were agreed to during City and Tribal consultation and will be applied to the project.</p> <p>Through implementation of appropriate mitigation measures (MM CUL-1 through MM CUL-5), impacts to tribal cultural resources directly, indirectly and cumulatively as a result of the project are reduced to a less than significant level.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>18b. Response: (Source: AB52 Consultation, Phase I Cultural Resources Assessment prepared by L&L Environmental, Inc., December 2021 revised April 2023 and June 2023 – Appendix D)</p> <p>Less than Significant Impact with Mitigation Incorporated. Please see response to 18a. No Tribal Cultural Resources or known eligible or listed archeological/historical resources have been identified on the project site. Impacts to unknown resources would be less than significant with the implementation of mitigation measures MM CUL-1 through MM CUL-5.</p>				
<p>19. UTILITIES AND SYSTEM SERVICES.</p> <p>Would the project:</p>				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19a. Response: (Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025.)</p> <p>Less than Significant Impact. The project would not result in the relocation or construction of any new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. The project is an infill project and water and sewer lines currently exist in the adjacent roadways.</p> <p>The City of Public Works Department provides for the collection, treatment, and disposal of nearly all wastewater generated within the City of Riverside, through its Riverside Regional Water Quality Treatment Plan and complies with State and Federal requirements governing the treatment and discharge of wastewater. The proposed project would connect to an existing sewer pipeline in Alpine Meadows Lane. The proposed project will connect to other utilities, including gas, electric, and telecommunication also located in Alpine Meadows Lane. No relocation or construction of expanded utilities are needed for the project. Therefore, this project was found to have a less than significant impact on these utilities either directly, indirectly, or cumulatively.</p>				
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19b. Response: (Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025)</p> <p>Less than Significant Impact. The City’s Urban Water Management Plan must be updated every five years to include the most recent population trends. As the proposed project includes less than 500 dwelling units it does not require a Water Supply Assessment pursuant to AB 610. As noted in Table 5.16-E of the Utilities section of the General Plan 2025 Final PEIR, RPU’s 2025 water supply would include up to 32,138 acre-feet of supply from planned sources. These sources include additional groundwater pumping and treatment, additional exchange with the Gage Canal Company, additional potable water made available through increased recycled water use, additional supply made available through the Seven Oaks Dam Conservation storage project</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
and increased imported water from WMWD. The proposed project would connect to existing potable water supply infrastructure in Alpine Meadows Lane. The project will not exceed expected water supplies. Therefore, the project will have a less than significant impact resulting in the insufficient water supplies either directly, indirectly, or cumulatively.				
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19c. Response: (Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025)</p> <p>Less than Significant Impact. Refer to 19a response above. The project is consistent with the General Plan 2025 Typical Growth Scenario where future wastewater generation was determined to be adequate (see Table 5.16-K of the General Plan 2025 FPEIR). The current Wastewater Treatment Master Plan anticipates and provides for this type of project. Therefore, a less than significant impact to wastewater treatment directly, indirectly, or cumulatively will occur.</p>				
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19d. Response: (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)</p> <p>Less than Significant Impact. The project is consistent with the General Plan 2025 Typical Growth Scenario where landfill capacity was determined to be adequate (see Tables 5.16-A and 5.16-M of the General Plan 2025 FPEIR). Therefore, the project would result in a less than significant impact to landfill capacity will occur directly, indirectly, or cumulatively.</p>				
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>19e. Response: (Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)</p> <p>No Impact. The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The City is currently achieving a 60% diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50% of non-hazardous construction and demolition debris for all projects and 100% of excavated soil and land clearing debris for all non-residential projects beginning January 1, 2011. The proposed project must comply with the City's waste disposal requirements as well as the California Green Building Code and as such would not conflict with any Federal, State, or local regulations related to solid waste. Therefore, no impacts related to conflict with solid waste statutes will occur directly, indirectly, or cumulatively.</p>				
20. WILDFIRE				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20a. Response: (Source: California Department of Forestry and Fire Protection, Fire and Resource Assessment Program – CAL Fire, Fire Hazard Severity Zones, https://www.fire.ca.gov/fire_prevention/fhsz_maps/FHSZ/riverside/Riverside.pdf)</p> <p>Less than Significant Impact. The project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ). Construction of the proposed project would not substantially impair an adopted emergency response or evacuation plan as it does not include any</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>modifications to the existing roadway network or require any temporary closures during construction. The project will be developed in accordance with all applicable Federal, State and City requirements related to emergency response planning and emergency evacuation planning. The proposed project will be reviewed by the City Fire Department and conditions of approval will be applied to help ensure the safety of the residents and structures. These conditions will address the location of fire hydrants, construction materials, length and grade of the driveways, gated entries, and turning radius. Given the small size of the project, no impact to emergency response times or overall impacts on City Fire Department Facilities would be anticipated to occur. Therefore, less than significant impacts directly, indirectly, or cumulatively related to impairing an adopted emergency response plan or emergency evacuation plan are anticipated from the proposed project.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20b. Response: (Source: California Department of Forestry and Fire Protection, Fire and Resource Assessment Program – CAL Fire, Fire Hazard Severity Zones)</p> <p>Less than Significant Impact. The project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ). Lots 2 and 3 of the proposed project would comply with the City of Riverside’s Fire Department guidelines regarding residential design and providing 100-foot buffer for defensible space. Lot 4 of the proposed project would have less than the required 100-foot buffer to adjacent uncontrolled open space. The proposed project would obtain approval from the Fire Department for an Alternate Materials & Methods of Design and Construction for a 6-foot tall concrete masonry wall/barrier on the south side of the parcel and a 2-hour rated exterior wall assembly, with dual tempered glazing assemblies, for those wall surfaces facing the exposed open area with reduced separation. The proposed alternate protection measures have been utilized in other projects within the City and state. The proposed project would not exacerbate wildfire risks due to slope, prevailing winds or other factors. Slopes proposed onsite will be graded no steeper than 2H:1V and considered to be stable. Therefore, less than significant impacts directly, indirectly, or cumulatively from wildfires are anticipated with the development of the proposed project.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20c. Response: (Source: California Department of Forestry and Fire Protection, Fire and Resource Assessment Program – CAL Fire, Fire Hazard Severity Zones)</p> <p>Less than Significant Impact. The proposed project does not include installation or maintenance of infrastructure that may exacerbate fire risk as it will be served by underground utilities in the existing, improved Alpine Meadows Lane. Therefore, less than significant impacts directly, indirectly, or cumulatively on exacerbating wildfire risks are anticipated with the development of the proposed project.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20d. Response: (Source: California Department of Forestry and Fire Protection, Fire and Resource Assessment Program – CAL Fire, Fire Hazard Severity Zones)</p> <p>Less than Significant Impact. The project site and its surroundings have generally low relief topography with slopes of 0-10% per Figure 5.6-1 of the General Plan 2025 Program Final PEIR, and thus, is not located in an area prone to downslope or downstream landslides. As outlined in response 10cii above, the project site is not located within a flood hazard area. Underground storm drains and streets are designed to accommodate the 10-year storm flow from curb to curb, while 100-year storms are accommodated within street rights-of-way. As outlined in the WQMP, the design capture volume will be addressed using infiltration only BMPs. And the project would not result in flooding downstream and off-site. The proposed project would comply with all local, state, and federal</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>regulations regarding fire safety. The proposed project would not expose people or structures to significant risks from downstream flooding, landslides, slope instability or drainage changes. Therefore, less than significant impacts directly, indirectly, or cumulatively from wildfires are anticipated with the development of the proposed project.</p>				
<p>21. MANDATORY FINDINGS OF SIGNIFICANCE.</p>				
<p>a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>21a. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 - Archaeological Sensitivity, Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D, Title 20 of the Riverside Municipal Code, and site specific Revised Biological Resources Assessment and Breeding Season Burrowing Owl Survey prepared by L&L Environmental, Inc. September 2021, Revised May and July 2022, August 2022, October 2022 – Appendix A, Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis prepared by L&L Environmental, Inc. September 2021, revised August 2022, October 2022, March 2023, May 2023 – Appendix A), Phase I Cultural Resources Assessment prepared by L&L Environmental, Inc., December 2021, revised April and June 2023 revised April 2023 and June 2023 – Appendix D)</p> <p>Less than Significant Impact with Mitigation Incorporated. Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section (4) of this Initial Study and were all found to be less than significant with mitigation (see MM BIO-1 through MM BIO-4) directly, indirectly, or cumulatively. Additionally, potential impacts to cultural archaeological and tribal resources related to major periods of California and the City of Riverside’s history or prehistory were discussed in the Cultural Resources Section (5) of this Initial Study and were found to be less than significant with mitigation (see MM CUL-1 through MM CUL-5) directly, indirectly, or cumulatively.</p>				
<p>b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>21b. Response: (Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program and site specific Phase I Cultural Resources Assessment prepared by L&L Environmental, Inc., December 2021, revised April and June 2023)</p> <p>Less than Significant Impact. Because the project is consistent with the General Plan 2025, no new cumulative impacts are anticipated and therefore cumulative impacts of the proposed project beyond those previously considered in the GP 2025 FPEIR are less than significant.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>21c. Response: (Source: <i>FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program</i>)</p> <p>Less than Significant Impact. Effects on human beings were evaluated as part of the aesthetics, air quality, geology & soils, hydrology & water quality, noise, population and housing, hazards and hazardous materials, and transportation sections of this initial study and found to be less than significant for each of the above sections. Based on the analysis and conclusions in this initial study, the project will not cause substantial adverse effects, directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed project are less than significant.</p>				

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

Mitigation, Monitoring, and Reporting Plan (MMRP)

Project Number PR-2022-001293/ Tentative Parcel Map 38174

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ³	Monitoring/Reporting Method
<p>Biological Resources</p>	<p>MM BIO-1: In order to avoid impacts on nesting birds and raptors (common or special status) clearing, grubbing and grading activities shall be scheduled during the non-breeding season (generally between July 1 and February 28/29 for nesting birds and between July 1 and January 31 for nesting raptors), to the extent practicable. If project timing requires that these construction activities be conducted during breeding season (generally between March 1 and June 30 for birds; between February 1 and June 30 for raptors), a pre-construction survey or multiple surveys shall be conducted by a qualified biologist no more than 72 hours prior to disturbance to confirm the absence of active nests. If no active nests are found, no further measures would be necessary. However, if the biologist finds an active nest of a bird protected under the MBTA or the California Fish and Game Code and determines that the nest may be impacted by clearing, grubbing or grading activities, the biologist shall identify an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activities. The active nest site shall be protected until the nesting activity has ended to ensure compliance with the MBTA and California Fish and Game Code. Construction and/or encroachment into the buffer area around a known nest shall only be allowed if the biologist determines that the proposed activity would not disturb the nest occupants.</p>	<p>If construction activities begin between February 1 and June 30 a pre-construction survey shall be conducted by a qualified biologist within 72 hours of issuance of grading permit.</p>	<p>Grading Contractor Biologist City of Riverside Planning Division</p>	<p>Compliance with Project Conditions of Approval Final report submitted to City Community & Economic Development Department – Planning Division for review/acceptance</p>
<p>MM BIO-2: In accordance with the Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan, a 30-day pre-construction survey for burrowing owls shall be required prior to initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, grading, tree removal, site watering, equipment staging) to ensure that no burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey shall be completed again to ensure that burrowing owl have not colonized the</p>	<p>Prior to issuance of grading permit, and within 30 days of grading.</p>	<p>Biologist Grading Contractor Regional Conservation Authority and California Department of Fish and Wildlife City of Riverside Planning Division</p>	<p>Final report submitted to City Community & Economic Development Department – Planning Division for review/acceptance</p>	

³ All agencies are City of Riverside Departments/Divisions unless otherwise noted.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ³	Monitoring/Reporting Method
	<p>site since it was last disturbed. If burrowing owl are found, the same coordination described above will be necessary.</p> <p>If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent shall immediately inform the Regional Conservation Authority (RCA). A burrowing owl relocation plan shall be prepared and submitted to the RCA and CDFW for review and approval prior to commencement of ground disturbance activities. The burrowing owl relocation plan shall outline methods to relocate any burrowing owls occurring on the project site and ensure compliance with the MSHCP, MBTA, and California Fish and Game Code. If an active burrow is found during the breeding season (February 1 through August 31) occupied burrows shall not be disturbed and shall be provided with a protective buffer unless a qualified biologist verifies through noninvasive means that either: (1) the birds have not begun egg laying, or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. The size of the buffer shall depend on the time of year and level of disturbance.</p>			
	<p>MM BIO-3: The status of listing the Crotch bumble bee under the California Endangered Species Act is currently in litigation. If the litigation is resolved in favor of listing this species prior to the start of construction, a focused survey would be completed. If the species is listed and is found to be present on the site and would be impacted, an Incidental Take Permit from CDFW would be required. The ITP would outline CDFW required onsite and/or offsite mitigation to offset potential impacts from the project to less than significant levels.</p>	<p>Prior to issuance of grading permit, if Crotch bumble bee is still considered a candidate or is listed</p>	<p>City Community & Economic Development Department – Planning Division</p>	<p>Focused survey report submitted to City Community & Economic Development Department – Planning Division for review/acceptance. If results are negative grading permit may be issued, if results are positive then Incidental Take Permit from CDFW required and submitted to City for grading permit to be issued</p>
	<p>MM BIO-4: If the project grading plans are revised such that grading is extended to the south and within a 300-foot buffer from riparian habitat in Prenda Creek to the south, then either construction shall avoid the period of April 10 to July 31, or if it will occur during this period, a habitat assessment for riparian birds in that area shall be completed.</p>	<p>Prior to issuance of grading permit, if grading plans are revised to extend to the south and within a</p>	<p>City Community & Economic Development Department – Planning Division</p>	<p>Habitat Assessment report submitted to City Community & Economic Development Department – Planning</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ³	Monitoring/Reporting Method
	<p>If this area is deemed to be suitable for least Bell's vireo, southwestern willow flycatcher or the western yellow-billed cuckoo, then a focused survey shall be conducted to determine presence or absence. If present, additional avoidance and minimization measures shall be implemented as identified by the qualified biologist permitted to conduct the focused surveys for these species.</p>	<p>300 foot buffer from the riparian habitat in the Prenda Creek.</p>		<p>Division for review/acceptance</p>
<p>Cultural Resources</p>	<p>MM CUL-1: Prior to grading permit issuance, if there are any changes to the project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and consulting tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the project site if the site design and/or proposed grades should be revised. In the event of inadvertent discoveries of archaeological resources, work shall temporarily halt until agreements are executed with consulting tribe, to provide tribal monitoring for ground disturbing activities.</p>	<p>Prior to issuance of grading permit.</p>	<p>City Community & Economic Development Department – Planning Division</p>	<p>Site Plan Review and Issuance of Grading Permits.</p>
	<p>MM CUL-2: At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <ol style="list-style-type: none"> 1. The project archaeologist, in consultation with consulting tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include: <ol style="list-style-type: none"> a. Project grading and development scheduling; b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on 	<p>30 days prior to issuance of grading permit.</p>	<p>Registered Professional Archaeologist and Paleontologist</p>	<p>Property Owner/Developer to provide a letter to the City from a County certified Archaeologist and Paleontologist stating they are retained and will be on call during all grading and ground-disturbing activities.</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ³	Monitoring/Reporting Method
	<p>the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;</p> <p>c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;</p> <p>d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and</p> <p>e. The scheduling and timing of the Cultural Sensitivity Training notes in mitigation measure MM CUL-4.</p> <p>MM CUL-3: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for the proposed Project, the following procedures will be carried out for treatment and disposition of the discoveries:</p> <ol style="list-style-type: none"> 1. Consulting Tribes Notified: within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation. 2. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and 3. Treatment and Final Disposition: The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The landowner shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same: <ol style="list-style-type: none"> a. Accommodate the process for on-site reburial of the discovered items with the consulting Native 	<p>During construction/ Prior to occupancy permit issuance.</p>	<p>Grading/ Civil Contractor Registered Professional Archaeologist and Paleontologist</p>	<p>Phase IV Monitoring Report shall be submitted to the City documenting activities monitored by the project archaeologist and Native Tribal Monitors prior to issuance of occupancy permit.</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ³	Monitoring/Reporting Method
	<p>American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging and basic recordation have been completed.</p> <p>b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the necessary fees for permanent curation;</p> <p>c. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Museum of Riverside by default; and</p> <p>d. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native American Tribal Monitors within 60 days of completion of grading. This report shall document the type of cultural resources recovered and the disposition of such resources. This report shall be submitted to the City of Riverside, Eastern Information Center, and consulting tribes.</p>			
	<p>MM CUL-4: Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive</p>	<p>Prior to issuance of grading permit</p>	<p>Grading/Construction Contractor Registered Professional Archaeologist</p>	<p>Cultural Sensitivity Training sign-in sheet to be submitted to the City.</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ³	Monitoring/Reporting Method
	<p>areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.</p> <p>MM CUL-5: Prior to issuance of a grading permit, the City shall confirm that the final grading plan avoids impacts to the prehistoric bedrock milling site (33-015434), single-family residence (841 Alpine Meadows Lane), and/or concrete well (QUIN-001H). If the Project development footprint is modified to include direct and/or indirect impacts to the prehistoric bedrock milling site (33-015434), single-family residence (841 Alpine Meadows Lane), and/or concrete well (QUIN-001H), additional technical studies (i.e., archaeological evaluation report and historical resources evaluation report) shall be required to evaluate the significance of these resources against CRHR criteria. The archaeological evaluation will include, at a minimum, preparation of a Phase II evaluation plan, limited subsurface testing, development of a Native American cultural landscape context to evaluate historical association under Criterion 1, consultation with local Native American tribes and organizations, and preparation of an archaeological evaluation report. The historical resources evaluation will include, at a minimum, preparation of DPR 523 forms, architectural assessments, archival research to determine historical association, if any, to persons or events of local, state, or national significance, and preparation of a Historical Resources Evaluation Report. Final reports shall be submitted to the City, Project Proponent, consulting tribes, and Eastern Information Center located on the campus of the University of California, Riverside.</p>	<p>Prior to issuance of grading permit.</p>	<p>City Community & Economic Development Department – Planning Division</p>	<p>Site Plan Review and Issuance of Grading Permits.</p>



BIOLOGICAL & CULTURAL INVESTIGATIONS & MONITORING

**REVISED BIOLOGICAL RESOURCES ASSESSMENT
AND BREEDING SEASON BURROWING OWL SURVEY
ALPINE MEADOWS ESTATES, TPM 38174,
CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA**

±5.74 Acre Property, ±5.74 Acres Surveyed

APN 243-230-027 (APN 243-600-025 on RCA MSHCP Information Map), TPM 38174, City of
Riverside, Section 13, Township 3 South, Range 5 West, USGS *Riverside East*, CA 7.5'
Topographic Quadrangle Map

Prepared For:

Jerardo Reyes and Ryan Williams
785 Woodcrest Court
Bloomington, CA 92316
909-471-0342
reyesjerardo87@gmail.com and ryanpwilliams1987@gmail.com

Prepared By:

Leslie Irish, Principal	lirish@lleviroinc.com
Guy Bruyea, Field Biologist	gbrueya@lleviroinc.com
Carla Wakeman, Senior Biologist	cwakeman@lleviroinc.com
Jeffrey Sonnentag, GIS and Graphics	jsonnentag@lleviroinc.com

Report Summary:

Biological surveys were conducted on the proposed residential project located in City of Riverside. The site is largely within the mapped extent of the Prenda Arroyo per City of Riverside Municipal Code Section 17.08.011 but the Project disturbance area is not within the current physical boundaries of the arroyo. There is an existing residence on the site. Vegetation consists of disturbed/developed/ornamental areas and brittlebush scrub. No listed or special status plants were observed. One species, Payson's jewelflower has potential to occur but is covered under the MSHCP and adequately conserved. There are a number of trees on the site, mainly non-native. There are no oaks. Three special status wildlife species detected during surveys (Cooper's hawk, Nuttall's woodpecker, San Diego desert woodrat). Crotch bumble bee has potential to occur. Habitat for nesting birds is present. No burrowing owls or owl sign observed. No vernal pools or habitat for fairy shrimp. No habitat for riparian birds on the site but may be present in adjacent areas of Prenda Creek. There is one drainage with CDFW streambed, federal Waters of the U.S., and MSHCP riverine habitat. The drainage may function as a wildlife corridor for limited local travel. This report includes an analysis of Project impacts and proposed mitigation.

Surveys Conducted By: Guy Bruyea

Surveys Conducted On: June – July 2021

Report Date: September 2021, revised May 2022, July 2022, August 2022, October 2022,
December 2022, March 2023, May 2023

\\DARWIN\Shared Folders\Unified Projects\QUIN-05-752 Alpine Meadows\2021 BA1.BO2.CD1\Report\QUIN-05-R752.BA1.BO2.RTC6
clean.docx

Celebrating 20+ Years of Service to Southern CA and the Great Basin, WBE Certified (Caltrans, CPUC, WBENC)

Mailing Address: 700 East Redlands Blvd, Suite U, PMB#351, Redlands CA 92373

PR-2022-001293, Exhibit 3 - CEQA Document

Delivery Address: 1211 Nevada Street, Suite 307, Redlands, CA 92373

Webpage: lleviroinc.com | Phone: 909-335-9897 | FAX: 909-335-9893

TABLE OF CONTENTS

1.0) INTRODUCTION	1
1.1) Project Description	1
1.2) Location.....	1
Figure 1. Vicinity Map	3
Figure 2. Project Location.....	4
Figure 3. Aerial Photograph.....	5
1.3) Vegetation and Setting	6
1.4) Soils and Topography.....	6
Figure 4. Mapped Area of Prenda Arroyo	8
Figure 5. Soils Map	9
2.0) REGULATORY ENVIRONMENT	10
2.1) Federal Endangered Species Act	10
2.2) Jurisdictional Waters and Wetlands.....	11
2.2.1) Federal Clean Water Act, Section 404	11
2.2.2) Federal Clean Water Act, Section 401 and Porter-Cologne	12
2.2.3) California Fish and Game Code, Section 1600	12
2.3) California Endangered Species Act	13
2.4) California Environmental Quality Act	13
2.5) California Natural Diversity Database	14
2.6) California Rare Plant Rank	14
2.7) Information for Planning and Consultation	14
2.8) Migratory Bird Treaty Act.....	14
2.9) California Fish and Game Code, Sections 3503 and 3513	15
2.10) Western Riverside County Multiple Species Habitat Conservation Plan	15
2.11) City of Riverside Hillside/Arroyo Grading	18
2.12) City of Riverside Tree-related Ordinances	22
3.0) METHODS AND PERSONNEL.....	24
3.1) Literature Review	24
3.2) Biological Surveys	25
Table 1. Survey Dates, Times, and Weather Conditions.....	25
3.3) Burrowing Owl Survey	25
Figure 6. Burrowing Owl Survey Area.....	27
3.4) Desktop Analysis.....	28
4.0) RESULTS	29
4.1) Literature Review Results.....	29
Figure 7. MSHCP Cores and Linkages	30
4.1.1) Precipitation	31
Table 2a. Precipitation Data for Clark Weather Station.....	31
Table 2b. Precipitation Data for Lake Mathews Weather Station	32
4.2) Vegetation Communities	33
Table 3a. Vegetation Communities Present by Lot	34
Table 3b. Vegetation Communities Impacted by Lot.....	34
Table 3c. Open Space Easement by Lot	35
4.2.1) Brittlebush Scrub.....	35