



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

DRAFT MITIGATED NEGATIVE DECLARATION

WARD: 1

1. **Case Number:** P13-0183 (Design Review)
2. **Project Title:** Centerpointe @ Market Apartments
3. **Lead Agency:** City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
4. **Contact Person:** Brian Norton, Associate Planner
Phone Number: (951) 826-2308
5. **Project Location:** 3105-3189 Market Street, 3804-3894 First Street, 3847-3891 Second Street and 3130 and 3144 Fairmount Boulevard
6. **Project Applicant/Project Sponsor's Name and Address:**
Zion Enterprises
Charlie Zhang
1044 Calle Recodo, Suite A
San Clemente, CA 92673
7. **General Plan Designation:** Downtown Specific Plan (DSP)
8. **Zoning:** Downtown Specific Plan – Raincross District (DSP-RC)
9. **Description of Project:**

The proposed project involves the development of a multiple-family residential project consisting of 125 units (42 one-bedroom units, 76 two-bedroom units and 7 three-bedroom units), within a five story building, generally situated along Market Street and portions of First and Second Streets, a two-level, 233 stall parking structure, primarily located along Fairmount Boulevard and recreational amenities including a two-story, 3,681 square-foot clubhouse/fitness center, an interior open air courtyard with swimming pool, grills and lounging areas, a pet park, a covered courtyard facing Market Street and a sculpture garden.

Two existing single family residences with detached garages identified as 'historic resources' under the Cultural Resources study performed by JMRC Consulting in April of 2012 are proposed to be relocated from the subject site to three vacant parcels located on the northeasterly corner of Third Street and Fairmount Boulevard. The receiver parcels are vacant and located within the Mile Square Northwest Historic District.

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

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Vacant/Single Family Residential	DSP – Downtown Specific Plan	DSP-RC – Downtown Specific Plan – Rain Cross District
North	Single Family Residential	DSP – Downtown Specific Plan/ MHDR – Medium High Density Residential	DSP-MSG – Downtown Specific Plan – Main Street Gateway District/ CG – Commercial General/ R-3-1500 – Multi-Family Residential
East	Vacant/ Proposed Multi-Family Residential	DSP – Downtown Specific Plan	DSP-RC – Downtown Specific Plan – Rain Cross District
South	Single Family Residential/ Commercial	DSP – Downtown Specific Plan	DSP-RC – Downtown Specific Plan – Rain Cross District
West	Single Family Residential	DSP – Downtown Specific Plan	DSP-RES – Downtown Specific Plan – Residential District

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

- a. Regional Water Quality Control Board

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

- a. City of Riverside, Geographic Information System (GIS)
- b. General Plan 2025
- c. GP 2025 FPEIR
- d. Downtown Specific Plan
- e. City of Riverside Citywide Design Guidelines
- f. IW Engineering; Preliminary Project Specific Water Quality Management Plan
- g. Kunzman Associates, Inc. – Traffic Impact Analysis November 11, 2014
- h. Giroux and Associates - Air Quality and GHG Impact Analysis, May 13, 2014
- i. Giroux and Associates - Noise Impact Analysis, November 11, 2014

j. Project Plans

13. 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
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
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” as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <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 checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Service | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Signature _____

Date _____

Printed Name & Title _____

For City of Riverside



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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.

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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. 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"/>
<p>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> <p>The City’s General Plan 2025 policies aim at balancing development interests with broader community preservation objectives. Market Street is designated as a scenic and special boulevard per the General Plan. Market Street abuts the proposed project to the east General Plan 2025 has several policies and objectives related to the enhancement of scenic boulevards, specifically Market Street. Objective CCM-3 states that design of the Magnolia Avenue/Market Street corridor should be transit and pedestrian oriented. Also, Policy LU-12.1 states that project should include “streetscape improvements along the corridor that support the visions as a scenic roadway.” As noted in the project site plans and elevations, the buildings are designed to be located at the edge of the right of way, between the parking structure and Market Street. Further, they have been designed to provide pedestrian level architectural design and gathering spaces, including enhanced hardscape and patio areas which open onto the Market Street pedestrian zone.</p> <p>Finally, in addition to the General Plan, the Citywide Design Guidelines include various guidelines for high quality developments specifically related to building placement and orientation, service access and equipment screening, location of parking spaces, landscaping and lighting, scale, entrances, vehicular circulation and access, pedestrian connectivity and circulation, plazas, courtyards and other open spaces. The project complies with the design guidelines, as conditioned, and will provide a high quality of development consistent with the General Plan 2025. As the development is consistent with the General Plan 2025, and specifically the design guidelines, the project will have a less than significant impact on Market Street.</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"/>
<p>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)</p> <p>In addition to response 1a above, there are no state scenic highways within the City that could potentially be impacted. As well, there are no rock outcroppings located on the project site. The site is currently occupied by four historic residential structures. These structures are currently vacant. As part of a previous entitlement for the subject site the applicant was granted permission by the Cultural Heritage Board to relocate the</p> <p>With implementation of the General Plan 2025 policies, implementation of and compliance with the City’s Urban Forest Tree Policy Manual, scenic resources will be protected and even enhanced. Lastly, the Zoning Code regulates building setbacks, building heights, land uses, landscaping, parking, and other developmental standards for use and development of all properties. This project complies with these standards. Therefore, any potential adverse direct, indirect or cumulative impacts from this project will be less than significant impact.</p>				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<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>1c. Response: <i>(Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines and Downtown Specific Plan)</i></p> <p>In addition to response 1a and 1b above, the proposed project will implement the General Plan 2025 goals and policies and will be subject to Design Review consistent with established Citywide Design and Sign Guidelines. Due to all these factors, direct, indirect and cumulative impacts on the visual character and quality of the area are less than significant impacts.</p>				
<p>d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1d. Response: <i>(Source: General Plan 2025, General Plan 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines, Downtown Specific Plan)</i></p> <p>New sources of light, from residential security lighting and parking will contribute to light and glare and affect the nighttime sky. Mitigation measure MM AES 1 will reduce the impact to day or nighttime views to less than significant impact directly, indirectly and cumulatively.</p> <p>MM AES 1: An exterior lighting plan shall be submitted to Design Review staff for review and approval. A photometric study and manufacturer’s cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lot shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum intensity of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material.</p> <p>In addition, the project site is located outside the Mount Palomar Lighting Area and therefore no additional mitigation is required.</p>				
<p>2. AGRICULTURE AND FOREST RESOURCES:</p>				
<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>				
<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</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
Monitoring Program of the California Resources Agency, to non-agricultural use?				
<p>2a. Response: (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability & General Plan 2025 FPEIR – Appendix I – Designated Farmland Table)</p> <p>The project site and surrounding area is not designated as Prime, Unique or Important Farmland. Further, the project site has not been utilized for agricultural purposes in the past, nor is it being utilized for agricultural purposes currently. Therefore, the proposed project would have no impact on existing or proposed farmlands. Therefore, project implementation would not convert Farmland to non-agricultural use. No impact to Farmland will occur.</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"/>
<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>The project site is located within the Downtown Specific Plan General Plan Land Use Designation and the Downtown Specific Plan Raincross District zone. The project area is currently zoned DSP-RC. Per the City’s General Plan and Zoning Code, agricultural land uses were not envisioned to occur within the current General Plan Land Use Designations, nor are they permitted within the existing zoning categories.</p> <p>As the site is within a built environment, no Williamson Act contracts encumber the project area. The proposed project will not conflict with existing zoning for agricultural use or any applicable Williamson Act contract. Therefore, no impacts are expected.</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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2c. Response: (Source: GIS Map – Forest Data)</p> <p>The project area is designated as Urban and Built-Up Land located in a built environment. No existing agricultural operations exist within the project area. As described in 2b above, the project will not result in the conversion of designated farmland to non-agricultural use. No changes in the existing environment will result in conversion of Farmland to non-agricultural use. No impacts are expected.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2d. Response: (Source: GIS Map – Forest Data)</p> <p>The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland, therefore no impacts will occur from this project directly, indirectly or cumulatively.</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?	<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, General Plan 2025 FPEIR – Appendix I – Designated Farmland Table, Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data)</p> <p>The project area is designated as Urban and Built-Up Land located in a built environment. No existing agricultural operations exist within the project area. As described in 2b above, the project will not result in the conversion of designated farmland to non-agricultural use. No changes in the existing environment will result in conversion of Farmland to non-agricultural use. No impacts are expected.</p>				
3. AIR QUALITY.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3a. Response: (Source: South Coast Air Quality Management District’s 2007 Air Quality Management Plan (AQMP))</p> <p>The proposed project is consistent with the General Plan 2025 Program “Typical Growth Scenario” in all aspects. The Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive program that will lead the SCAB into compliance with all Federal and State air quality standards. The City of Riverside is located within the Riverside County sub region of the SCAG projections. The General Plan 2025 FPEIR determined that implementation of the General Plan 2025 would generally meet attainment forecasts and attainment of the standards of the AQMP. The General Plan 2025 contains policies to promote mixed use, pedestrian-friendly communities that serve to reduce air pollutant emissions over time and this project is consistent with these policies. Because the proposed project is consistent with air quality policies within the General Plan 2025 and the GP 2025 FPEIR determined the General Plan 2025 to be consistent with the 2003 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>				
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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
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3b. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 AQMP, CalEEMod, EMFAC 2007 Model and Air Quality Analysis prepared by Giroux and Associates on May 13, 2014)

Air quality impacts from the proposed project can be divided into two types: short-term impacts and long-term impacts. Short-term impacts are associated with construction activities, and long-term impacts are those resulting from the continued operation of the proposed uses and the associated increase in vehicular trips from the proposed use. The General Plan 2025 FPEIR Table 5.3-B, SCAQMD CEQA Regional Significance Thresholds shows the thresholds which the City of Riverside recognizes when evaluating potential significant air quality impacts. It is appropriate for the City to use SCAQMD thresholds since the City is located within the South Coast Air Basin (SCAB).

Long-Term Impacts

The General Plan 2025 FPEIR MM Air 7 provides that as part of the CEQA process, the City shall require proposed development projects with potential operational air quality impacts to identify and mitigate those impacts. To ensure proper characterization and mitigation of those impacts, regional impacts shall be analyzed using the latest available URBEMIS model, or other analytical method determined in conjunction with the SCAQMD. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold analysis, CO Hot Spot analysis or other appropriate analyses as determined in conjunction with SCAQMD.

Short-Term Impacts

Short-term impacts associated with construction of the proposed project will result in increased air emissions from grading, earthmoving, and construction activities. The common air emission sources from construction that can be mitigated effectively are mostly PM-10 (air borne dust). Mitigation measures MM Air- 1 and 2 of the General Plan 2025 address ways future sources of PM-10 can be lessened. Construction activity will also generate CO and NOX. Architectural coatings, exterior paints, and asphalt may release reactive organic gases (ROG). 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 of equipment, limiting truck idling times). The General Plan 2025 FPEIR MM Air 1 requires that future development projects be analyzed for their short-term impacts.

Per General Plan 2025 FPEIR MM Air 1 and 7, a SCAQMD CalEEMod computer model analyzed both short-term construction related and long-term operational impacts. The results of the CalEEMod model determined that the proposed project would result in the following emission levels:

CalEEMod MODEL RESULTS (UNMITIGATED) SHORT-TERM IMPACTS						
Activity	Daily Emissions (lbs/day)					
	ROG	NO _x	CO	SO ₂	PM-10	PM-2.5
SCAQMD Daily Thresholds Construction	75	100	550	150	150	55
Daily Project - Emissions Construction	22.17	32.69	35.41	0.06	7.50	4.49
Exceeds Y/N Threshold?	N	N	N	N	N	N

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

CalEEMod MODEL RESULTS (UNMITIGATED) LONG-TERM IMPACTS						
Activity	Daily Emissions (lbs/day)					
	ROG	NO _x	CO	SO ₂	PM-10	PM-2.5
SCAQMD Daily Thresholds Operation	55	55	550	150	150	55
Daily Project - Emissions Operational	<i>48.71</i>	<i>12.25</i>	<i>130.42</i>	<i>0.22</i>	<i>18.51</i>	<i>13.35</i>
Exceeds Y/N Threshold?	N	N	N	N	N	N

The above tables compare the project emissions (short-term and long-term) to the SCAQMD daily thresholds and shows that established thresholds will not be exceeded. To ensure short term emissions are further reduced the General Plan 2025 Program required mitigation measures that have been applied to this project, MM AIR 1 – 3. Therefore, because the project will not violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, and will be subject to further mitigation the impacts directly, indirectly and cumulatively will be **less than significant impacts with mitigation** to ambient air quality and to contributing to an existing air quality violation.

MM Air 1: To mitigate for potential adverse impacts resulting from construction activities, proposed development projects that are subject to CEQA shall have construction-related air quality impacts analyzed using the latest available CalEEMod model, or other methods sanctioned by SCQMD. The analysis of construction-related air quality impacts shall be included in the development project’s CEQA analysis, including recommended mitigation measures. Proposed mitigation measures may include extending the construction period as feasible in order to ensure air quality thresholds are not exceeded. The analysis shall address pollution levels near sensitive receptors and require mitigation to reduce emissions.

MM Air 2: To mitigate for potential adverse impacts resulting from construction activities, development projects must abide by the SCAQMD’s Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:

- Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
- Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
- Wash off trucks and other equipment leaving the site;
- Replace ground cover in disturbed areas immediately after construction;
- Keep disturbed/loose soil moist at all times;
- Suspend all grading activities when wind speeds exceed 25 miles per hour;
- Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.

MM Air 3: To reduce both mobile and stationary source emissions, to the extent feasible, the City will use Best Available Control Technologies and Best Available Retrofit Control Technology, as defined by SCAQMD, in the City’s practices, including but not limited to advanced diesel particulate traps on City vehicles and purchase and use of aqueous diesel fuel vehicles.

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

MM Air 4: To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to eliminate the need for diesel powered generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

MM Air 5: To reduce construction related particulate matter air quality impacts of City projects the following measures shall be required:

1. The generation of dust shall be controlled as required by the AQMD;
2. Grading activities shall cease during period of high winds (greater than 25mph);
3. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and
4. The contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approval traffic control plan.

MM Air 7: As part of the CEQA process, the City shall require proposed development projects with potential operational air quality impacts to identify and mitigate those impacts. To ensure proper characterization and mitigation of those impacts, regional impacts shall be analyzed using the latest available CalEEMod model, or other analytical method determined in conjunction with the SCAQMD. To address potential localized impacts, the air quality analysis may incorporate SCAQMD’s Localized Significance Threshold analysis, CO Hot Spot analysis or other appropriate analyses as determined in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation. Mitigation should reduce identified impacts to the maximum extent feasible using, among others, measures identified in the Air Quality Element Policies of the General Plan and the most recent Air Quality Management Plan as well as mitigation from the most recent CEQA Air Quality Handbook available at the SCAQMD. Example topics include, but are not limited to, energy conservation, reduction of vehicle miles traveled overall trip reduction, and reduction of particulate matter.

CalEEMod MODEL RESULTS (MITIGATED)						
SHORT-TERM IMPACTS						
Activity	Daily Emissions (lbs/day)					
	ROG	NO_x	CO	SO₂	PM-10	PM-2.5
SCAQMD Daily Thresholds Construction	75	100	550	150	150	55
Daily Project - Emissions Construction	<i>22.17</i>	<i>32.69</i>	<i>35.41</i>	<i>0.06</i>	<i>4.27</i>	<i>2.67</i>
Exceeds Y/N Threshold?	N	N	N	N	N	N

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

CalEEMod MODEL RESULTS (MITIGATED) LONG-TERM IMPACTS						
Activity	Daily Emissions (lbs/day)					
	ROG	NO _x	CO	SO ₂	PM-10	PM-2.5
SCAQMD Daily Thresholds Operation	55	55	550	150	150	55
Daily Project - Emissions Operational	<i>10.45</i>	<i>11.27</i>	<i>56.54</i>	<i>0.10</i>	<i>7.46</i>	<i>2.29</i>
Exceeds Y/N Threshold?	N	N	N	N	N	N

Therefore, because the project will not violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, and will be subject to further mitigation the impacts directly, indirectly and cumulatively will be less than significant impacts with mitigation to ambient air quality and to contributing to an existing air quality violation.

c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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3c. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod 2007 Model and Air Quality Analysis prepared by Giroux and Associates on May 22, 2014)

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

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

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

d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>3d. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District’s 2007 Air Quality Management Plan, CalEEMod, and Air Quality Analysis prepared by Giroux and Associates on May 22, 2014)</p> <p>Short-term impacts associated with construction 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 of equipment, limiting truck idling times). In conformance with the General Plan 2025 FPEIR, MM AIR 1 and MM AIR 7 the CalEEMod computer model analyzed short-term construction and long-term operational related impacts of the project and determined that the proposed project would not exceed SCAQMD thresholds for short-term construction and long-term operational impacts. The mitigation measures included in section 3a above will reduce short term impacts to less than significant levels. Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations and a less than significant impact will occur directly, indirectly or cumulatively from this project.</p>				
<p>e. Create objectionable odors affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3e. Response: (Source: Air Quality Analysis prepared by Giroux and Associates on May 22, 2014)</p> <p>While exact quantification of objectionable odors cannot be determined due to the subjective nature of what is considered “objectionable,” the nature of the proposed project, associated infrastructure and related off-site improvements present a potential for the generation of objectionable odors associated with construction activities. The nearest sensitive receptors are located to across First and Second Streets and Fairmount Boulevard. As shown on the site plan, the easterly half of the project site will be developed with attached residential dwellings which typically do not create objectionable odors during occupancy. However, the construction activities associated with the expected build out of the project site will generate airborne odors like diesel exhaust emissions, architectural coating applications, and on- and off-site improvement installations. 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. Any objectionable odor may be reported to SCAQMD, which resolves complaints through investigation. A Notice to Comply/Notice of Violation will be issued when necessary. 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>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)</p> <p>The project area is built-up and located within a fully developed urban setting. The project site was fully developed</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>during the early 20th century and remained developed with various commercial and residential uses until 2007 when several of the non-historic residents were demolished in preparation for a mixed use development project. The project site contains no drainages, wetlands as defined by Section 404 of the Clean Water Act, riparian, nor any environmentally sensitive habitat. Consultation of MSHCP Report Generator indicated that the project area is not located a Criteria Cell or a Subunit Area. In addition, none of the parcels were identified as requiring additional habitat surveys for the various listed species of the MSHCP. Therefore, the project will have a less than significant impact on candidate, sensitive or special status species.</p>				
<p>b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<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 Pools)</p>				
<p>The project area is built-up and located within a fully developed urban setting. The project site was fully developed during the early 20th century and remained developed with various commercial and residential uses until 2007 when several of the non-historic residents were demolished in preparation for a mixed use development project. The project site contains no drainages, wetlands as defined by Section 404 of the Clean Water Act, riparian, nor any environmentally sensitive habitat. Consultation of MSHCP Report Generator indicated that the project area is not located a Criteria Cell or a Subunit Area. In addition, none of the parcels were identified as requiring additional habitat surveys for the various listed species of the MSHCP. Therefore, the project will have a less than significant impact on candidate, sensitive or special status species.</p>				
<p>c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4c. Response: (Source: City of Riverside GIS/CADME USGS Quad Map Layer)</p> <p>The project area is built-up and located within a fully developed urban setting. The project site was fully developed during the early 20th century and remained developed with various commercial and residential uses until 2007 when several of the non-historic residents were demolished in preparation for a mixed use development project. The project site contains no drainages, wetlands as defined by Section 404 of the Clean Water Act, riparian, nor any environmentally sensitive habitat. Consultation of MSHCP Report Generator indicated that the project area is not located a Criteria Cell or a Subunit Area. In addition, none of the parcels were identified as requiring additional habitat surveys for the various listed species of the MSHCP. Therefore, the project will have a less than significant impact on candidate, sensitive or special status species.</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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4d. Response: (Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As the project area has been previously developed with residential and commercial uses and the project site is surrounded by developed residential and commercial uses, the project site does not provide the habitat necessary to provide a path of movement to any native resident or wild life species, including fish. Therefore, the project will not substantially interfere with the movement of any native resident or migratory fish or wild life species. No impact is expected.</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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4e. Response: <i>(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)</i></p>				
<p>The project area is substantially developed with existing commercial and residential uses. To facilitate the development, all existing development on the 2.5 acre site will be raised and a new residential development will be constructed. The existing residences have been identified as significant cultural resources under Cultural Heritage Board Case P12-0214 and will be relocated and rehabilitated off the project site. The project will be required to pay all applicable impact fees associated with the project. The project area is not within the SKR-HCP area. Therefore the project will not conflict with local policies or ordinances protecting biological resources. In addition, the project may be required to install new street trees along Market Street to augment the existing supply. Therefore the project will not conflict with the City’s Urban Forest Tree Policy Manual. No impact is expected.</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4f. Response: <i>(Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens’ Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, and El Sobrante Landfill Habitat Conservation Plan)</i></p>				
<p>The project area is substantially developed with existing commercial and residential uses. To facilitate the development, all existing development on the 2.5 acre site will be raised and a new residential development will be constructed. The existing residences have been identified as significant cultural resources under Cultural Heritage Board Case P12-0214 and will be relocated and rehabilitated off the project site. The project will be required to pay all applicable impact fees associated with the project. The project area is not within the SKR-HCP area. Therefore the project will not conflict with local policies or ordinances protecting biological resources. In addition, the project may be required to install new street trees along Market Street to augment the existing supply. Therefore the project will not conflict with the City’s Urban Forest Tree Policy Manual. No impact is expected.</p>				
<p>5. CULTURAL RESOURCES. Would the project:</p>				
<p>a. Cause a substantial adverse change in the significance of a historical resource as defined in § 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, and JRMC Consulting, April 2012, Cultural Heritage Board Certificate of Appropriateness Staff Report, P12-0214)</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The project area is adjacent to the northwest boundary of the potential Mile Square Northwest Historic District, which was identified in 2003 and expanded in 2005. The potential district is located in the northwest quadrant of Riverside's original Mile Square (1870) and represents the first wave of residential development in the original town site as well as late-19th century and early 20th century population-driven residential development booms. During Riverside's early period of settlement, much of the Mile Square was developed with agricultural property, and citrus groves blanketing much of the landscape. Large, predominately two-story grove residences first dotted the Mile Square but soon gave way to smaller cottages when speculators re-subdivided the land during and immediately after the 1880's land boom. Another population-driven boom just after the turn of the century increased the need for housing in proximity to the downtown core in which the large agricultural properties were subdivided to accommodate smaller single-family residences and multi-family construction. While later phases of construction filled the vacant lots of the Northwest Quarter of the Mile Square, most residences were built during the early 20th century and included early period revival styles, such as Colonial, Classical Revival and Craftsman Bungalows. The streetscape took on its current appearance at this time when character defining features such as street trees, streetlights, sidewalks, common setbacks, and landscaped parkways were developed, which contribute to the district.</p> <p>In 2006, the Cultural Heritage Board recommended approval of Planning Case P06-1172, a Certificate of Appropriateness to relocate four existing residences and demolish three commercial buildings and one residential structure on the subject site, to facilitate development of a mixed-use development.</p> <p>In 2012, JMRC Consulting re-evaluated the subject site. As a result of the survey, only two of the four residences were determined to meet the CEQA definition of a 'historic resource', and appear eligible for designation: 3144 Fairmount boulevard and 3189 Market Street. The remaining residences, 3867 Second Street and 3130 Fairmount Boulevard were determined to have a California Historic Resources Code of 6Z, which states that the property was 'found ineligible for NR, CR and Local Designation through survey evaluation.' Thus mitigation measures were adopted for the two residences identified as 'historic resources'.</p> <p>MM Cultural 1: <i>3144 Fairmount Boulevard.</i> Demolition shall be avoided; a program shall be developed to either rehabilitate the property in place or relocate the residence and garage together to another parcel, preferably within the adjacent potential Mile Square Historic District, another designated or potential historic district, or to an individual parcel.</p> <p>MM Cultural 2: <i>3189 Market Street.</i> Demolition shall be avoided; a program shall be developed to either rehabilitate the property in place or relocate the residence to another parcel preferably within the adjacent potential Mile Square Northwest Historic District, another designated or potential historic district, or to an individual parcel.</p> <p>MM Cultural 3: Due to the presence of a historic refuse concentration, historic buildings, and the potential for buried remnants of the Riverside Lower Canal, the subject property is considered sensitive for buried archaeological resources. In addition, past construction monitoring and archaeological excavation projects in the area have identified significant buried cultural resources. A qualified archaeological monitor shall be present during all proposed ground-disturbing activities. If any prehistoric or historic cultural resources are uncovered during ground-disturbing activities, the monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of the find until it can be evaluated by the project archaeologist. Impacts to finds determined to represent significant cultural resources shall be mitigated through data recovery.</p> <p>Thus with the specific mitigation measures for 3144 Fairmount Boulevard and 3189 Market Street adopted under Cultural Heritage Board Case P12-0214 impacts directly, indirectly and cumulatively will be less than significant with mitigation to cultural resources.</p>				
<p>b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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>5b. Response: <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study and Cultural Heritage Board Certificate of Appropriateness Staff Report, P12-0214)</i></p> <p>The project area is identified by the General Plan EIR as having an unknown potential for archeological resources. The project site is generally flat and does not exhibit any unique geologic features. The entire project site has an unknown potential for unique paleontological resources. However, given that the project area has recently been fully developed, the project will have a less than significant impact on substantial adverse changes to archeological and paleontological resource. There are no known historical resources (excluding the cultural resources discusses above), archaeological or paleontological resources on the property and no further cultural resources investigations are required unless buried archaeological deposits are encountered during grading. The potential for the project area to contain intact buried archaeological deposits is considered low. However, should historical resources, archaeological, or paleontological materials be encountered during grading, an adverse change in significance could occur. Therefore, the following mitigation measures shall be implemented:</p> <p>MM Cultural 4: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City’s General Plan Update:</p> <p>In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity.</p> <p>If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.</p> <p>In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, <i>State CEQA Guidelines</i> 15064.5(e), and Public Resources Code 5097.98 <u>must</u> be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potential human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-enter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p> <p>MM Cultural 5: The applicant shall provide for the identification and curation of specimens to an established, accredited museum repository with permanent retrievable collection (e.g. San Bernardino County Museum). These procedures are also essential steps in effective mitigation and CEQA compliance. The qualified professional shall have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation shall not be achieved until the found resources are entered into curation at an established museum repository and fully documented.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>MM Cultural 6: The applicant shall contract with a qualified professional to prepare a report of findings with an appended itemized inventory of specimens. This report and inventory shall be submitted to the City of Riverside Historic Preservation Officer along with confirmation of the curation of the recovered specimens into an established, accredited museum repository. Submittal of this report to the City of Riverside will signify completion of the program to mitigate impacts to cultural, archaeological and paleontological resources.</p> <p>With the incorporation of the aforementioned mitigation measures, the project will have a less than significant impact.</p>				
<p>c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5c. Response: (Source: General Plan 2025 Policy HP-1.3)</p> <p>The project area is identified by the General Plan EIR as having an unknown potential for archeological resources. The project site is generally flat and does not exhibit any unique geologic features. The entire project site has an unknown potential for unique paleontological resources. However, given that the project area has recently been fully developed, the project will have a less than significant impact on substantial adverse changes to archeological and paleontological resource. There are no known historical resources (excluding the cultural resources discusses above), archaeological or paleontological resources on the property and no further cultural resources investigations are required unless buried archaeological deposits are encountered during grading. The potential for the project area to contain intact buried archaeological deposits is considered low. However, should historical resources, archaeological, or paleontological materials be encountered during grading, an adverse change in significance could occur. Therefore, the following mitigation measures shall be implemented:</p> <p>MM Cultural 4: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City’s General Plan Update:</p> <p>In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity.</p> <p>If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.</p> <p>In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, <i>State CEQA Guidelines</i> 15064.5(e), and Public Resources Code 5097.98 <u>must</u> be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>re-enter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p> <p>With the incorporation of the aforementioned mitigation measures, the project will have a less than significant impact.</p>				
<p>d. Disturb any human remains, including those interred outside of formal cemeteries?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5d. Response: <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity)</i></p> <p>The project area is identified by the General Plan EIR as having an unknown potential for archeological resources. The project site is generally flat and does not exhibit any unique geologic features. The entire project site has an unknown potential for unique paleontological resources. However, given that the project area has recently been fully developed, the project will have a less than significant impact on substantial adverse changes to archeological and paleontological resource. There are no known historical resources (excluding the cultural resources discusses above), archaeological or paleontological resources on the property and no further cultural resources investigations are required unless buried archaeological deposits are encountered during grading. The potential for the project area to contain intact buried archaeological deposits is considered low. However, should historical resources, archaeological, or paleontological materials be encountered during grading, an adverse change in significance could occur. Therefore, the following mitigation measures shall be implemented:</p> <p>MM Cultural 4: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City’s General Plan Update:</p> <p>In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity.</p> <p>If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.</p> <p>In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, <i>State CEQA Guidelines</i> 15064.5(e), and Public Resources Code 5097.98 <u>must</u> be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-enter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>With the incorporation of the aforementioned mitigation measures, the project will have a less than significant impact.</p>				
<p>6. GEOLOGY AND SOILS. Would the project:</p>				
<p>a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6i. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones & General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p> <p>There are no known active faults located on the property. The overall area does not have a history of intense seismic activity. However, all of California can be expected to be subjected to strong earthquake-induced ground shaking during the useful life of the new proposed residences and commercial structures. This seismic activity is likely to originate along the Elsinore Fault, located approximately seven miles southwest of the project site. Other active faults would be the Sierra Madre-Cucamonga, the San Jacinto as well as the San Andreas, which are a considerable distance north and west. The project site is not delineated within the most recent Alquist-Priolo Earthquake Fault zoning Map issued by the state Geologist for the area. All structures, prior to the issuance of building permits will be subject to review and approval by the City’s Building Official based upon the requirements of the California Building Code.</p> <p>Based upon the requirements of the California Building Code the risk to structures will be less than significant.</p>				
<p>ii. Strong seismic ground shaking?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6ii. Response: (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p> <p>The San Jacinto Fault Zone located in the northeastern portion of the City, or the Elsinore Fault Zone, located in the southern portion of the City’s Sphere of Influence, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. Because the proposed project complies with California Building Code regulations, impacts associated with strong seismic ground shaking will have no impact directly, indirectly and cumulatively.</p>				
<p>iii. Seismic-related ground failure, including liquefaction?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6iii. 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>The project site is located in an area with very low potential for liquefaction as depicted in the General Plan 2025 Liquefaction Zones Map – Figure PS-2. Compliance with the California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction would have no impact directly, indirectly and cumulatively.</p>				
<p>iv. Landslides?</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>6iv. 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>The project site and its surroundings have generally flat topography and are not located in an area prone to landslides per Figure 5.6-1 of the General Plan 2025 Program Final PEIR. Therefore, there will be no impact related to landslides directly, indirectly and cumulatively.</p>				
<p>b. Result in substantial soil erosion or the loss of topsoil?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6b. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code, and SWPPP)</p> <p>Erosion and loss of topsoil could occur as a result of the project. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The City is not responsible for approving the SWPPP or ensuring that it is implemented. Rather, the Regional Water Quality Control Board (RWQCB) is responsible for enforcing National Pollutant Discharge Elimination System (NPDES) regulations. In addition the Subdivision Code (Title 18) sets forth erosion control standards for which all development activity must comply and the Grading Code (Title 17) also requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Titles 18 and 17 will ensure that soil erosion or loss of topsoil will be less than significant impact directly, indirectly and cumulatively.</p>				
<p>c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6c. 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>The general topography of the subject site is flat with a 2.6% slope from the southwest to the north east. Compliance with the City’s existing codes and the policies contained in the General Plan 2025 help to ensure that impacts related to geologic conditions are reduced to less than significant impact levels directly, indirectly and cumulatively.</p> <p>Landslides: See response 6 a iv.</p> <p>Lateral Spreading: Adherence to the City’s Grading and Subdivision Codes as well as the California Building Code in the design of this project will prevent lateral spreading. As the site is graded to accommodate the project, a 4-foot retaining wall will be placed on the northeastern corner of the project site.</p> <p>Subsidence: The project site is relatively flat with a low potential for liquefaction. As such, the potential for subsidence is less than significant.</p> <p>Liquefaction: See response 6 a iii.</p> <p>Collapse: Adherence to the City’s grading and building requirements will ensure that the property is adequately prepared to prevent the collapse of the graded pad.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
As illustrated above, the project will have a less than significant impact both directly, indirectly and cumulatively on unstable soils.				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6d. 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>In the California Building Code expansive soil is defined under California Building Code Section 1802.3.2 (2007). The soil type of the subject site is identified as Buren and Greenfield. The Buren soil is characterized by having a moderate shrink-swell potential while the Greenfield soil has a low potential. Compliance with the applicable provisions of the City’s Subdivision Code – Title 18 and the California Building Code with regard to soil hazards related to the expansive soils will be reduced to a less than significant impact level for this project directly, indirectly and cumulatively.</p>				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6e. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)</p> <p>The proposed project will be served by existing sewer infrastructure located within the public right of way. The project will, however, install on-site infrastructure to serve the proposed uses. Therefore the project will have no impact related to soils incapable of supporting the use of septic tanks or alternative water disposal systems either directly, indirectly or cumulatively.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. 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"/>

7a. Response: *(Source: GHG Analysis prepared by Giroux and Associates on May 13, 2014)*

As the proposed project involves the development of a multiple-family residential project consisting of 125 units (42 one-bedroom units, 76 two-bedroom units and 7 three-bedroom units), within a five story building, generally situated along Market Street and portions of First and Second Streets, 233 parking space, mostly located within a two-level parking structure, with 8 surface parking spaces generally located towards the westerly portion of the site. Recreational amenities include a two-story, 3,681 square-foot clubhouse/fitness center, swimming pool, an interior courtyard with grill top island, a pet park, a courtyard facing Market Street and a sculpture garden, located on the northwesterly portion of the site, the project is considered consistent with the General Plan 2025.

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

The results of the Climate Change Analysis indicate that the proposed project will result in a net increase in 2,259.9 metric tons per year of CO₂e. The City of Riverside has not adopted a threshold of significance for GhG emissions. Regional air districts have developed thresholds that may be relevant to the project. However, the project GHG emissions are below the recommended 3500 ton threshold as set forth by SCAQMD. The project will also comply with the City’s General Plan policies and State Building Code provisions designed to reduce GhGs. Finally, the Climate Change Analysis demonstrates that the project will not interfere with the state’s goals of reducing GhG emissions to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GhG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05.

Construction Emissions:

Construction Emission Source	Emissions (Metric Tons Co₂e/Year)
Construction 2015	567.0
Amortized	18.9

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

Operational Emissions Source	GhG Emissions (MTCO _{2e})/year)*
Operational (Mobile) Sources	1444.2
Area Sources	34.4
Electrical Consumption	604.2
Solid Waste Generation	30.8
Water Supply	127.4
Annualized Construction	18.9
Total	2259.9
Significance Threshold (SCAQMD)	3,500

b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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7b. Response: (Source: Project Specific Air Quality and GHG Impact Analysis prepared by Giroux and Associates on May 13, 2014)

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, State Building Code provisions and SCAQMD significance threshold to reduce GhG emissions. In addition, the project would comply with all SCAQMD applicable rules and regulations during construction of the multi-family residential complex and, as demonstrated in the Climate Change Analysis, will not interfere with the State's goals of reducing GhG emission to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GhG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Based upon the prepared Climate Change Analysis for this project and the discussion above, the project will not conflict with any applicable plan, policy or regulation related to the reduction in the emissions of GhG and thus a **less than significant impact** will occur directly, indirectly and cumulatively in this regard.

8. 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"/>
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8a. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)

The proposed project may include the transportation of hazardous materials depending on the end user of the

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>project. The United States Department of Transportation (USDOT) Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials, as described in Title 49 of the Code of Federal Regulations, and implemented by Title 13 of the CCR.</p> <p>The transportation of hazardous materials can result in accidental spills, leaks, toxic releases, fire, or explosion. It is possible that licensed vendors could bring some hazardous materials to and from the project site. However, appropriate documentation for all hazardous waste that is transported in connection with this project's activities will be provided as required for compliance with existing hazardous materials regulations codified in Titles 8, 22, and 26 of the California Code of Regulations, and their enabling legislation set forth in Chapter 6.95 of the California Health and Safety Code. In addition, the specific project-site developers shall comply with all applicable Federal, State, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste, including but not limited to Title 49 of the Code of Federal Regulations.</p> <p>As well, hazardous materials are required to be stored in designated areas designed to prevent accidental release to the environment and disposed of according to the rules and regulations of State and Federal agencies. The California Building Code (CBC) requirements prescribe safe accommodations for materials that present a moderate explosion hazard, high fire, physical hazard, or health hazards. Compliance with all applicable Federal and State laws and the CBC related to the storage of hazardous materials would maximize containment and provide for prompt and effective clean-up if an accidental release occurs. In addition, the City of Riverside has initiated a hazardous waste pick up day and has opened designated locations that will accept and ensure the proper disposal of household hazardous waste.</p> <p>Compliance with all applicable Federal and State laws, including the CBC and the submittal of a business plan to the City's Fire Department (edit if this is not required) related to the transportation, storage and disposal of hazardous materials, would reduce the likelihood and severity of accidents. Thereby, there would be less than significant impact directly, indirectly and cumulatively to the public or the environment through the routine transport, use, or disposal of hazardous materials.</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>8b. Response: <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside's EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan.</i></p> <p>As noted in 8a above, the project may involve the use of hazardous materials but shall comply with all applicable Federal, State, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste, including but not limited to Title 49 of the Code of Federal Regulations implemented by Title 13 of the CCR, which describes strict regulations for the safe transportation of hazardous materials. (See response 7a above for more details).</p> <p>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>8c. Response: <i>(Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D -</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>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.</i></p>				
<p>Although hazardous materials and waste generated from the construction of project and related infrastructure may pose a health risk to nearby school, all businesses that handle or have on-site transportation of hazardous materials are required to comply with the provisions of the City’s Fire Code and any additional element as required in the California Health and Safety Code Article 1 Chapter 6.95 for the Business Emergency Plan. Both the Federal and State governments require all businesses that handle more than a specified amount of hazardous materials to submit a business plan to a regulating agency. There are no schools within ¼ miles of the project site. However, there is one school located within a half mile radius, Bryant Elementary School, and is located at 4324 Third Street. With compliance to existing Federal and State regulations impacts associated with the exposure of schools to hazardous materials are less than significant directly, indirectly and cumulatively.</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"/>
<p>8d. Response: <i>(Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)</i></p> <p>A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the project would have no impact to creating any significant hazard to the 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 for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8e. Response: <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP and March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)</i></p> <p>All airports, public and private, with influence area over the City have a valid airport land use plan. A review of the safety and/or airport compatibility zones as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR found that the project site is not located within any airport land use plan area or compatibility zone. 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. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8f. Response: <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP)</i></p> <p>There are no private airstrips within the City and the project is not within the influence area of Flabob Airport just outside the City. 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>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>8g. 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>The City of Riverside has developed an extensive Emergency Operations Plan, created by the Emergency Management Office. The City’s Fire Department promotes a high level of multi-jurisdictional cooperation and communication for emergency planning and response management through activation of the Standardized Emergency Management System (SEMS) as well as establishing emergency evacuation routes. The General Plan also provides policies to identify methods of implementing the emergency plan. With continued use of the SEMS and because the proposed project is consistent with the General Plan 2025 and consistent with General Plan policies enforcing compliance with the Emergency Operations Plan, impacts to emergency response/evacuation plans will be less than significant.</p>				
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8h. 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)</p> <p>The proposed project is located in an urbanized area where no wildlands exist and the property is no located within a Very High Fire Severity Zone (VHFSZ) or adjacent to wildland areas or a VHFSZ; therefore no impact regarding wildland fires either directly, indirectly or cumulatively from this project will occur.</p>				
<p>9. HYDROLOGY AND WATER QUALITY. Would the project:</p>				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9a. Response: (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water and Project Specific Water Quality Management Plan prepared by IW Consulting on September 29, 2014)</p> <p>The project site was previously developed with close to 75 percent of impervious surface, with the exception of landscaped areas and the rear and front yards of the existing single-family residences. Upon construction of the buildings and parking lot for this project, the permeable area of the project site will increase slightly with additional landscaped area. A preliminary WQMP has been submitted and approved by the Public Works Department for this project. Furthermore, under the NPDES permit managed by the RWQCB, the project is not required to institute new water quality BMPs, as no new runoff will be generated from the project. Urban runoff is currently and will continue to be conveyed by local drainage facilities developed throughout the City to regional drainage facilities, and then ultimately to the receiving waters. To address potential water contaminants, the project is required to comply with applicable Federal, State, and local water quality regulations.</p> <p>Prior to issuance of a grading or building permit, a final approved WQMP will be required for the project, as well as coverage under the State’s General Permit for Construction Activities, administered by the Santa Ana RWQCB. Storm water management measures will be required to be implemented to effectively control erosion and</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>sedimentation and other construction-related pollutants during construction. Given compliance with all applicable local, state, and federal laws regulating surface water quality and the fact that the project will not result in a net increase of surface water runoff, the proposed project as designed is anticipated to result in a less than significant impact directly, indirectly or cumulatively.</p> <p>The project incorporates site design, source controls and treatment control BMPs to address storm water runoff. A majority of the flows from the site will be captured in the on-street gutters and conveyed to retention basins for infiltration. In addition to the treatment control mentioned above, the applicant is proposing site design techniques and BMPs including minimizing urban runoff, minimizing the impervious footprint, and removing directly connected impervious areas. These techniques were obtained by maximizing the permeable area, constructing to the minimum width and minimizing hardscape, whenever possible. These BMPs combined with compliance of existing regulator statutes will have a less than significant impact directly, indirectly and cumulatively on violating any water quality standards or waste discharge requirements.</p>				
<p>b. 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9b. Response: <i>(Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3, RPU Map of Water Supply Basins, RPU Urban Water Management Plan.</i></p> <p>The proposed project is located within the Riverside South Water Supply Basin. The General Plan 2025 Program Final PEIR determined that implementation of the General Plan 2025 Program would 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. As a result, impacts to groundwater due to implementation of the General Plan 2025 Program were found to be less than significant.</p> <p>Because the proposed project serves to implement and is consistent with the General Plan 2025 Program and Downtown Specific Plan, 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, impacts to groundwater supplies and recharge are less than significant impact directly, indirectly and 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, in a manner which would result in substantial erosion or siltation on- or off-site?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9c. Response: <i>(Source: Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan)</i></p> <p>The project is subject to NPDES requirements; areas of one acre or more of disturbance are subject to preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP for the prevention of runoff during construction. Erosion, siltation and other possible pollutants associated with long-term implementation of projects are addressed as part of the Water Quality Management Plan (WQMP) and grading permit process. Therefore, the project will have a less than significant impact directly, indirectly or cumulatively to existing drainage patterns.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9d. Response: <i>(Source: Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan)</i></p> <p>The project site is located in zone X of the FEMA Flood Insurance Maps (tile 06065C0726G, August 28, 2008) and is not located within the 100-year or 500-year flood plain. Underground storm drains and streets are designed to accommodate the 10-year storm flow from curb to curb, while 100-year storms are accommodated within street right-of-ways. The runoff from the project in a developed condition has been studied and is required to be attenuated on-site, so that the off-site discharge is the same as the undeveloped condition. Therefore no flooding on or off-site as a result of the project will occur and there will be no impact directly, indirectly or cumulatively.</p>				
e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9e. Response: <i>(Source: Preliminary Grading Plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan)</i></p> <p>Within the scope of the project is the installation of storm water drainage systems, specifically as described within the project description portion of this project. As the storm water drainage system will be installed concurrently with the construction of this project, the storm water drainage system will be adequately sized to accommodate the drainage created by this project. The project is expected to generate the following pollutants: sediment/turbidity, nutrients, trash and debris, oxygen demanding substances, bacteria and viruses (pathogens), oil & grease organic compounds, metals, and pesticides. These expected pollutants will be treated through the incorporation of the site design, source control and treatment control measures specified in the project specific WQMP and recorded against the project. Therefore, as the expected pollutants will be mitigated through the project site design, source control, and treatment controls already integrated into the project design, the project will not create or contribute runoff water exceeding capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff and there will be a less than significant impact directly, indirectly or cumulatively.</p>				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9f. Response: <i>(Source: Project Specific – Stormwater Pollution Prevention Plan, and Water Quality Management Plan)</i></p> <p>The project proponent conducted a Preliminary Project Specific Water Quality Management Plan consistent with City of Riverside requirements. The project identified Pathogens as the pollutant of concern. As such, appropriate site design, source control and treatment control best management practices were incorporated into the project design to fully address pathogens and other potential and expected pollutants generally associated with a residential land use, such as trash and debris, oil, etc. As the project has been reviewed by the City’s Public Works Department and appropriate best management practices have been incorporated into the project design, a less than significant impact to degrading water quality will occur directly, indirectly and cumulatively.</p>				
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9g. Response: <i>(Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps)</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Zone X Panel 06065C0726G, August 28, 2008)</i></p> <p>A review of National Flood Insurance Rate Map (Community Panel Number 06065C0726G dated August 28, 2008) and Figure 5.8-2 -- Flood Hazard Areas of the General Plan Program FPEIR, shows that the project is not located within or near a 100-year flood hazard area. There will be no impact caused by this project directly, indirectly or cumulatively as it will not place housing within a 100-year flood hazard area.</p>				
<p>h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9h. Response: <i>(Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X Panel 06065C0726G, August 28, 2008)</i></p> <p>The project site is not located within or near a 100-year flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Community Panel Number 06065C0726G dated August 28, 2008). Therefore, the project will not place a structure within a 100-year flood hazard area that would impede or redirect flood flows and no impact will occur directly, indirectly or cumulatively.</p>				
<p>i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9i. Response: <i>(Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X Panel 06065C0726G, August 28, 2008)</i></p> <p>The project site is not located within a 100- or 500-year flood hazard area nor is it located within a dam inundation area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Community Panel Number 06065C0726G dated August 28, 2008). Therefore, the project will not place a structure within a dam inundation area that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.</p>				
<p>j. Inundation by seiche, tsunami, or mudflow?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9j. Response: <i>(Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality)</i></p> <p>Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, no impacts due to tsunamis will occur directly, indirectly or cumulatively.</p> <p>Additionally, the proposed project site and its surroundings have generally flat topography and is within an urbanized area not within proximity to Lake Mathews, Lake Evans, the Santa Ana River, Lake Hills, Norco Hills, Box Springs Mountain Area or any of the 9 arroyos which transverse the City and its sphere of influence. Therefore no impact potential for seich or mudflow exists either directly, indirectly or cumulatively.</p>				
<p>10. 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>10a. Response: <i>(Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers)</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The proposed project has been designed to be consistent with and 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 Downtown Specific Plan and Subdivision Code. Therefore, the project impacts related to physical division of a community are less than significant.</p>				
<p>b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) 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>10b. Response: <i>(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, Downtown Specific Plan, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)</i></p> <p>The proposed project will facilitate the development of 125 residential dwelling units in a new five story building. The project has been reviewed for compliance with all applicable General Plan Policies, Zoning Regulations and Standards, and the Downtown Specific Plan.</p> <p>The Raincross District is divided into two sub-areas. The center of the District is occupied by the Mission Inn Historic District, which contains Riverside’s most important historic buildings. In this sub-area the development standards have been carefully crafted to maintain a scale of development that is compatible with the well-established historic fabric of the district. Outside of the Mission Inn Historic District, the development standards of the District allow greater intensity, while still assuring compatibility of the adjacent historic district and historic residential areas beyond. The development standards for the Raincross District are designed to create a place of daytime, evening and weekend activity by providing a high activity pedestrian environment with a storefront emphasis at the street level.</p> <p>Within the Raincross District, there are numerous local and national historic landmarks that define the district’s character, including the Mission Inn, Fox Theater, Stalder Building, Municipal Museum, Unitarian Church, Congregational Church, Municipal Auditorium, Post Office, Loring Building, and Art Museum. Preservation of such structures, along with careful and compatible design of new development is important in maintaining the District’s character and unique sense of identity. The maximum density within the District is 60 du/ac. The proposed project will have a residential density of 50 du/ac. The proposed project complies with all applicable sections of the Downtown Specific Plan and Zoning Code.</p> <p>Therefore, the project will have a less than significant impact or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.</p>				
<p>c. Conflict with any applicable habitat conservation plan or natural community conservation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10c. Response: <i>(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, enter appropriate Specific Plan if one, 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.</i></p> <p>The project area is built-up and located within a fully developed urban setting. The project site was fully developed during the early 20th century and remained developed with various commercial and residential uses until 2007 when several of the non-historic residents were demolished in preparation for a mixed use development project. The</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>project site contains no drainages, wetlands as defined by Section 404 of the Clean Water Act, riparian, nor any environmentally sensitive habitat. Consultation of MSHCP Report Generator indicated that the project area is not located a Criteria Cell or a Subunit Area. In addition, none of the parcels were identified as requiring additional habitat surveys for the various listed species of the MSHCP. Therefore, the project will have a less than significant impact on candidate, sensitive or special status species.</p>				
<p>11. 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>11a. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p>				
<p>The project site is located in the MRZ-4 area on the Mineral Resources map. The General Plan determined that areas located in the MRZ-4 are unlikely to have significant mineral deposits. Further, as single family residential and commercial uses surround the subject site and the site was previously developed with a commercial development, the existing land uses and the underlying land use designations preclude the mining of the underlain resources. Therefore, the project will have a less than significant impact on mineral resources.</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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>11b. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p>				
<p>The project site is located in the MRZ-4 area on the Mineral Resources map. The General Plan determined that areas located in the MRZ-4 are unlikely to have significant mineral deposits. Further, as single family residential and commercial uses surround the subject site and the site was previously developed with a commercial development, the existing land uses and the underlying land use designations preclude the mining of the underlain resources. Therefore, the project will have a less than significant impact on mineral resources.</p>				
<p>12. NOISE.</p>				
<p>Would the project result in:</p>				
<p>a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12a. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code, and Project Specific Noise Study/Acoustical Analysis prepared by Giroux and Associates on November 11, 2014)</p>				
<p>The project site is located partially within the 70 CNEL, 65 CNEL and 60 CNEL 2025 Roadway Noise contour sections; however, the 70 CNEL only extents 11 feet into the project site. Based on Figure N-10 of the General Plan 2025, in-fill residential developments are conditionally acceptable within the 75 CNEL contours. As with all development projects, the proposed residential units will be constructed with materials to ensure that the interior noise levels do not exceed 45 CNEL. Various construction methods such as sound insulating windows may be used to further reduce the interior noise levels. To ensure interior noise levels are within acceptable ranges, the following</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>mitigation measure has been added:</p> <p>In addition to the roadway contours, the project site is located within the 60 CNEL contour for freeway noise from the SR-91 freeway and railroad noise from the union pacific railway. Based on Figure N-10 of the General Plan 2025, in-fill residential is normally acceptable in noise levels up to 65 CNEL and conditionally acceptable up to 75 CNEL. Given that the project site is not located within contour levels exceeding 60 CNELs, the project will have a less than significant impact from freeway and railway noises.</p> <p>Further, the project was reviewed for potential impacts as a result airport operations. As noted above, the project site is not located within any airport influence area. Based on figures N-8 and N-9 (Riverside and Flabob Airport Noise Contours and March ARB noise Contours respectively), the project site is not located within any identified noise contour. Therefore, the project will have no impact from airport operational noises.</p> <p>In summary, the project is located within the 70 CNEL for Roadway, and 60 CNEL for Freeways and Railways noise contours. Given that residential uses are Conditionally Acceptable within the 70 CNEL contours, the project will have a less than significant impact on the residential uses with the following mitigation measures. Finally, Title 24, Section 1207 Part 8 along with the mitigation measures require that the residential development have a maximum interior noise level of 45 CNEL. Therefore, by complying with the requirements of Title 24 of the California Building Code and the mitigation measures set forth in the project specific noise study, interior project noise will have a less than significant impact.</p> <p>MM Noise 1: Limit hours of construction to occur between the hours of 7 a.m. to 7 p.m. Monday through Friday and 8 a.m. to 5 p.m. on Saturdays.</p> <p>MM Noise 2: Insure that motor powered equipment is equipped with proper mufflers.</p> <p>MM Noise 3: Establish equipment staging areas along the Market Street frontage.</p> <p>MM Noise 4: Use the quietest equipment possible when operating within 160 feet of any off-site residence.</p> <p>MM Noise 5: Erect a temporary 8-foot high barrier along the South-Southwesterly site boundary along Second Street extending 200 feet eastward from the Fairmount/Second Street site corner.</p> <p>MM Noise 6: All patios or decks with a line-of-sight to Market Street be equipped with a 5-foot transparent glass or plastic shield (or combination) enclosure that would permit view while mitigating noise.</p>				
<p>b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12b. Response: <i>(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report and Project Specific Noise Study/Acoustical Analysis prepared by Giroux and Associates on November 11, 2014)</i></p> <p>Construction related activities although short term, are the most common source of ground borne noise that could affect occupants of neighboring uses throughout the City. While intermittent, train vibration is also a significant source of ground borne noise and vibration. At a programmatic level, the GP 2025 FPEIR determined that through the General Plan, Implementation Plan tools, especially Tool N-11 and N-1 impacts related to excessive ground borne vibration for uses located immediately adjacent to railroad tracks to be less than significant.</p> <p>The project site is located 0.5 miles from the nearest railroad line and is located on the easterly side of the 91 freeway. Although the project site is located within the 60 CNEL contour, the potential for excessive ground borne</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>vibrations is minimal. Finally, several hundred single-family residences, condominiums, and apartments are located between the project site and the nearest railroad. Given the significant separation, the exposure of people to excessive ground borne vibrations, specifically those related to the railroad is less than significant.</p> <p>Additionally, on-site construction equipment, such as a large bulldozer, would create the maximum potential vibration. The stated vibration source level in the FTA Handbook for such equipment is 81 VdBA at 50 feet from the source. With typical vibrational energy spreading loss, the vibration annoyance standard second is met at 56 feet. The nearest sensitive use to the project site is more than 75 feet from any construction envelope boundary. Additionally, all adjacent residential uses are located across either First, Second or Fairmount Boulevard and traffic along those roadways will mask possible project construction vibrations. Construction activity vibration impacts are judged as less-than-significant.</p>				
<p>c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12c. Response: <i>(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code, and Project Specific Noise Study/Acoustical Analysis prepared by Giroux and Associates on November 11, 2014)</i></p> <p>The site is located in a predominately residential and commercial area, although noise sensitive residential uses exist to the north and west of the project site, given that the project is located along a major arterial street that is a contributor to the existing noise environment, the increase in noise levels generated by the operation of this project would be less than significant. Site operations will be required to be conducted in compliance with the City’s Noise Ordinance (Title 7 of the Municipal Code). Compliance with the Noise Ordinance will insure that any increased noise level should not be more than what was previously considered and approved as part of the General Plan and should not be detrimental to any surrounding land uses.</p> <p>The project noise impact study indicates a less-than-significant noise impact from project-related traffic on project vicinity receptors. Project-related traffic will not cause noise standards to be exceeded, nor make substantially worse any existing violations.</p>				
<p>d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12d. Response: <i>(Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing Conditions Report and Project Specific Noise Study/Acoustical Analysis prepared by Giroux and Associates on November 11, 2014)</i></p> <p>The primary source of temporary or periodic noise associated with the proposed project is from construction activity and maintenance work. Construction noise typically involves the loudest common urban noise events associated with building demolition, grading and construction.</p> <p>Both the General Plan 2025 and Municipal Code Title 7 (Noise Code) limit construction activities to specific times and days of the week and during those specified times, construction activity is subject to the noise standards provided in the Title 7. Considering the short-term nature of construction and the provisions of the Noise Code, the temporary and periodic increase in noise levels due to the construction which may result from the project are</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
considered less than significant directly, indirectly and cumulatively.				
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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12e. Response: (Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contour, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP, 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>The proposed project is not located within an airport land use plan or within two miles of a public airport of public use airport and as such will have no impact on people residing or working in the project area to excessive noise levels either directly, indirectly or cumulatively.</p>				
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12f. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>Per the GP 2025 Program FPEIR, there are no private airstrips within the City that would expose people working or residing in the City to excessive noise levels. Because the proposed project consists of development anticipated under the General Plan 2025, is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have no impact directly, indirectly or cumulatively.</p>				
13. POPULATION AND HOUSING.				
Would the project:				
a. Induce substantial 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>13a. 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>According to the City of Riverside’s General Plan, the current demographic data states that the city of Riverside’s population in 2010 was 303,871, with a population projection growth rate, administered by SCAG, of 35,129, an 11.5% increase by the year 2020.</p> <p>The project involves the development of an apartment project consisting of 125 residential dwelling units and may involve additional infrastructure that could indirectly induce population growth. However, the project is consistent with the land use designation established under the General Plan 2025 Program. The General Plan 2025 Final PEIR determined that Citywide, future development anticipated under the General Plan 2025 would have significant population growth impacts, however, a Statement of Overriding Considerations was adopted for population impacts</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
as part of the General Plan 2025 Program Final PEIR. Because the proposed project is consistent with the General Plan 2025, population growth impacts were previously evaluated in the GP 2025 FPEIR, a Statement of Overriding Considerations was adopted, and the project does not result in new impacts beyond those previously evaluated in the GP 2025 FPEIR, impacts will be less than significant.				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13b. Response: <i>(Source: CADME Land Use 2003 Layer)</i> The project will not displace existing housing or people, necessitating the construction of replacement housing elsewhere because the project site is vacant. The existing residences on site will be relocated and rehabilitated to be reoccupied as residential dwelling units. Therefore, the project will have no impact on displacing existing housing.				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13c. Response: <i>(Source: CADME Land Use 2003 Layer)</i> The project will not displace existing housing or people, necessitating the construction of replacement housing elsewhere because the two existing residential structures are vacant. As part of mitigation measures the existing residences on site will either, be relocated and rehabilitated or rehabilitated on-site to be reoccupied as residential dwelling units. Therefore, the project will have no impact on displacing existing housing.				
14. PUBLIC SERVICES.				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14a. Response: <i>(Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)</i> The City of Riverside Department (RFD) operates 14 fire stations throughout the city. The project will be served by City of Riverside Fire Station 1, located at 3401 University Avenue. The fire department currently serves the exiting parcel; therefore the construction of the residential project will not represent a significant increase in the number of developments requiring service. In addition, prior to the issuance of building permits all construction documents will be reviewed and approved by the city of Riverside Fire Department and found to be consistent with the Uniform Fire Code. The development will be required to provide fully operational fire suppression equipment at different stages of development per the Fire Codes and the CBC. The City Fire Department and the City continually assess the need for additional fire and emergency service resources and facilities, the construction of the proposed project does not necessitate the need for new fire facilities in and of itself, however, it does contribute to the cumulative need for fire services throughout the City. Per Ordinance 5984, adopted in 1991, new development is required to pay impact fees which can go toward purchasing land and construction of new fire facilities. Therefore, the projects location will				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
not create a significant effect upon or result in a need for new or altered fire service. A less than significant is expected.				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14b. Response: (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)</p> <p>As noted above, the project is consistent with the General Plan Population projects for the city. The implementation of the proposed project will not result in a substantial increase to population that was not otherwise considered with the adoption of the General Plan 2025. In an effort to decentralize policing operations the City of Riverside Police Department (RPD) operates from three major facilities to deliver services to the Community residences, based upon four geographical service areas called Neighborhood Policing Center (NPC). The project site is located within the North NPC. The North NPC Field Operations are based at the Main Station at 4102 Orange Street.</p> <p>The RPD does not use a formula for calculating the number of officers per capita. Instead, staffing for the department is based on the business and residential growth and evaluated on a project by project basis. Residential staffing is based on dwellings per development and business staffing is based on square footage of the business, type of business and type of police services required. As a result RPD estimates its staffing projections through 2025 are 110 additional sworn officers and 55 additional non-sworn personnel above present levels. According to General Plan Policy PS-7.5 RPD will endeavor to respond to Priority 1 calls within 7 minutes, and to respond to Priority 2 calls within 12 minutes. As the proposed project is consistent with the provisions of the Zoning Code and consistent with the General Plan Land Use designation for the area, the project within the exiting neighborhood will have a less than significant effect upon or will result in a less than significant need for new or altered police service.</p>				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14c. Response: (Source: FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Figure 5.13-3, Table 5.13-G – Student Generation for RUSD by Education Level, and Figure 5.13-4 – Other School District Boundaries)</p> <p>The project site is located within the Riverside Unified School District. As the proposed project is consistent with the General Plan population projections, the project will have a less than significant impact on the existing schools.</p> <p>Funding of school facilities has been affected by Senate Bill 50 (SB50), also known as Proposition 1A, codified in California Government Code Section 65995. The law limits the amount of fees and site dedication that school districts can require of developers to off-set the impact of new development on the school system. The proposed development will be required to pay school impact fees on a per square foot basis to address the demand upon the local public school facilities. This fee would be required regardless of whether the project was subject to CEQA. Given the small scale of the project and the existing requirement for the payment of a required fee, the impacts on school services are less than significant.</p>				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14d. 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)</p> <p>The proposed project will not result in a change in land use from that land use anticipated by the City’s General Plan, or Zoning Code and will therefore not increase permanent population in the city over and above the population that was anticipated and evaluated by the City’s General Plan. The City of Riverside Park and Recreation department currently operate 25 developed neighborhood parks and 4 undeveloped neighborhood parks. Additionally, the city operates 14 community parks and 11 special use parks. Collectively, city-owned park and</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>recreation facilities exceed 2,813 acres with an additional 13,022 acres provided by non-city owned parks. While the proposed project will not necessitate the construction of new recreation facilities, the city has implemented a local park development fee in accordance with Chapter 16.60 of the Municipal Code. The fee program was established to enable the acquisition, development, or improvement of neighborhood and community parks. As the proposed development will be required to pay the Local Park Development Fee prior to permit issuance, the proposed project will have a less than significant impact on parks.</p>				
<p>e. Other public facilities?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14e. Response: <i>(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)</i></p> <p>Implementation of the project will not result in a permanent increase in population over and above the population that was anticipated and evaluated by the City’s General Plan. The City’s General Plan includes policies which will substantially lessen the impacts of the project on library services including Policies ED-5.1 and ED-5.2 call for the city or provide ample library facilities, conduct public outreach to the community to assess its library needs and determine how to address those needs. Finally, Policy LU-26-1 requires the City to enforce community facilities standards, including those for libraries. Thus, though the implementation of the General Plan policies, the City has attempted to mitigate those impacts to libraries caused by new development. General Plan implementation Tool 38 will require the City to search for and address funding mechanisms to support library needs. Further, General Plan Mitigation Measure PS2 ensures that the City will provide such finding and identify ways which such finding could be provided. Therefore, given the limited scope of the project, together with the Policies and Tools incorporated by the City’s’ General Plan and MM PS2 within the General Plan, impacts to libraries are considered less than significant.</p>				
<p>15. RECREATION.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15a. Response: <i>(Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</i></p> <p>The project will facilitate the development of a residential project with on-site amenities. There are four parks located within one mile of the project site including one neighborhood parks, Loring Park, 3787 Buena Vista Drive, two reserve/open space parks, Fairmount Park, 2601 Fairmount Boulevard, and Mount Rubidoux Park, 4706 Mt. Rubidoux Street, and one citywide park, White Park, 3936 Chestnut Park. Loring Park is a 2.45 acre open space park. Fairmount Park is a 209.58 acre site with lighted tennis courts, playground, horseshoe pits, barbecues, covered picnic areas, boathouse, golf course etc. Mount Rubidoux Park is a 161.01 acre open space park with jogging and running paths. White Park is a 5.27 acre site with a senior center, Asian garden, picnic tables, restroom and botanical gardens.</p> <p>The proposed project is consistent with the City’s General Plan, as the project is consistent with the City’s General Plan Land Use Designation; therefore, the project would minimally increase the use of existing neighborhood parks. The project would not cause substantial physical deterioration of the facility nor would deterioration be substantially accelerated. Therefore a less than significant impact is expected.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15b. Response:</p> <p>The project does not include the construction of new or expansion of existing recreational facilities. As the construction or expansion of new or existing recreational facilities is not within the scope of this project, no impact is expected.</p>				
<p>16. TRANSPORTATION/TRAFFIC. Would the project result in:</p>				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16a. Response: <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP, and if required/recommended by the City’s Traffic Engineer: Project Specific Traffic Impact Analysis prepared by Kunzman Associates, Inc. on April 14, 2014)</i></p> <p>In April 2014, Kunzman and Associates, Inc. prepared a project specific Traffic Impact Analysis based on the proposed original project consisting of 142 residential dwelling units. In November of 2014, the original TIA was revised to reflect the current proposed project of 125 residential dwelling units and parking structure.</p> <p>Roadway capacity is adequate to accommodate the projected traffic volumes, of the proposed project. As determined by the City Traffic Engineer and Traffic Impact Analysis prepared for the proposed apartment complex project, the proposed project will operate at acceptable Levels of Service during peak hours. With all recommended on-site and off-site improvements and conditions in relation to the project, the project will have a less than significant impact directly, indirectly or cumulatively on traffic load and capacity of the street system.</p>				
b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16b. Response: <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP, and if required/recommended by the City’s Traffic Engineer: Project Specific Traffic Impact Analysis prepared by Kunzman Associates, Inc. on April 14, 2014)</i></p> <p>Project is consistent with the General Plan 2025 and the General Plan 2025 FPEIR. Given that the General Plan is consistent with the SCAG RTP, the project is consistent with the RTP and will have a less than significant impact.</p>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16c. Response: <i>(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)</i></p> <p>The project will not change air traffic patterns, increase air traffic levels or change the location of air traffic patterns. It is not located within an airport influence area. As such, this project will have no impact directly, indirectly or cumulatively on air traffic patterns.</p>				
<p>d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16d. Response: <i>(Source: Project Site Plans, Lane Striping and Signing Plans and if required/recommended by the City’s Traffic Engineer: Project Specific Traffic Impact Analysis prepared by Kunzman Associates, Inc. on April 14, 2014)</i></p> <p>The proposed project is compatible with adjacent existing residential uses. As well, it has been designed so as not to cause any incompatible use or additional or any hazards to the surrounding area or general public. As a condition of approval, off-site improvements to First, Second and Market Streets, as well as Fairmount Boulevard will be improved to their half-widths, including landscaping and parkways and sidewalks where appropriate. With these revisions the project will have a less than significant impact on increasing hazards through design or incompatible uses either directly, indirectly or cumulatively.</p>				
<p>e. Result in inadequate emergency access?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16e. Response: <i>(Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code and if required/recommended by the City’s Traffic Engineer: Project Specific Traffic Impact Analysis prepared by Kunzman Associates, Inc. on April 14, 2014)</i></p> <p>The project is consistent with the Riverside Municipal Code as it pertains to site planning and development standards to ensure adequate emergency access to new developments. These improvements will ensure that adequate emergency access will be available for the project site as well as the previously developed structures within the vicinity of the project.</p>				
<p>f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16f. Response: <i>(Source: FPEIR, General Plan 2025 Land Use and Urban Design, Circulation and Community Mobility and Education Elements, Bicycle Master Plan, School Safety Program – Walk Safe! – Drive Safe!)</i></p> <p>The proposed project as designed is not in conflict with adopted policies, plans or programs supporting alternative</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>transportation (e.g. bus turnouts, bicycle racks). The project indicates an area for storage of 24 bikes within the parking structure; in addition the General plan and Bicycle Master Plan indicate a Class 2 bikeway for commuters along Market Street. Furthermore, the project includes wide sidewalks and units connected to the sidewalk along Market Street providing for an inviting environment to walk. Moreover the project is located 1/3 mile from the core of Downtown where jobs, restaurant, entertainment and shopping venues are located. Therefore, the proposed project impacts related to adopted policies, plans or programs supporting alternative transportation are less than significant directly, indirectly and cumulatively.</p>				
17. UTILITIES AND SYSTEM SERVICES.				
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17a. Response: <i>(Source: General Plan 2025 Figure PF-2 – Sewer Facilities Map, FPEIR Figure 5.16-5 – Sewer Service Areas, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Figure 5.8-1 – Watersheds, Wastewater Integrated Master Plan and Certified EIR)</i></p>				
<p>Wastewater service within the City of Riverside is provided by Riverside Public Utilities (RPU) and Western Municipal Water District for a total service area of 74 square miles. The project site is served by RPU. RPU provides for the collection, treatment, and disposal of all wastewater generated within the City of Riverside through its Riverside Regional Water Quality Treatment Plant (RRWQCP) and complies with State and Federal requirements governing the treatment and discharge of wastewater. The City of Riverside’s Regional Water Quality Control Plant is subject to Waste Discharge Requirements for Order No. R-8-2006-0009, NPDES No. CA0105350 and the WRCRWA facility are subject to Order No. R8-2005-0008 and NPDES No. CA 8000316. NPDES permits are administered by the State Regional Water Quality Control Board. This type of Permit includes requirements that implement the Water Quality Control Plan (Basin Plan), which was adopted by RWQCB on March 11, 1994. The Basin Plan identifies water quality objectives and beneficial uses for the Santa Ana River and its tributaries; and subsequent NPDES Permit indicates specific waste discharge requirements for individual permittees. All new development is required to comply with the NPDES program, as enforced by RWQCB. Therefore the project would not exceed applicable wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or storm water system within the City. Therefore, a less than significant impact is expected.</p>				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17b. Response: <i>(Source: General Plan 2025 Table PF-1 – RPU PROJECTED DOMESTIC WATER Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)</i></p>				
<p>The proposed project site is within the service boundary and is currently served by the City of Riverside Public Utilities. The residential project will develop a portion of the currently commercially developed land for multi-family residential use. This development will result in the incremental construction of new water and wastewater infrastructure to serve the proposed 48 residential dwelling units as well as the 13,220 square foot retail space and 14,000 square foot Fresh and Easy. This incremental addition of infrastructure will not result in the need to construct new treatment facilities or expand existing facilities that could cause significant environmental effects. Therefore the project will result in a less than significant impact.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17c. Response: <i>(Source: FPEIR Figure 5.16-2 - Drainage Facilities)</i></p> <p>A series of inlets along Market Street collect surface flows from the street and convey it through existing storm drain facilities. Any additional public storm drain facilities required due to development would be minor in nature. Capital costs for these facilities will be the responsibility of any private development. Operation and maintenance for the facilities will be the responsibility of the City funded through General Fund sources. The impact on the General Fund for these maintenance costs should be minimal, and be offset by expected revenues from the properties within the project area.</p> <p>As the project will redevelop developed land for a mixed use project including multi-family residential and commercial uses. This development will result in the incremental construction of new water and wastewater infrastructure to serve the proposed 125 residential dwelling units. This incremental addition of infrastructure will not result in the need to construct new treatment facilities or expand existing facilities that could cause significant environmental effects. However, the Subdivision Code, (Title 18 Section 18.48.020) requires drainage fees to be paid to the City for new construction. Fees are transferred into a drainage facilities fund that is maintained by Riverside County Flood Control and Water Conservation District. This Section also complies with the California Government Code Section 66483, which provides for the payment of fees for construction of drainage facilities. Fees are required to be paid as part of the conditions of approval. Therefore the project will result in a less than significant impact.</p>				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17d. Response: <i>(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, Table 5.16-H – Current and Projected Domestic Water Supply (acre-ft/year) WMWD Table 5.16-I Current and Projected Water Use WMWD, Table 5.16-J – General Plan Projected Water Demand for WMWD Including Water Reliability 2025, RPU Master Plan, WMWD Master Plan)</i></p> <p>The project will not exceed expected water supplies. The project is consistent with the General Plan 2025 Typical Growth Scenario where future water supplies were determined to be adequate (see Tables t.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I and 5.16-J of the General Plan 2025 Final PEIR). Therefore, the project will have no impact resulting in the insufficient water supplies either directly, indirectly or cumulatively.</p>				
e. 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>17e. Response: <i>(Source: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area)</i></p> <p>The General Plan anticipates a need to treat up to 51.6 mgd/day under the Typical development envisioned by the General Plan. The City has a maximum capacity of 40 mgd at the treatment plant and is currently proposing to upgrade the treatment plant to 52.2 mgd, separate and apart from the proposed project. The Estimated Wastewater Generated by a single-family residence is 96.6 gpd per capita.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As previously stated it is anticipated that the project could yield approximately 125 new residences based upon US Census information. Therefore, it is anticipated that the project would generate 6,450 gpd as a total. As the City's current treatment plant can currently treat 40 mgd at present and is expected to be upgraded to treat 52.2 mgd, the addition of 6,450 gpd is considered to be a less than significant impact.</p>				
<p>f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17f. 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>The project is consistent with the General Plan 2025 Typical Build-out Project level where future landfill capacity was determined to be adequate (see Tables 5.16-A and 5.16-M of the General Plan 2025 Final PEIR). Therefore, no impact to landfill capacity will occur directly, indirectly or cumulatively.</p>				
<p>g. Comply with federal, state, and local statutes and regulations related to solid waste?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17g. Response: (Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)</p> <p>The California Integrated Waste Management Act under the Public Resources Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The City is currently achieving 60% diversion rate, well above state requirements. The City remains committed to continuing its existing waste reduction and minimization efforts with the programs that are available through the City. As the project is consistent with the General Plan and future residents would participate in the recycling programs provided by the City, the project would not conflict with any Federal, State, or local regulations related to solid waste. No impacts are anticipated.</p>				
<p>18. MANDATORY FINDINGS OF SIGNIFICANCE.</p>				
<p>a. Does the project have the potential to 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, 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>18a. 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, and Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 - Archaeological Sensitivity, Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D, Title 20 of the Riverside Municipal Code, and site specific Cultural Resources Survey prepared by JRMCA on April 2012)</p> <p>Based upon the discussion in sections 4a-f (Biology) and 5a-d (Cultural Resources) and upon implementation of the Mitigation Measures proposed, the project will not have the potential to 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, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of major periods of California history or prehistory. Upon implementation of the Mitigation Measures proposed in 4a-f and 5a-d above, the project will have</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a less than significant impact.				
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>18b. Response: <i>(Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program)</i></p> <p>Because the project is consistent with the General Plan 2025 and considered to be infill due to its location, bounded by fully improved public rights-of-way, commercial development to the east, single-family residential to the north and west, and multiple-family to the south, no new cumulative impacts are anticipated and therefore cumulative impacts of the proposed project beyond those previously considered in the GP 2025 FEIR are less than significant.</p>				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>18c. Response: <i>(Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program and site specific Noise Impact Analysis prepared by Giroux and Associates on May 22, 2014 and site specific Air Quality and GHG Impact Analysis prepared by Giroux and Associates on May 13, 2014)</i></p> <p>Based upon the discussion in sections 3a-e (Air Quality), 7a-b (GHG) and 12a-f (Noise) and upon implementation of the Mitigation Measures proposed, the project will not have the potential to degrade the quality of the environment, cause substantial adverse effects on human beings. Upon implementation of the Mitigation Measures proposed in 4a-f and 5a-d above, the project will have a less than significant impact.</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).

Staff Recommended Mitigation Measures

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
Aesthetics	MM Aes 1: To further reduce impacts related to light pollution, the City shall require at the time of issuance of building permits all development which introduces light sources, or modifications to existing light sources, to have shielding devices or other light pollution limiting characteristics such as hoods or lumen restrictions.	Prior to issuance of building permits for individual projects.	Planning Division Building & Safety Division	Site Plan Review and Issuance of Building Permits.
Air Quality	MM Air 1: To mitigate for potential adverse impacts resulting from construction activities, proposed development projects that are subject to CEQA shall have construction-related air quality impacts analyzed using the latest available URBEMIS model, or other methods sanctioned by SCQMD. The analysis of construction-related air quality impacts shall be included in the development project's CEQA analysis, including recommended mitigation measures. Proposed mitigation measures may include extending the construction period as feasible in order to ensure air quality thresholds are not exceeded. The analysis shall address pollution levels near sensitive receptors and require mitigation to reduce emissions.	Site-Specific Environmental Review.	Planning Division	Compliance with Project Conditions of Approval.

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

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
Air Quality	<p>MM Air 2: To mitigate for potential adverse impacts resulting from construction activities, development projects must abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:</p> <ul style="list-style-type: none"> • Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site; • Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads; • Wash off trucks and other equipment leaving the site; • Replace ground cover in disturbed areas immediately after construction; • Keep disturbed/loose soil moist at all times; • Suspend all grading activities when wind speeds exceed 25 miles per hour; • Enforce a 15 mile per hour speed limit on unpaved portions of the construction site. 	Issuance of grading plans.	Public Works Department	Construction Inspection.
	<p>MM Air 3: To reduce both mobile and stationary source emissions, to the extent feasible, the City will use Best Available Control Technologies and Best Available Retrofit Control Technology, as defined by SCAQMD, in the City's practices, including but not limited to advanced diesel particulate traps on City vehicles and purchase and use of aqueous diesel fuel vehicles.</p>	Ongoing as fleet vehicles are replaced.	General Services, Fleet Division Public Works Department	General Plan Progress Report.
	<p>MM Air 4: To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.</p>	Prior to issuance of grading and/or building permits.	Building & Safety Division Public Works Department	Proof of power source to be provided from electric service provider.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	<p>MM Air 5: To reduce construction related particulate matter air quality impacts of City projects the following measures shall be required:</p> <ol style="list-style-type: none"> 1. the generation of dust shall be controlled as required by the AQMD; 2. grading activities shall cease during periods of high winds (greater than 25 mph); 3. trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and 4. the contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan. 	<p>Prior to issuance of individual grading and/or building permit.</p> <p>The plan for traffic control shall be submitted with the grading and/or building plans.</p>	Public Works Department	Construction Inspection.
	<p>MM Air 7: As part of the CEQA process, the City shall require proposed development projects with potential operational air quality impacts to identify and mitigate those impacts. To ensure proper characterization and mitigation of those impacts, regional impacts shall be analyzed using the latest available URBEMIS model, or other analytical method determined in conjunction with the SCAQMD. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold analysis, CO Hot Spot analysis or other appropriate analyses as determined in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation. Mitigation should reduce identified impacts to the maximum extent feasible using, among others, measures</p>	Site-Specific Environmental Review.	Planning Division	Compliance with Project Conditions of Approval.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	<p>identified in the Air Quality Element Policies of the General Plan and the most recent Air Quality Management Plan as well as mitigation from the most recent CEQA Air Quality Handbook available at the SCAQMD. Example topics include, but are not limited to, energy conservation, reduction of vehicle miles traveled overall trip reduction, and reduction of particulate matter.</p>			
	<p>MM Cultural 1: <i>3144 Fairmount Boulevard.</i> Demolition shall be avoided; a program shall be developed to either rehabilitate the property in place or relocate the residence and garage together to another parcel, preferably within the adjacent potential Mile Square Historic District, another designated or potential historic district, or to an individual parcel.</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Planning Division</p>	<p>Issuance of Grading Permit</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
Cultural	MM Cultural 2: 3189 Market Street. Demolition shall be avoided; a program shall be developed to either rehabilitate the property in place or relocate the residence to another parcel preferably within the adjacent potential Mile Square Northwest Historic District, another designated or potential historic district, or to an individual parcel.	Prior to Issuance of Grading Permit	Planning Division	Issuance of Grading Permit
Cultural	MM Cultural 3: Due to the presence of a historic refuse concentration, historic buildings, and the potential for buried remnants of the Riverside Lower Canal, the subject property is considered sensitive for buried archaeological resources. In addition, past construction monitoring and archaeological excavation projects in the area have identified significant buried cultural resources. A qualified archaeological monitor shall be present during all proposed ground-disturbing activities. If any prehistoric or historic cultural resources are uncovered during ground-disturbing activities, the monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of the find until it can be evaluated by the project archaeologist. Impacts to finds determined to represent significant cultural resources shall be mitigated through data recovery.	Site-Specific Environmental Review and/or prior to the issuance of a demolition and/or grading permit.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	<p>MM Cultural 4: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:</p> <p>a. In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity.</p> <p>b. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.</p> <p>In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, <i>State CEQA</i></p>	<p>Prior to issuance of grading permit.</p>	<p>Individual grading contractors</p> <p>Registered Professional Archaeologist</p>	<p>Compliance with Project Conditions of Approval.</p> <p>Final report to City Planning Division from archeologist; if resources are found.</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	<p><i>Guidelines</i> 15064.5(e), and Public Resources Code 5097.98 <u>must</u> be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>			

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	<p>MM Cultural 5: The applicant shall provide for the identification and curation of specimens to an established, accredited museum repository with permanent retrievable collection (e.g. San Bernardino County Museum). These procedures are also essential steps in effective mitigation and CEQA compliance. The qualified professional shall have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation shall not be achieved until the found resources are entered into curation at an established museum repository and fully documented.</p>	<p>During Ground Disturbing Activity</p>	<p>Planning Division</p>	<p>Issuance of Grading Permits</p>
	<p>MM Cultural 6: The applicant shall contract with a qualified professional to prepare a report of findings with an appended itemized inventory of specimens. This report and inventory shall be submitted to the City of Riverside Historic Preservation Officer along with confirmation of the curation of the recovered specimens into an established, accredited museum repository. Submittal of this report to the City of Riverside will signify completion of the program to mitigate impacts to cultural, archaeological and paleontological resources.</p>	<p>During Ground Disturbing Activity</p>	<p>Planning Division</p>	<p>Issuance of Grading Permits</p>
	<p>MM Noise 1: Limit hours of construction to occur between the hours of 7 a.m. to 7 p.m. Monday through Friday and 8 a.m. to 5 p.m. on Saturdays.</p>	<p>During Grading and Construction Phase of Project</p>	<p>Planning Division Public Works Department</p>	<p>Compliance with Project Conditions of Approval.</p>
	<p>MM Noise 2: Insure that motor powered equipment is equipped with proper mufflers.</p>	<p>During Grading and Construction Phase of the Project</p>	<p>Planning Division Public Works Department</p>	<p>Compliance with Project Conditions of Approval.</p>

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	MM Noise 3: Establish equipment staging areas along the Market Street frontage.	During Grading and Construction Phase of the Project	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
	MM Noise 4: Use the quietest equipment possible when operating within 160 feet of any off-site residence.	During Grading and Construction Phase of the Project	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
	MM Noise 5: Erect a temporary 8-foot high barrier along the South-Southwesterly site boundary along Second Street extending 200 feet eastward from the Fairmount/Second Street site corner.	During Grading and Construction Phase of the Project	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
Noise	MM Noise 6: All patios or decks with a line-of-sight to Market Street be equipped with a 5-foot transparent glass or plastic shield (or combination) enclosure that would permit view while mitigating noise.	Construction of the residential structure	Planning Division	Compliance with Conditions of Approval. Final Sign-Off.