CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENTDEPARTMENT **PLANNING DIVISION**

DRAFT MITIGATED NEGATIVE DECLARATION

WARD: 7

1. **Case Number:** P18-0970 (General Plan Amendment), P18-0971 (Rezone), P18-0972 (Tentative Tract Map), P18-0973 (Planned Residential Development), P18-0974 (Design Review) and P18-0975 (Variance)

2. **Project Title:** Riverpointe Planned Residential Development

3. **Hearing Date:** September 5, 2019

4. **Lead Agency:** City of Riverside
   Community & Economic Development Department
   Planning Division
   3900 Main Street, 3rd Floor
   Riverside, CA 92522

5. **Contact Person:** Candice Assadzadeh, Senior Planner
   Phone Number: 951-826-5667
   Email: cassadzadeh@riversideca.gov

6. **Project Location:** Southeast of the intersection of Tyler Street and Jurupa Avenue, Riverside, California. Regional location and local vicinity maps are provided in Figure 1, *Regional Location*, Figure 2, *Local Vicinity*, and Figure 3, *Aerial Photograph*.

7. **Project Applicant/Project Sponsor's Name and Address:**

   Passco Pacifica LLC
   c/o Oscar Graham
   333 City Boulevard West, Ste. 1700
   Orange, CA 92868

8. **General Plan Designation:** C – Commercial

9. **Zoning:** CR – Commercial Retail Zone

10. **Description of Project:**
The project will develop 56 single-family residential units on a 7.07-gross acre site (7.92 dwelling units/acres). See Figure 4, Site Plan. Residential lots will range from approximately 1,742 to 2,669 square feet. The proposed housing units will range from 1,732 square feet to 2,390 square feet, subject to final design, in two- and three-story floorplans with 3 bedrooms and 2.5 baths, as shown in the Table below. A diverse range of color palettes and elevation types, including Craftsman, Spanish, Farmhouse, are proposed.

Table 1: Project Development Summary

	Square Footage	Stories	Bedrooms	Bathrooms
Plan 1	1,732 sf	2	3	2.5
Plan 2	1,893 sf	2	3	2.5
Plan 3	1,947 sf	2	4	2.5
Plan 3X	2,390 sf	3	3 - 4	2.5 - 3.5

Landscaping and Open Space
The community is planned with a primary loop road with sidewalks, landscaping, and a landscaped streetscape with no garages or driveways. Garages will be located on a secondary loop and off of courts with clusters of homes. The project includes a large, centrally located Community Green covering 0.30 acre, and a Community Paseo of 0.20 acre. The Community Green will include amenities such as a multipurpose lawn, picnic tables, and barbeques. A walkway bounded by landscaping will connect the Community Green with the Community Paseo, which will include a lawn and picnic area. About an acre of public and private open space (43,151 square feet in the conceptual plan) will be provided onsite, including large, functional yard space.

The proposed project will install trees along the interior project streets and will install landscaping in the common open space and park areas throughout the project area. A buffer planting area is provided along the eastern edge of the site. Along Jurupa Avenue and Tyler Street, a landscaped streetscape will be developed with trees, groundcover, entry portals leading into the community, and attractive building elevations with no garages or driveways on either street.

Walls and Fences
Vinyl picket fencing 3.5 feet tall will be placed along portions of the site perimeter on Jurupa Avenue and Tyler Street. Internal to the site, 5.5-foot-tall vinyl privacy fences will define the rear yard of each home. A community theme wall, consisting of 5.5-foot-tall split face block with stone veneer pilasters, will be located along the main entry drive from Jurupa Avenue, and also along the edges of homes alongside the Community Green and Community Paseo. A 4-foot-tall tubular steel view fence will surround the retention basin at the northwest corner of the site.

Access and Circulation
Primary access to the site will be via Jurupa Avenue. An emergency vehicle access drive will be located off of Tyler Street. The internal street system consists of a main loop road with minimal curb cuts and a secondary loop and courts providing access to individual unit garages.

The internal street system will include concrete sidewalks for pedestrian circulation, and a parkway (open space/setback area) that will be located between the sidewalks and the residential parcels throughout the project area. The sidewalks and parkway will provide a setback between the residential parcels and onsite roadways. Additional pedestrian circulation is provided by the Community Paseo traversing the center of the site.

Parking
Each of the 56 proposed units will include two garage parking spaces, with an additional 36 on-site street parking spaces, yielding 148 parking spaces (17 spaces more than required by the Municipal Code). One parking space will be dedicated for use by the Postal Service. Additional street parking along the project's Jurupa Avenue frontage is not included in the parking calculation.

Infrastructure Improvements

Water

The project will be served by existing water infrastructure provided by the City of Riverside and located within Jurupa Avenue and Tyler Street. The proposed project will extend lines below streets and courts on site to service the residences and common areas on site.

Sewer

The project will be served by existing wastewater infrastructure provided by the City of Riverside and located below Jurupa Avenue and Tyler Street. The proposed project will extend lines below streets and courts on site to service residences and common areas on site.

Drainage

The project includes a series of onsite storm drains that will route a portion of the storm water runoff to the detention basin at the northwest corner of the site. The basin will provide stormwater quality management and flow back into the existing infrastructure surrounding the site. Existing offsite stormwater drainage infrastructure includes storm drains on Jurupa Avenue and Tyler Street.

Offsite Improvements

At the project's main entry at Jurupa Avenue, the existing median will be modified to provide for a left turn in and left turn out from the project site. In addition, the project will be responsible for installing a crosswalk at the corner of Jurupa Avenue and Tyler Street to enhance access to the Santa Ana River Trail.

Construction Activities

Construction activities site preparation, grading, excavation and re-compaction of soils, utility and infrastructure installation, building construction, roadway pavement, and architectural coatings. Construction activities are anticipated to last 2.5 years, as detailed in Table 2.

Table 2: Summary of Construction Activities

Phase Name	Start Date	End Date	Days
Site Preparation	10/01/2019	11/11/2019	30
Grading	11/12/2019	01/20/2020	50
Building Construction	01/21/2020	10/25/2021	460
Paving	10/26/2021	01/03/2022	50
Architectural Coating	01/04/2022	03/14/2022	50

Operations

The project will develop 56 single-family residences, parking, and open space. Typical operations will include the consumption of energy resources such as electric, gas, and water. Each unit will include two parking spaces within the garage. Vehicular traffic will flow from the project site to and from the project site to the surrounding street network of Jurupa Avenue and Tyler Street.

11. **Discretionary Actions Requested**
The project's proponent ("Applicant") will seek the approval of the following discretionary actions:

- **General Plan Amendment:** A General Plan Amendment to change the General Plan land use designation from C – Commercial to MDR – Medium Density Residential.

- **Zone Change:** A Zoning Code Amendment to change the zone from CR – Commercial Retail Zone to R-1-7000 – Single-Family Residential Zone and a portion of the project site to R-1-7000-S-3 – Single-Family Residential and Building Stories Overlay (Maximum 3 stories) Zones.

- **Variance:** A variance is requested to allow a reduced perimeter landscape setback along Tyler Street and Jurupa Avenue.

- **Planned Residential Development:** A Planned Residential Development for the establishment of detached single-family dwellings, private streets and common open space.

- **Tentative Tract Map:** A Tentative Tract Map (No. 37626) to subdivide 7.07 acres into 56 single-family residential lots, 15 lettered lots for open space, and 17 street lots.

- **Design Review:** Design Review of project plans.

- **Airport Land Use Commission:** The project was found to be inconsistent with the Airport Land Use Compatibility Plan for Riverside Municipal Airport. The applicant will request a review and override of the ALUC decision by the Riverside City Council.

12. **Surrounding land uses and setting:**

The project's single-family detached residential land use is consistent with that of surrounding neighborhoods to the north and east. The surrounding land uses are listed in Table 3.

Table 3: Project Site and Surrounding Land Use and Zoning

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Vacant/Undeveloped	C – Commercial	CR – Commercial Retail Zone
North	Single-Family Residential, Santa Ana River	MDR – Medium Density Residential	R-1-7000 - Single Family Residential Zone
East	Single-Family Residential	MDR – Medium Density Residential	R-1-7000 - Single Family Residential Zone
South	Single-Family Residential	MDR – Medium Density Residential	R-1-7000 - Single Family Residential Zone
West	Vacant, Recreational trails	A/RR – Agricultural/Rural Residential	RA-5 - Residential Agricultural Zone

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

a. Santa Ana Regional Water Quality Control Board
b. Riverside County Airport Land Use Commission

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

a. General Plan 2025
b. GP 2025 FPEIR
c. Title 19, Riverside Municipal Code
d. County of Riverside Airport Land Use Commission (ALUC), Staff Report, Agenda Item 3.4: Case Number ZAP1096RI19, March 14, 2019
e. Attachment A: Air Quality Modeling CalEEMod.2016.3.2, January 16, 2019, Prepared by Urban Crossroads, 2019
f. Attachment B: Biological Report for the Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018
g. Attachment C: Phase I Cultural Resources Assessment, Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018
h. Attachment D: Preliminary Soil Investigation and Infiltration Test Report, Proposed 50+ Unit Residential Development, Tyler Street and Jurupa Avenue (APN 155-441-023), City of Riverside, California, prepared by Soil Exploration Company, Inc. June 2018
i. Attachment E: Phase 1 Environmental Site Assessment, Jurupa Avenue & Tyler Avenue, City of Riverside, County of Riverside, prepared by Pacific Beacon Group, Inc., 2018
j. Attachment F: Preliminary Hydrology and Hydraulics Study for Tentative Tract Map 37626, Prepared by JLC Engineering & Consulting, Inc., 2018
k. Attachment G: Project Specific Water Quality Management Plan, Prepared by JLC Engineering & Consulting, Inc., 2018
l. Attachment H: Jurupa and Tyler Residential Noise Impact Analysis, City of Riverside, January 2019
m. Attachment I: Trip Generation Analysis for Proposed Tyler Street SFD, prepared by EPD Solutions, Inc., 2018

15. **Acronyms**

AQMP -	Air Quality Management Plan
BMPs -	Best Management Practices
CAA -	Clean Air Act
CBC -	California Building Code
CDFW -	California Department of Fish and Wildlife
CEQA -	California Environmental Quality Act
CMP -	Congestion Management Plan
CWA -	Clean Water Act
DTSC -	California Department of Toxic Substances Control
EIR -	Environmental Impact Report
EOP -	Emergency Operations Plan
ESLs -	Environmental Screening Levels
FEMA -	Federal Emergency Management Agency
FPEIR -	GP 2025 Final Programmatic Environmental Impact Report
GIS -	Geographic Information System
GHG -	Greenhouse Gas
GP 2025 -	General Plan 2025
IS -	Initial Study
LHMP -	Local Hazard Mitigation Plan
LID -	Low Impact Development
MBTA -	Migratory Bird Treaty Act
MSHCP -	Multiple-Species Habitat Conservation Plan
NAHC -	Native American Heritage Commission

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
RCTC -	Riverside County Transportation Commission
RMC -	Riverside Municipal Code
RPD -	Riverside Police Department
RPU -	Riverside Public Utilities
RTP -	Regional Transportation Plan
RWQCB	Regional Water Quality Control
SCAB -	South Coast Air Basin
SCAG -	Southern California Association of Governments
SCAQMD -	South Coast Air Quality Management District
SCH -	State Clearinghouse
SRA -	Source Receptor Area
SWPPP -	Storm Water Pollution Prevention Plan
USACE -	United States Army Corps of Engineers
USFWS -	United States Fish and Wildlife Service
USGS -	United States Geologic Survey
UST -	Underground Storage Tank
UWMP -	Urban Water Management Plan
WQMP -	Water Quality Management Plan

Figure 1, Regional Location

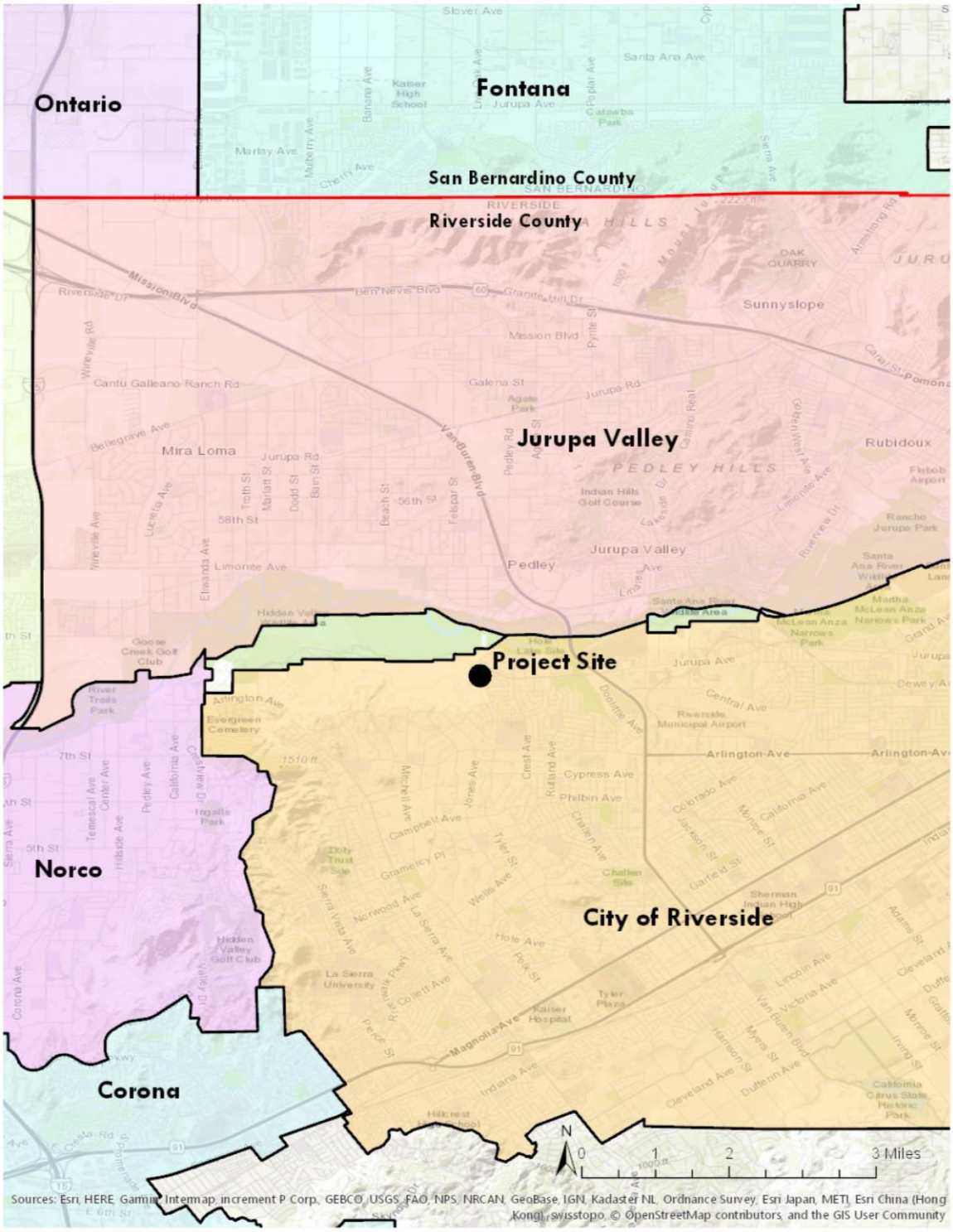

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Figure 2, Local Vicinity

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Figure 3, Aerial Photograph

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Figure 4, Conceptual Site Plan

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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.

☐ Aesthetics	☐ Agriculture/Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ 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 would be prepared. ☐

The City of Riverside finds that although the proposed project could have a significant effect on the environment, there would 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 would 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

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 would 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 with in the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measure which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

   a. the significance criteria or threshold, if any, used to evaluate each question; and

   b. the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

1a. Response: (Source: General Plan 2025 Open Space and Conservation Element).

Less Than Significant Impact. Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that area seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view or visual setting. A scenic vista can be impacted in two ways: a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or "vista" of the scenic resource. Important factors in determining whether a proposed project would block scenic vistas include the project's proposed height, mass, and location relative to surrounding land uses and travel corridors.

The City of Riverside's General Plan Open Space and Conservation element states that Riverside's natural features provide a dramatic and varied topographic setting for the community. Scenic resources enhance the visual character of Riverside and provide distinguishing characteristics. The hillsides and ridgelines above Riverside offer scenic benefits to the community, as they serve as landmarks and offer a sense of direction or orientation as people move around the City. The La Sierra/Norco Hills are the nearest scenic vista to the project site, and are located approximately 2 miles to the southwest, however are not visible from the project site.

The City's General Plan 2025 policies aim at balancing development interests with broader community preservation objectives. With implementation of the project, existing views from the street corridors will change. Development of two- to three-story residences on the project site will not hinder any scenic vistas or panoramic views. Thus, the existing long-distance scenic views from public areas, such as roadway corridors, will not be diminished. Therefore, direct, indirect and cumulative impacts to scenic vistas are **less than significant impacts**.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐

1b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, California Scenic Highway Mapping System. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/. Accessed: January 2019. (Caltrans 2019))

Less Than Significant Impact. There are no state scenic highways within the City (Caltrans 2019). In addition, the proposed project is not located along or within view of a scenic boulevard, parkway or special boulevard as designated by the City's General Plan 2025 and therefore will not have any effect on any scenic resources within a locally designated scenic roadway. Therefore, any potential adverse direct, indirect or cumulative impacts from this project will be **less than significant impact**.

c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐

1c. 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)

Less Than Significant Impact. The project is located in an urbanized area within the City of Riverside. The project site is vacant and surrounded by single-family residential to the north, south, and east, and vacant land with some recreational trail uses to the west.

The proposed project will develop 56 single-family residences. The residences will consist of two- to three-story buildings ranging in design from Craftsman, Spanish, and Farmhouse architectural styles. These design features will be provided on all building elevations that are visible from public streets, private streets, and along the project boundary. In addition, landscaped park facilities will be developed and landscaping will be installed throughout the common areas. The proposed project will comply with all pertinent design requirements of the Zoning Code and the Citywide Design Guidelines to assure quality site design and building architecture that is of high quality.

The proposed project will not degrade the existing character of the site and its surroundings because the project will replace vacant space with a new single-family residential community. The residences include architectural designs and substantial landscaping that will integrate with the existing single-family residences that surround the project area. The existing residential lots are approximately 7,000 square feet in size and are developed with one-story residences. The proposed project will result in residential lots will have minimum lot area of 1,700 square feet and will be developed with two- to three-story residences. Although some lots will be smaller and residences will be taller than the surrounding residences, the proposed residences that are closest to existing residential uses have been designed with a minimum 28 feet to the existing wall along the southeast of the site, and 38 feet to the nearest residences. Existing residences on the opposite side of Jurupa Avenue are a minimum of 140 feet from the proposed residences. The project requests a Variance for a reduction in setback requirements along the street frontage from 20 feet to 3 feet. Approval of the variance will make the project consistent with City requirements.

In addition, the proposed community will contain park areas that will provide open space and recreation, and landscaping along the internal streets and within the open space areas, which will reduce the visual density of the proposed project. As detailed in the Project Description, the proposed landscaping will include a variety of groundcover, shrubs, and tree species. The trees proposed to be installed will range from 24 to 36-inch boxes, which will provide substantial landscaping that will blend into the surrounding residential area. The project includes buffer planting at the perimeter of the existing adjacent single-family residences. The proposed street trees will be installed in compliance with the City's Urban Forest Tree Policy Manual that provides guidelines for the planting, pruning, preservation, and removal of all trees in City rights-of-way. The City's Building and Safety Division will review the landscaping plans through plan checks and inspection of the landscaping during installation, which will ensure that all required City requirements related to the street trees are incorporated. Overall, the proposed residential uses will not conflict with applicable zoning and other regulations governing scenic quality within the urban area, and impacts will be **less than significant**.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

1d. Response: (Source: General Plan 2025, General Plan 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area, Title 19 – Article VIII – Chapter 19.556 – Lighting, and Citywide Design and Sign Guidelines.)

Less than Significant Impact. As shown in the City's General Plan EIR Figure 5.1-2, Mt. Palomar Night Time Lighting Policy Area, the site is not within the Mount Palomar Lighting Area. The project site is vacant and no sources of lighting or glare are currently emanating from the project site. However, the project site is surrounded by sources of nighttime lighting that includes street lights along Jurupa Avenue and Tyler Street, illumination from vehicle headlights, exterior residential lighting, and interior illumination passing through windows. Sensitive receptors relative to lighting and glare include residents in the surrounding single-family residences to the north, south, and east; motorists from the public right-of-way on Jurupa Avenue and Tyler Street; and pedestrians walking on the public sidewalks on Jurupa Avenue and Tyler Street.

The proposed project will include installation of new lighting sources on the project site that will include exterior lighting for streetlights and residential security lighting. However, the City's Municipal Code lighting requirements, included as Chapter 19.556, establishes design and development standards for lighting that include height, shielding, and location requirements that ensure new lighting does not impact existing uses in the project area. With compliance with the City's Municipal Code, that is checked through the plan check and project permitting process, impacts related to increased sources of light will be less than significant.

Glare can emanate from many different sources, some of which include direct sunlight, sunlight reflecting from cars or buildings, and bright outdoor or indoor lighting. The majority of the exterior of the proposed residential structures will consist of stucco, wood, and concrete, which are not reflective surfaces. In addition, the residences will not have large expanses of window areas or large parking lot areas, from which sunlight could be reflected. Additionally, the installation of outdoor lighting will be required to meet the requirements of Chapter 19.556, which will reduce the potential to generate glare from new lighting fixtures. As a result, the proposed project will not create a substantial source of glare and impacts

will be **less than significant**.

2. AGRICULTURE AND FOREST RESOURCES:				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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 complied by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

2a. Response: (Source: California Department of Conservation, Maps Data Viewer. Accessed: January 2019. https://maps.conservation.ca.gov/agriculture/DataViewer/index.html; City of Riverside, General Plan 2025, Open Space and Conservation Element, Figure OS-2, Agricultural Suitability)

No Impact. The project site is within an urban and developed area. A review of Figure OS-2 – Agricultural Suitability of the General Plan 2025 shows that the project site is not designated as, and is not adjacent to or in proximity to any land classified as, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the project will have **no impact** directly, indirectly or cumulatively to agricultural uses.

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

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, City of Riverside, General Plan 2025 Final Programmatic Environmental Impact Report (FPEIR), Volume 2, Section 5.2 Agricultural Resources, Figure 5.2-2, Williamson Act Preserves).

No Impact. Review of Figure 5.2-2 – Williamson Act Preserves of the General Plan 2025 FPEIR reveals that the project site is not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. The project site is not zoned for agricultural use and is not next to land zoned for agricultural use; therefore, the project will have **no impact** directly, indirectly, or cumulatively.

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))?	☐	☐	☐	☒

2c. Response: (Source: City of Riverside *GIS Map – Forest Data*).

No Impact. 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.

d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

2d. Response: (Source: City of Riverside *GIS Map – Forest Data*)

No Impact. 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.

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?	☐	☐	☐	☒

2e. Response: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, and GIS Map – Forest Data

No Impact. The project is located in an urbanized area of the city and is designated "Other Land" per Figure OS-2 – Agricultural Suitability of the General Plan 2025, which does not support agricultural resources or operations. The project will not result in the conversion of designated farmland to non-agricultural uses. Therefore, **no impacts** will occur from this project directly, indirectly or cumulatively to conversion of Farmland, to non-agricultural use or to the loss of forest land.

3. AIR QUALITY.				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐

3a. Response: (Source: South Coast Air Quality Management District's 2016 Air Quality Management Plan; Air Quality Modeling CalEEMod.2016.3.2, January 16, 2019 (Attachment A), Trip Generation Analysis for Proposed Tyler Street SFD, prepared by EPD Solutions, Inc., 2018 (EPD 2018) (Attachment I))

Less than Significant Impact. The project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD uses City General Plan land use designations to identify growth, which is used to forecast, inventory, and allocate regional emissions from land use and development-related sources. Therefore, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

Amendments to the existing General Plan and zoning designations are proposed for the project site. The site will change land use designation from C – Commercial to MDR – Medium-Density Residential and zoning from CR – Commercial Retail to R-1-7000-S-3 – Single-Family Residential and Building Stories Overlay (Maximum 3 stories) Zone. A change in development density and subsequent vehicle trip generation could potentially result in a conflict with the AQMP. However, according to the CalEEMod Air Quality Modeling, prepared by Urban Crossroads, both regional construction emissions and operational emissions summaries projected the project will not exceed thresholds, as provided in Response 3b. During operation, the project will introduce a net decrease of 2,959 daily trips compared to the existing land use designations (EPD 2018). Therefore, because the proposed project does not exceed any of the thresholds it will not conflict with SCAQMD's goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the AQMP. As a result, impacts related to conflict with the AQMP from the proposed project will be **less than significant**.

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

3b. Response: (Source: South Coast Air Quality Management District's 2016 Air Quality Management Plan; Air Quality Modeling CalEEMod.2016.3.2, January 16, 2019 (Attachment A))

Less than Significant Impact. The project will include amendments to the General Plan land use designation and zoning

of the site. A change in General Plan and zoning could potentially conflict with SCAQMD's AQMP. The AQMP details goals, policies, and programs for improving air quality in the South Coast Air Basin. In preparation of the AQMP, SCAQMD and the Southern California Association of Governments (SCAG) use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. However, construction and operation emission modeling would not exceed SCAQMD's threshold.

Construction

Construction activities will generate pollutant emissions from: site preparation, grading, building construction, paving, and architectural coating. It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM-10, and PM-2.5 emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12 inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1108 governing the VOC content of asphalt, Rules 1113 and 1143 that govern the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling.

As shown in Table AQ-1, CalEEMod results show that maximum construction emissions generated on a peak construction day by the project will not exceed SCAQMD regional thresholds; and therefore, construction activities will result in a **less than significant** impact. CalEEMod Model runs are provided in Attachment A, which provides a breakdown of emissions.

Table AQ-1: Regional Construction Emissions Summary

Phase	Emissions					
	VOC	NO_X	CO	SO_X	PM-10	PM-2.5
2019	4.43	45.64	22.71	0.04	11.71	6.35
2020	2.87	30.02	22.08	0.05	6.65	2.94
2021	2.58	22.43	21.41	0.05	2.40	1.34
2022	15.41	11.16	14.99	0.02	0.74	0.57
Maximum Daily Emissions	15.41	45.64	22.71	0.05	11.71	6.35
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: Urban Crossroads, CalEEMod Modeling, January 16, 2019.

Operation

The project will result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, in addition to operational mobile emissions. Development of the project will generate 529 vehicle trips per day (EPD 2018).

Operations emissions associated with the project were modeled using CalEEMod. Model defaults were adjusted to reflect project-specific data, where available, including the size and type of the proposed land use and project specific trip rates. Modeled maximum day operations emissions are presented in Table AQ-2. Significance is determined based on whether the emissions generated from the project will exceed the regional thresholds. Table AQ-2 shows the maximum emissions that will occur from operation of the proposed project. As identified, the project will not exceed SCAQMD's applicable thresholds for criteria pollutants. Therefore, the project's operational emissions will be **less than significant**.

Table AQ-2: Operational Emissions Summary

Operational Activities – Summer Scenario	Emissions (pounds per day)					
	VOC	NO_X	CO	SO_X	PM-10	PM-2.5
Area Source	2.83	0.98	5.04	0.01	0.10	0.10
Energy Source	0.05	0.43	0.18	0.00	0.04	0.04
Mobile	1.00	7.22	11.99	0.05	3.93	1.07
Total Maximum Daily Emissions	**3.88**	**8.64**	**17.21**	**0.06**	**4.06**	**1.27**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Operational Activities – Winter Scenario	**Emissions (pounds per day)**					
	VOC	**NO_X**	**CO**	**SO_X**	**PM-10**	**PM-2.5**
Area Source	2.83	0.98	5.04	0.01	0.10	0.10
Energy Source	0.05	0.43	0.18	0.00	0.00	0.04
Mobile	0.85	7.22	10.36	0.05	0.05	1.07
Total Maximum Daily Emissions	**3.73**	**8.64**	**15.58**	**0.06**	**0.06**	**1.21**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: Urban Crossroads, CalEEMod Modeling, January 16, 2019.

The emissions generated from the proposed project will not exceed SCAQMD daily thresholds. Therefore, the project will not result in a cumulatively considerable net increase of any criteria pollutant for the project region because the project itself will not result a significant impact. With the project's construction and operational emissions considered, the project itself will not result in a significant cumulatively considerable net increase to the Basin. Therefore, impacts will be **less than significant**.

c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

3c. Response: (Source: South Coast Air Quality Management District's 2016 Air Quality Management Plan; Air Quality Modeling CalEEMod.2016.3.2, January 16, 2019 (Attachment A))

Less than Significant Impact. Sensitive receptors within the project's vicinity include the residences that approximately 10 feet south and east and 123 feet north of the project site. The SCAQMD has developed Local Significance Thresholds (LSTs) that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus will not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NOx, CO, PM-10, and PM-2.5 pollutants for each of the 38 source receptor areas (SRAs) in the South Coast Air Basin (SCAB). The project site is located in SRA 23, Riverside, which encompasses the Metropolitan Riverside area and has two air monitoring stations: one is Rubidoux and another in Riverside.

Construction

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document were developed for use on projects that are less than or equal to 5 acres in size or have a disturbance of less than or equal to 5-acres daily. The proposed project is anticipated to grade less than 5 acres daily. Table AQ-4 describes the SCAQMD's LSTs for a five-acre site at a distance of 25 meters from the nearest receptor.

Table AQ-4: SCAQMD Localized Significance Thresholds for Construction on a Five-Acre Site

Pollutant Monitored Within SRA 23 – Riverside	Allowable Emissions (pounds/day) at 25 Meters
Nitrogen Oxides (NOx)	270
Carbon Monoxide (CO)	1,577
Respirable Particulate Matter (PM_{10})	13
Fine Particulate Matter ($PM_{2.5}$)	8

Source: SCAQMD, 2009.

If the project's peak daily emissions would not exceed the LSTs thresholds, then it can be concluded that the project's emissions would not result in adverse localized air quality impacts on surrounding sensitive receptors, impacts would be less than significant. As shown in Table AQ-5, with implementation of SCAQMD Rules, the daily construction emissions from the project will not exceed the applicable SCAQMD LST thresholds for a 5-acre site for NO_x, CO, PM-10, or PM-2.5. Emissions are evaluated for the site preparation and grading phases of construction, which involve the greatest use of gas- and diesel-powered vehicles and equipment, and therefore generate the greatest emissions. Based on these calculations, localized impacts will be **less than significant**.

Table AQ-5: Localized Peak Day Construction Emissions (lbs/day)

	NO_X	**CO**	**PM-10**	**PM-2.5**
Site Preparation	45.57	22.06	11.50	6.30
Grading	28.35	16.29	5.82	2.80
SCAQMD Significance Threshold	270	1,577	13	8
Exceed Significance?	No	No	No	No

Source: Urban Crossroads, CalEEMod Modeling, January 16, 2019.

Operations

Operation of the proposed residences will not generate any substantial pollutant concentrations. The majority of the emissions generated by the project will be related to vehicular trips, discussed in Transportation/Traffic. In addition, the proposed project will not generate enough traffic to generate a potential hotspot. Based on the SCAQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan), peak carbon monoxide concentrations in the SCAB were a result of unusual meteorological and topographical conditions and not a result of traffic volumes and congestion at a particular intersection. It was determined that a daily traffic volume of 400,000 vehicles per day will not likely exceed the most stringent 1-hour CO standard (20 ppm). There are no intersections in the vicinity of the site that have the potential to reach the standard for a CO hot spot. Thus, impacts related to a CO hot spot will not occur from implementation of the proposed project.

Overall, the project will not expose sensitive receptors to substantial pollutant concentrations and impacts would be **less than significant**.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

3d. Response: (Source: SCAQMD CEQA Air Quality Handbook)

Less than Significant Impact. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed project will develop 56 single-family residences, which will not involve the types of activities that will emit objectionable odors affecting a substantial number of people.

In addition, odors generated by new and existing non-residential land uses are required to be in compliance with SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

> *A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.*

During construction, emissions from diesel equipment, use of volatile organic compounds from architectural coatings, and paving activities may generate some nuisance odors. However, these odors will be temporary and will dissipate as odors disperse, and therefore, will not affect a substantial number of people. Through compliance with SCAQMD Rule 402, the proposed project is not anticipated to cause objectionable odors affecting a substantial number of people and a **less than significant impact** directly, indirectly and cumulatively will occur.

4. BIOLOGICAL RESOURCES. Would the project:				

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

4a. Response: (Source: Biological Report for the Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018 (Attachment B))

Less than Significant with Mitigation Incorporated. The project site is considered disturbed/urban land type consisting of bare ground with evidence of past disking. Vegetation observed accounts for less than one-percent cover including: California buckwheat (*Eriogonum fasciculatrum*), scalebroom (*Lepidospartum squamatum*), telegraph weed (*Heterotheca grandiflora*), grassland goldenbush (*Ericameria plameri*), fountain grass (*Pennisetum sp.*), and non-native grasses (MCC 2018). In addition, the literature review conducted by Material Cultural Consulting found 22 special-status plant species, but none of these species were expected to occur due to a lack of suitable habitat and soils, and high level of disturbance.

Two wildlife species were observed on the project site: mourning dove (*Zenaida macroura*) and house finch (*Haemorhous mexicanus*). The literature review found 32 special-status wildlife species documented in the project site region. Only the burrowing owl (*Athene cunicularia*) has a moderate potential to occur and is a special-status species. The project site contains suitable burrows and adjacent foraging habitat, but no burrowing owl sign or burrowing owls were observed during the survey (MCC 2018). The project site does not fall into any Multiple Species Habitat Conservation Plan-required habitat assessment areas for wildlife such as burrowing owl. However, a pre-construction burrowing owl survey has been included due to the presence of potentially suitable habitat. Implementation of MM BIO-1 will ensure that impacts related to burrowing owls will be less than significant.

Overall, due to the urban and developed nature of the project site and surrounding area, the proposed project will have a **less than significant impact** with mitigation directly, indirectly and cumulatively.

Mitigation Measure
MM BIO-1: A preconstruction burrowing owl survey shall be completed a maximum of 30 days prior to the start of construction. All areas of the project site shall be included, as well as a visual survey of the undeveloped property around the project site. The results shall be provided as a letter report. If burrowing owls are observed within the project site, additional coordination with the MSHCP and/or CDFW may be required. No burrowing owls may be harmed, and no burrowing owl occupied burrows may be collapsed between February 1 and August 31 to avoid the nesting season.

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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

4b. Response: (Source: Biological Report for the Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018 (Attachment B))

No Impact. The project site consists of vacant undeveloped land and appears to have been periodically disturbed with disking activities. As defined in the MSHCP, riparian/riverine areas are lands that contain habitat dominated by trees, shrubs, persistent emergent or emergent mosses and lichens that occur close to or depend on a nearby freshwater source or areas that contain a freshwater flow during all or a portion of the year. No riparian/riverine, vernal pools, or fairy shrimp habitat were observed on the project site (MCC 2018). The Santa Ana River bed is approximately 0.3 mile away. However, the soils on the project site are well-drained and a review of aerials from 1994 to 2018 did not suggest the presence of any ponded areas on the project area (MCC 2018). Therefore, **no impact** would occur.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

4c. Response: (Source: Biological Report for the Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018 (Attachment B))

No Impact. As described above, the project site is disturbed and contains sporadically occurring vegetation. The biological survey found the site does not contain, nor is it adjacent to, any channels, drainages, streambeds, lakes, ponds, riverine or riparian habitat (MCC 2018). The closest waterway is the Santa Ana River bed, located 0.3 mile north of the project site, separated by single-family residential homes.

Vernal pools are seasonal wetlands that occur in depressions, typically have wetland indicators that represent all three parameters (soils, vegetation, and hydrology), and are defined based on vernal pool indicator plant species during the wetter portions of the growing season but normally lack wetland indicators associated with vegetation and/or hydrology during the drier portion of the growing season.

According to the biological survey, no vernal pools or fairy shrimp habitat occurs on the site. The soils onsite are well-drained and not typical to supporting vernal pools and ponded areas. No depressions or swales were observed. A review of aerials from 1994 to 2018 did not suggest the presence of any ponded areas on the project site (MCC 2018). Furthermore, the project site does not contain any water resources under the regulatory authority of the U.S. Army Corps of Engineers (USACE), CDFW, or the Regional Water Quality Control (RWQCB) were observed in the survey area (MCC 2018). Therefore, there will be **no impacts** on jurisdictional resources from implementation of the proposed project.

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?	☐	☒	☐	☐

4d. Response: (Source: Biological Report for the Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018 (Attachment B))

Less Than Significant Impact with Mitigation Incorporated. Based on the biological survey conducted for the project, the site is located in an urban setting with no contiguous connection to natural open space; thus, wildlife movement opportunities in the area are constrained. The project site does not occur within any known or identified wildlife corridors. The site does not provide a connection between larger undeveloped parcels that would be important to movement by any native resident or migratory wildlife species (MCC 2018). The proposed project will provide infill development within the urban area. The project area is surrounded by streets and development of the residential uses on in infill parcel will not interfere with regional wildlife movement and impacts will not occur.

The project site contains vegetation suitable for nesting birds, subject to the Migratory Bird Treaty Act (MBTA). The project could adversely affect native nesting birds if any construction-related activities destroys or otherwise harms nests. The loss of a nest due to construction activities would be a violation of the MBTA and Fish and Wildlife code. If construction is initiated during the bird nesting season, a pre-construction survey will be required per MM BIO-2 to ensure that no nests are impacted. If an active nest is present, construction may be temporarily restricted in the immediate vicinity of the nest until nesting is complete. Implementation of MM BIO-2 will reduce potential impacts to a **less than significant** level.

Mitigation Measure
MM BIO-2: To avoid take of nesting birds, vegetation removal and initial ground disturbance should occur outside the nesting bird breeding season (February 15 through August 1). If project activities occur during the nesting season, a nesting bird survey shall be conducted by a qualified biologist within one week prior to initiating vegetation removal and/or ground disturbing activities. If active nests of protected native species are located, construction work shall be delayed until after the nesting season or until the young are no longer dependent upon the nest site. Construction near an active nest shall be conducted at the discretion of a biological monitor utilizing appropriate buffers and other methods to minimize potential impacts.

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

4e. Response: (Source: City of Riverside Urban Forest Tree Policy Manual Biological Report for the Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018 (Attachment B))

Less Than Significant Impact. Any project within the City of Riverside's boundaries that proposes planting a street tree within a City right-of-way must follow the Urban Forest Tree Policy Manual. The Manual documents guidelines for the

planting, pruning, preservation, and removal of all trees in City rights-of-way. The specifications in the Manual are based on national standards for tree care established by the International Society of Arboriculture, the National Arborists Association, and the American National Standards Institute.

The proposed project includes installation of street trees throughout the project area. The installation of these trees would be in compliance with the Urban Forest Tree Policy Manual. The City's Planning Division and Public Works Street Tree Division would review the landscaping plans through plan checks and inspection of the landscaping during installation, which will ensure that all required City requirements related to the street trees are incorporated. The project site does not contain any existing trees and none would need to be removed with the proposed development (MCC 2018). Therefore, impacts will be **less than significant**.

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?	☐	☐	☐	☒

4f. Response: (Source: City of Riverside Urban Forest Tree Policy Manual Biological Report for the Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018 (Attachment B))

No Impact. The project site occurs within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). However, the site does not overlap or occur adjacent to any area conserved or targeted for conservation by the MSHCP (MCC 2018). According to the biological report prepared, the site is not located within or adjacent to a Criteria Area of the MSCHP. The closest Criteria Area Cell (No. 617) is 0.4 miles northwest of the project area, associated with the Santa Ana River (MCC 2018), where the project and the River is separated by existing residential development. In addition, the project site does not fall into any MSHCP-required habitat assessment areas, such as for burrowing owl. However, as mentioned previously, MM BIO-1 will ensure that impacts related to burrowing owls will be less than significant. As a result, the development of the project site will **not impact** any conservation goals of the MSHCP.

5. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5 of the CEQA Guidelines?	☐	☐	☐	☒

5a. Response: (Source: Phase I Cultural Resources Assessment, Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018 (MCC 2018) (Attachment C)).

No Impact. Based on a review of historic aerial photos, no development has previously occurred on the project site. Adjacent areas to the southeast and east were developed between 1975 and 1990 (Phase I). The site contains modern trash, plastic, glass, ceramic fragments, as well as brick and concrete foundation fragments. The record search conducted for the project site (MCC 2018) identified that a total of 21 previously cultural resource investigations within a one-mile radius of the project area were conducted. One of those previous studies overlaps with the project area, completed in 2007, and resulted in no findings of cultural resources. The proposed project will develop 56 single-family residences on existing vacant land. Furthermore, the modification and disturbance associated with the prior agricultural activities within the project area has eradicated any near-surface record of prehistoric, ethnohistoric, or historic-era behavioral activities. Therefore, the proposed project will **not result in an impact** to a historical resource.

b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?	☐	☒	☐	☐

5b. Response: (Source: Phase I Cultural Resources Assessment, Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018 (MCC 2018) (Attachment C)).

Less than Significant Impact with Mitigation Incorporated. As mentioned above, the project site is currently vacant and appears to have been used for agricultural purposes in the past (MCC 2018). A records search identified 17 previously recorded cultural resources within a one-mile radius of the project; however, the majority of the sites are located within upland, undeveloped areas south of the project site, and along the Santa Ana River to the north (MCC 2018). A 2007

cultural resource survey of the project resulted in negative findings. Furthermore, the modification and disturbance associated with the prior agricultural activities within the project area has eradicated any near-surface record that may have otherwise been preserved as archaeological sites, deposits, or features (MCC 2018). Based on the results of the cultural resources records search and survey, the project site is considered to have low sensitivity, however previously undiscovered resources may be unearthed during grading and/or ground disturbing activities. With implementation of mitigation measures CUL-1 through CUL-5, impacts to cultural resources will be **less than significant with mitigation incorporated**.

MM CUL-1: Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and consulting tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the project site if the site design and/or proposed grades should be revised.

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

1. The project archaeologist, in consultation with consulting tribes, the Developer, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:
    a. Project grading and development scheduling;
    b. The retention of Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;
    c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;
    d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and
    e. The scheduling and timing of the Cultural Sensitivity Training noted in condition CUL-5.

MM CUL-3: Inadvertent Archeological/Cultural Resources Find: If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s), environmental assessment conducted prior to project approval, and/or other specific agreements between the City, the Project Applicant and the consulting tribes concerning the discovery, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the consulting tribes.

i. All ground disturbance activities within a buffer specified by the Project archeologist, in consultation with the Native American Tribal Monitors, of the discovered cultural resources shall be halted until a meeting is convened between the developer, the Project archaeologist, and the consulting tribes to discuss the significance of the find.
ii. At the meeting, the significance of the discoveries shall be discussed. After consultation with the consulting tribes and the Project archaeologist, a decision shall be made, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resources.
iii. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate treatment. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Native American Tribal Monitors, if needed.
iv. Treatment and disposition of the inadvertently discovered cultural resources shall be consistent with CUL-4 or the Cultural Resources Treatment and Monitoring Agreement entered into with the consulting tribes.
v. Pursuant to Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the consulting tribes cannot come to a consensus on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the City Community and Economic Development Director or designee for decision. The City Community and Economic Development Director or designee shall make the determination based on the

provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall consider the cultural and religious principles and practices of the consulting tribes.

MM CUL-4: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:

1. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location on site. If a secure location cannot be identified onsite, the discovered resources may be stored at the offices of the project Archeologist with concurrence with the consulting tribe(s). The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and
2. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same**:**
    a. Preservation-In-Place of the cultural resources, if feasible as determined through coordination between the project archeologist, developer/applicant, and consulting tribal monitor(s). Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources in perpetuity;
    b. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;
    c. If preservation in place or reburial is not feasible, a curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;
    d. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, the developer/applicant shall select a curation facility within Riverside County per 36 CFR Part 79; and
    e. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and consulting tribes.

MM CUL-5: Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

5c. Response: (Source: Phase I Cultural Resources Assessment, Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018 (MCC 2018) (Attachment C)).

Less than Significant Impact. As described above, the project site has been long used for agricultural uses. Human remains

on the project site are unlikely, as they typically would have been identified during previous activities. In the unanticipated event that human remains are found during project construction activities compliance with California Health and Safety Code Section 7050.5 will ensure that human remains were treated with dignity and as specified by law, which will reduce the impact to a less than significant level.

As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site, the County Coroner's office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC will make a determination as to the Most Likely Descendent. Compliance with the existing California Health and Safety Code regulations, will ensure impacts related to potential disturbance of human remains are **less than significant**.

6. ENERGY. Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

6a. Response: (Source: Project Submittal, Hydrozone Plan).

Less than Significant Impact. The proposed project consists of 56 single-family residences on 7.07-acres. The project includes a total of 1.3 acres of landscape area, consisting of common open space, private open space, and detention basins. The project will incorporate the following water conservation features: installation of automatic "smart" irrigation controller with rain-sensor; the use of low precipitation/low angle irrigation spray heads; the use of low water consuming plants; soil amendment to achieve good soil moisture retention; and mulching to reduce evapotranspiration from the root zone. The proposed homes are of below-average to average sized relative to new construction in the United States, and the project is within an urbanized areas with access to existing infrastructure. During construction, the project will apply the requirements of SCAQMD to ensure energy-efficient equipment and vehicles are in use. These factors minimize the wasteful, inefficient, or unnecessary consumption of energy resources. The impact on energy use will be **less than significant**.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

6b. Response: (Source: Economic Prosperity Action Plan and Climate Action Plan, City of Riverside, January 2016, Available: https://www.riversideca.gov/planning/rrg/RRG-EPAP-CAP-Final-Draft-V2.pdf**).**

Less than Significant Impact. The proposed project will be developed in compliance with applicable local and State regulations related to renewable energy and energy efficiency. All or the majority of the residences within the project (those with building permit applications on or after January 1, 2020) will be required to be equipped with solar panels for onsite renewable energy generation, supporting the implementation of statewide policies favoring clean energy. The project will also be subject to current Building Code and Energy Code standards for efficiency. Further, the project will assist in the implementation of various Local Reduction Measures identified in the City of Riverside's Climate Action Plan, including:

- E-2 Shade Trees: The project would include extensive planting of shade trees.
- E-3 Local Utility Programs – Electricity: The project would support the City's energy efficiency and renewable energy goals.
- T-6 Density: The project proposes a higher density of development, while incorporating amenities and common areas.
- W-1 Water Conservation and Efficiency: The project would implement the most current standards for water conservation, including efficient appliances and fixtures and low-water-use landscaping.

Based on these factors, the project will have a **less-than-significant** impact related to a conflict with or obstruction of a state or local plan for renewable energy or energy efficiency.

7. GEOLOGY AND SOILS. Would the project:				
a. Directly or indirectly cause potential substantial adverse				

effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒

7i. Response: (Source: Preliminary Soil Investigation and Infiltration Test Report, Proposed 50+ Unit Residential Development, Tyler Street and Jurupa Avenue (APN 155-441-023), City of Riverside, California, prepared by Soil Exploration Company, Inc. June 2018. (Soil 2018) (Attachment D)).

No Impact. The project site is not located within a designated Alquist-Priolo Earthquake Fault Zone. As described by the Preliminary Soil Investigation for the proposed project, there are no known active faults traversing the site. The closest active fault is the Chino Fault, located 9.82 miles west-northwest of the site (Soil 2018). Thus, the proposed project will not expose people or structures to potential substantial adverse effects from rupture of a known earthquake fault that is delineated on an Alquist-Priolo Earthquake Fault Zoning Map, and **impacts will not occur**.

ii. Strong seismic ground shaking?	☐	☐	☒	☐

7ii. Response: (Source: Preliminary Soil Investigation and Infiltration Test Report, Proposed 50+ Unit Residential Development, Tyler Street and Jurupa Avenue (APN 155-441-023), City of Riverside, California, prepared by Soil Exploration Company, Inc. June 2018. (Soil 2018) (Attachment D)).

Less than Significant Impact. The site is located within a seismically active region of Southern California. As mentioned previously, the Chino fault is 9.82 miles from the site. Moderate to strong ground shaking can be expected at the site and there is a 10 percent probability in 50 years that ground acceleration at the site will exceed 0.5g (Soil 2018). The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. Greater movement can be expected at sites located closer to an earthquake epicenter, that consist of poorly consolidated material such as alluvium, and in response to an earthquake of great magnitude.

Structures built in the City are required to be built in compliance with the California Building Code (CBC [California Code of Regulations, Title 24, Part 2]) that contains provisions for earthquake safety based on factors including occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC will include the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it will withstand the effects of strong ground shaking. Because the proposed project will be constructed in compliance with the CBC, the proposed project will result in a **less than significant** impact related to strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

7iii. Response: (Source: Preliminary Soil Investigation and Infiltration Test Report, Proposed 50+ Unit Residential Development, Tyler Street and Jurupa Avenue (APN 155-441-023), City of Riverside, California, prepared by Soil Exploration Company, Inc. June 2018. (Soil 2018) (Attachment D)).

Less than Significant Impact. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. Liquefaction is associated primarily with loose (low density), saturated, fine-to-medium grained, cohesionless soils. As the shaking action of an earthquake progresses, the soil grains are rearranged and the soils temporarily behave similarly to a fluid. Effects of liquefaction can include sand boils, settlement, and bearing capacity failures below structural foundations. For liquefaction effects to occur, groundwater levels must be within 50 feet of the ground surface and soils in the saturated zone must be non-consolidated loose soils that are susceptible to liquefaction.

According to the Preliminary Soils Report prepared for the project, the site is not located in an area of potential liquefaction and groundwater was not encountered during subsurface investigation at a maximum depth of 15 feet (Soil 2018). Before approval of building permits and construction, the project is required to demonstrate compliance with the California Building Code, which includes provisions to reduce the potential effects of liquefaction, such as proper buildings and footings. With implementation of the required CBC seismic safety measures, including those related to liquefaction, the proposed project will result in a **less than significant** impact related to liquefaction.

iv. Landslides?	☐	☐	☐	☒

7iv. Response: (Source: Preliminary Soil Investigation and Infiltration Test Report, Proposed 50+ Unit Residential Development, Tyler Street and Jurupa Avenue (APN 155-441-023), City of Riverside, California, prepared by Soil Exploration Company, Inc. June 2018. (Soil 2018) (Attachment D). Phase 1 Environmental Site Assessment, Jurupa Avenue & Tyler Avenue, City of Riverside, County of Riverside (Attachment E)).

No Impact. Landslides are the downhill movement of masses of earth and rock, and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides.

The project site is relatively flat with a moderate slope to the north. In addition, the properties surrounding the project site are developed areas that do not contain substantial slopes and will not be subject to a potential landslide. In addition, the project will be required to meet CBC requirements which will include provisions to address potential effects of landslides. As a result, **no impacts** related to landslides will not occur from implementation of the proposed project.

b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

7b. Response: (Municipal Code Titles 17 and 18).

Less than Significant Impact. Construction of the project has the potential to contribute to soil erosion and the loss of topsoil. Grading and excavation activities that be required for the proposed project will expose and loosen topsoil, which could be eroded by wind or water.

The City's Municipal Code Titles 17 (Grading) and 18 (Subdivisions), Storm Water/Urban Runoff implement the requirements of the California Regional Water Quality Control Board (RWQCB) Order No. R8-2010-0033, NPDES Permit No. CAS618033 for the portion of the Santa Ana River watershed located within Riverside County, which includes the City. All projects in the City are required to conform to the permit requirements, which includes installation of Best Management Practices (BMPs) in compliance with the RWQCB permit, which establishes minimum stormwater management requirements and controls that are required to be implemented for the proposed project. To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by the RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer). The SWPPP is required to address site-specific conditions related to specific grading and construction activities. The SWPPP will identify potential sources of erosion and sedimentation loss of topsoil during construction, identify erosion control BMPs to reduce or eliminate the erosion and loss of topsoil, such as use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding. With compliance with the City's Municipal Code, RWQCB requirements, and the BMPs in the SWPPP that is required to be prepared to implement the project, construction impacts related to erosion and loss of topsoil will be less than significant.

Construction of the proposed project includes installation of landscaping, such that during operation of the project substantial areas of loose topsoil that could erode will not exist. In addition, as described in Section 10, Hydrology and Water Quality the onsite drainage features that will be installed by the project includes an on-site drain system with a detention basin that have been designed to slow, filter, and slowly discharge stormwater into the existing offsite drainage system, which will also reduce the potential for stormwater to erode topsoil during project operations. Furthermore, implementation of the project requires City approval of a Water Quality Management Plan (WQMP), which will ensure that the City's Municipal Code, RWQCB requirements, and appropriate operational BMPs will be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, potential impacts related to substantial soil erosion or loss of topsoil will be **less than significant**.

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?	☐	☐	☒	☐

7c. Response: (Source: Preliminary Soil Investigation and Infiltration Test Report, Proposed 50+ Unit Residential Development, Tyler Street and Jurupa Avenue (APN 155-441-023), City of Riverside, California, prepared by Soil Exploration Company, Inc. June 2018. (Soil 2018) (Attachment D)).

Less than Significant Impact. The project site is relatively flat and the properties surrounding the project site are developed areas that do not contain substantial slopes. The project will include grading and excavation but will not create substantial slopes that could result in a landslide. Thus, on or off-site landslides will not occur from implementation of the

project. Similarly, due to the limited elevation change on the site, there is limited potential of lateral spreading to occur onsite. The geologic conditions that makes an area conducive to lateral spreading (gentle surface slope, shallow water table, cohesionless soils) are the same as those related to liquefaction. As described previously in response 7iii, the project site is not located in an area of potential liquefaction and groundwater was not encountered during subsurface investigation at a maximum depth of 15 feet (Soil 2018). Therefore, impacts related to lateral spreading and liquefaction will be less than significant. Additionally, seismic related ground failure or settlements can occur within loose to moderately dense, dry or saturated granular soil. The Soil Investigation and Infiltration Test Report for the proposed project recommends the soils providing foundations for buildings and pavement areas be overexcavated and recompacted as necessary pursuant to the CBC regulations, which will reduce the potential for collapsible soils to a less than significant impact. Prior to the approval of building permits, the project will be required to meet all requirements outlined in the California Building Code, as verified through the City's review process. Therefore, impacts will be **less than significant**.

In addition, subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the groundwater levels within a groundwater basin. Subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. Because the project site does not overly a groundwater basin (as shown on Figure 4-2 of the City's Urban Water Management Plan and described in Response 10.b), and the project does not involve groundwater pumping, impacts related to subsidence will not occur.

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

7d. Response: (Source: Preliminary Soil Investigation and Infiltration Test Report, Proposed 50+ Unit Residential Development, Tyler Street and Jurupa Avenue (APN 155-441-023), City of Riverside, California, prepared by Soil Exploration Company, Inc. June 2018. (Soil 2018) (Attachment D). Department of Conservation, Data Viewer, Geologic Hazards, https://maps.conservation.ca.gov/geologichazards/DataViewer/index.html, **Accessed January 2019).**

Less than Significant Impact. Expansive soils contain significant amounts of clay particles that swell considerably when wetted and shrink when dried. Structures constructed on these soils are subjected to large uplifting forces caused by the swelling. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The Preliminary Soil Investigation and Infiltration Test Report prepared for the project site identified that the site surface soils primarily consist of silty sand, silty clay and clay underlain with quartz diorite bedrock at depths of 1.5 to 3 feet. However, one investigation area had soils of 8 feet in depth over the underlying bedrock (Soil 2018). The Soil Investigation determined that the expansion potential of the onsite soils is very low (Soil 2018). Additionally, the Soil Investigation recommends the soils providing foundations for buildings and pavement areas be overexcavated and recompacted as necessary pursuant to the CBC regulations, which will further reduce the potential for impacts related to expansive soils. As described previously, compliance with CBC regulations will be verified during the City's permitting process. Therefore, impacts related to expansive soils will be **less than significant**.

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?	☐	☐	☐	☒

7e. Response: (Source: Project Description).

No Impact. The proposed project will tie into existing sewers, and will not use septic tanks or alternative wastewater disposal systems. As a result, **no impacts** related to septic tanks or alternative wastewater disposal systems will not occur from implementation of the proposed project.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

7f. Response: (Source: Paleontological Resources for the Proposed Jurupa and Tyler Project, in the City of Riverside, Riverside County, project area, Los Angeles County Natural History Museum, October 2018 (LACM 2018) (Attachment J)).

Less than Significant Impact. Paleontological resources are the fossilized remains of organisms from prehistoric

environments found in geologic strata. These resources are valued for the information they yield about the history of the earth and its past ecological settings. There are two types of resources: vertebrate and invertebrate paleontological resources. These resources are found in geologic strata conducive to their preservation, typically sedimentary formations. Paleontological sites are those areas that show evidence of prehuman activity. Often they are simply small outcroppings visible on the surface or sites encountered during grading. The entire proposed project area has bedrock composed of plutonic igneous rocks that would not contain recognizable fossils (LACM 2018). Furthermore, the letter by the Los Angeles County Natural History Museum found no fossil localities lie directly within the project area boundaries, nor any fossil localities from the types of igneous rocks that occur on the project site were founded. Therefore, impacts will be **less than significant**.

8. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

8a. Response: (Source: Air Quality Modeling CalEEMod.2016.3.2, January 16, 2019 (Attachment A))

Regional Air Quality Thresholds

The analysis methodologies from SCAQMD are used in evaluating potential impacts related to GHG from implementation of the proposed project. SCAQMD does not have approved thresholds; however, does have draft thresholds that provides a tiered approach to evaluate GHG impacts, which includes:

- Tier 1: determine whether or not the project qualifies for any applicable exemption under CEQA
- Tier 2: determine whether the project is consistent with a greenhouse gas reduction plan, which would mean that it does not have significant greenhouse gas emissions.
- Tier 3: determine if the project would be below screening values; if a project's GHG emissions are under one of the following screening thresholds, then the project is less than significant:
  - All land use types: 3,000 $MTCO_2e$ per year
  - Residential: 3,500 $MTCO_2e$ per year
  - Commercial: 1,400 $MTCO_2e$ per year
  - Mixed use: 3,000 $MTCO_2e$ per year

In addition, SCAQMD methodology for project's construction are to average them over 30-years and then add them to the project's operational emissions to determine if the project would exceed the screening values listed above. To determine whether the project is significant, the City of Riverside uses the conservative SCAQMD Tier 3 threshold of 3,000 $MTCO_2e$ per year for all land use types.

Less than Significant Impact.

Construction

The project construction activities will be temporary, but could contribute to greenhouse gas impacts. Construction activities will result in the emission of GHGs from equipment exhaust, construction-related vehicular activity and construction worker automobile trips. The total estimated construction-related GHG emissions for construction of the proposed residences are shown in Table GHG-1. As shown, the estimated GHG emissions during construction will equal approximately 40.41 $MTCO_2e$ per year after amortization over 30 years per SCAQMD methodology.

Table GHG-1. Construction- and Operations-Related GHG Emissions

Emission Source	Emissions (metric tons per year)			
	CO_2	CH_4	N_2O	Total CO_2e
Annual construction-related emissions amortized over 30 years	40.23	0.01	0.00	40.41
Area	14.40	<0.01	<0.01	14.50
Energy	384.94	<0.01	<0.01	386.04
Mobile Sources	812.79	0.04	0.00	813.79
Waste	13.32	0.79	0.00	32.99
Water Usage	45.09	0.12	<0.01	48.98
Total CO_2e	1,336.72			

SCAQMD Threshold for Residential Uses	3,000
Threshold Exceeded?	No

Operational
Implementation of the proposed single-family residences will result in area and indirect sources of operational GHG emissions that will primarily result from motor vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the proposed residences will be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source. The estimated operational GHG emissions that will be generated from implementation of the proposed single-family residential project are shown in Table GHG-1. Additionally, in accordance with SCAQMD's recommendation, the project's amortized construction-related GHG emissions from Table GHG-1 are added to the operational emissions estimate in order to determine the project's total annual GHG emissions. The project's emissions modeling is included as Attachment A.

As shown in Table GHG-1, the proposed project's total net annual GHG emissions will be approximately 1,336.72 $MTCO_2e$ per year. This will not exceed the threshold of 3,000 $MTCO_2e$ per year. Therefore, the net increase in GHG emissions resulting from implementation of the proposed project will be **less than significant**.

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

8b. Response: (Source: City of Riverside Economic Prosperity Action Plan and Climate Action Plan, January 2016)

No Impact. The City of Riverside has an Economic Prosperity Action Plan and Climate Action Plan (CAP) that includes measures that the City implements to achieve the reduction targets required by the State's AB 32 requirements and the statewide GHG reduction goals. The CAP measures applicable to the proposed project includes the following:

- Measure E-2: Shade Trees. Strategically plant trees at new residential developments to reduce the urban heat island effect.
- Measure T-3: End of Trip Facilities. Encourage use of non-motorized transportation modes by providing appropriate facilities and amenities for commuters.
- Measure W- 1: Water Conservation and Efficiency.

The City has also adopted the California Building Code (Title 24), which includes the CalGreen regualtions that require new development to reduce water and energy consumption and reduce solid waste. The proposed single-family residential units will comply with these regulations through installation of high-efficiency lighting, plumbing, appliances, and installation of landscaping designed to minimize irrigation and capture runoff. Also, trees installed as part of the project will reduce the urban heat island effect. In addition, the project site is surrounded by sidewalks, which provides for non-motorized travel, which reduces GHG emissions and is consistent with the City's CAP measures. The proposed single-family residential units do not include any feature that will require significant energy or water use, or otherwise interfere with implementation of these requirements. Furthermore, as described above, the proposed project will not exceed the regional GHG thresholds. Therefore, the proposed project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. **No impact** will occur.

9. HAZARDS & HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

9a. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, Phase 1 Environmental Site Assessment, Jurupa Avenue & Tyler Avenue, City of Riverside, County of Riverside, prepared by The Pacific Beacon Group, Inc., May 29, 2018 (Pacific 2018) (Attachment E)).

Less than Significant Impact. A hazardous material is typically defined as any material that due to its quantity,

concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes, and any material that would be harmful if released.

There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates the following programs that regulate hazardous materials and hazardous wastes: Underground Storage Tanks (UST), Above Ground Petroleum Storage Tanks, Hazardous Materials Disclosure Plan Business Plans, and California Accidental Release Program (CalARP).

The project will develop 56 single-family residences on a vacant project site that is within a developed and urban area that is surrounded by similar residential uses. The proposed construction activities will involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and calking. In addition, hazardous materials could be used for fueling and serving construction equipment onsite. These types of hazardous materials used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by state and federal laws that the project is required to strictly adhere to. As a result, the routine transport, use or disposal of hazardous materials during construction activities of the proposed project will be less than significant.

Operation of the proposed project includes activities related to residential development, which use hazardous materials including solvents, cleaning agents, paints, pesticides, batteries, and aerosol cans. Although residents of the project will utilize common types of hazardous materials generally classified as household hazardous waste, normal routine use of these products will not result in a significant hazard to residents or workers in the vicinity of the project. Therefore, operation of the proposed project will not result in a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste during operation of the proposed project. Impacts will be **less than significant**.

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?	☐	☐	☒	☐

9b. Response: (Source: Phase 1 Environmental Site Assessment, Jurupa Avenue & Tyler Avenue, City of Riverside, County of Riverside, prepared by The Pacific Beacon Group, Inc., May 29, 2018 (Pacific 2018) (Attachment E)).

Less than Significant. According the Phase 1 Environmental Site Assessment (ESA), there are no significant use of hazardous substances known to occur on the project site. The surrounding area and adjoining properties are not identified with any Recognized Environmental Concerns (RECs). Furthermore, the ESA identified no evidence of RECs in connection the project site and no additional investigation is required (Pacific 2018). Therefore, during construction, impacts will not occur.

During operation of the proposed residences, the residents will utilize and store small quantities of hazardous materials such as household cleaners, solvents, paints, and pesticides. These types of hazardous materials are regulated by existing laws that have been implemented to reduce risks related to the use of these substances. In addition, the project must comply with the Southern California Hazardous Waste Management Authority for disposal of any hazardous materials at either appropriate waste facilities or service providers. Therefore, impacts related to operation will be less than significant.

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

9c. Response: (Source: Phase 1 Environmental Site Assessment, Jurupa Avenue & Tyler Avenue, City of Riverside, County of Riverside, prepared by The Pacific Beacon Group, Inc., May 29, 2018 (Pacific 2018) (Attachment E)).

No Impact. There are no schools within 0.25 mile of the project site. The closest school to the project site is Norte Vista High School, which is located at 6585 Crest Avenue, approximately 0.5 mile from the project site. The school is located more than 0.25 mile from the site and as described previously, no acute or substantial quantities of hazardous materials will be used or stored on the project site. Therefore, the project will not result in hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and **no**

impact will occur.

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?	☐	☐	☐	☒

9d. Response: (Source: Phase 1 Environmental Site Assessment, Jurupa Avenue & Tyler Avenue, City of Riverside, County of Riverside, prepared by The Pacific Beacon Group, Inc., May 29, 2018 (Pacific 2018) (Attachment E)).

No Impact. The project site was not included on a list of hazardous materials site (Pacific 2018). The Phase I prepared for the project site conducted a records search to identify if there are any hazardous material uses in the project vicinity that could adversely affect the project site or the proposed residential uses. The Phase I and the Environmental Data Resources (EDR) Radius Report environmental database report system identified two potential sites of concern (Riverside Neighborhood, East of Crest Avenue; and Riverside Agriculture, 7020 Crest Avenue) within one mile of the project site listed (Pacific 2018). In addition, the Phase I conducted a search to identify if there are any hazardous material uses in the project vicinity that could adversely affect the project site. Information from the search was reviewed for potential environmental concerns; however, none of the offsite listings were identified as a potential impact (Pacific 2018). Therefore, the proposed project will not be located on a list of hazardous material sites, and **impacts will not occur**.

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?	☐	☒	☐	☐

9e. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, Riverside County Airport Land Use Compatibility Plan, 2004. http://www.rcaluc.org/Plans/New-Compatibility-Plan. Accessed January 2019. County of Riverside Airport Land Use Commission (ALUC), Staff Report, Agenda Item 3.4: Case Number ZAP1096RI19, March 14, 2019)

Less than Significant Impact With Mitigation Incorporated. The proposed project is located within Compatibility Zone C of the Riverside Municipal Airport Land Use Compatibility Plan (ALUCP). The nearest point to the project site of Riverside Municipal Airport's runway is 1.6 miles. Within Compatibility Zone C, the ALUCP requires minimum 5-acre residential lots, limits new buildings to three occupied floors above ground; identifies buildings of 70 feet or taller as being of concern; prohibits the manufacture or storage of hazardous materials; and limits the concentration of nonresidential development to 150 people per acre. The project was reviewed by the Airport Land Use Commission (ALUC) on March 14, 2019 (Case Number ZAP1096RI19) and was found to be inconsistent with the compatibility zone maximum density allowance of 0.2 dwelling units per acre. Therefore, the ALUC provided conditions of approval that are included as Mitigation Measures MM HAZ-1 through HAZ-3, which will ensure that airport related hazards to people residing in the project area will be less than significant. Thus, potential impacts will be **less than significant with mitigation incorporated**.

Mitigation Measure
MM HAZ-1: Riverside County Airport Land Use Commission Conditions: Subdivision

1. The following uses shall be prohibited:
    a. Any use which would direct a steady light or flashing light of red, white, green, or amber color associated with airport operations toward an airport engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
    b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
    c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
    d. Any use which would generate electrical interference that may be detrimental to the operation of airport

and/or aircraft instrumentation.

e. Children's schools, hospitals, and nursing homes.

2. A Notice of Airport in the Vicinity shall be given to all prospective purchasers of the property and tenants of the dwelling units and shall be recorded as a deed notice. The following statement is required for distribution:

   This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)(13)(A)

3. An informational brochure shall be provided to prospective purchasers showing the locations of aircraft flight patterns. The frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights shall be described. A copy of the Compatibility Factors exhibit from the Airport Land Use Compatibility Plan shall be included in the brochure.

MM HAZ-2: Riverside County Airport Land Use Commission Conditions: Grading

Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detentions basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

MM HAZ-3: Riverside County Airport Land Use Commission Conditions: Building

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. Noise attenuation measures shall be incorporated into the design of the single-family residences, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

9f. Response: (Source Riverside Fire Department, https://www.riversideca.gov/fire/oem/default.asp. Accessed January 2019)

Less Than Significant Impact. The City of Riverside's Office of Emergency Management (OEM), also known as the City of Riverside Fire Department's Emergency Services Division, administers a comprehensive all-hazards community based emergency management program. The proposed project will provide single-family residential uses that will be permitted per the proposed zoning and approved in compliance with existing safety regulations, such as the California Building Code and Fire Code to ensure that it will not conflict with implementation of an emergency evacuation.

The proposed construction activities, including equipment and supply staging and storage, will occur almost exclusively within the project site and will not restrict access of emergency vehicles to the project site or adjacent areas. As such, the proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts will be **less than significant**.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

9g. Response: (Source: General Plan 2025 Figure 5.7-3 – Fire Hazard Areas)

No Impact. The proposed project is located in an urbanized area where no wildlands exist and the property is not 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.

10. HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐

10a. Response: (Source: General Plan EIR; Preliminary Hydrology and Hydraulics Study for Tentative Tract Map 37626, Prepared by JLC Engineering & Consulting, Inc., 2018 (Attachment F); Project Specific Water Quality Management Plan, Prepared by JLC Engineering & Consulting, Inc., 2018 (Attachment G)).

Less than Significant Impact. The proposed project is located within the Santa Ana Region (Region 8) of the California RWQCB. The Santa Ana RWQCB sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) and implemented by the Santa Ana RWQCB through permitting regulations for both construction and operational development activities.

Construction
These types of water quality impacts during construction of the project will be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2009-009-DWQ, NPDES No. 99-08-DWQ), which requires preparation of a SWPPP by a Qualified SWPPP Developer. The SWPPP is required for plan check and approval by the City's Public Works Department, prior to provision of permits for the project. Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process will ensure that potential water quality degradation associated with construction activities will be minimized, and impacts will be **less than significant**.

Operation
The proposed project will introduce 56 single-family residences to the project site, which will introduce the potential for pollutants such as, chemicals from household cleaners, pathogens from pet wastes, nutrients from fertilizer, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality.

However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the proposed project will be required to incorporate post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs into the project. The LID site design will to minimize impervious surfaces and provide infiltration of runoff into landscaped areas. The LID site design will be implemented through a NPDES required Water Quality Management Plan (WQMP), which will ensure that the appropriate BMPs will be implemented. Source control BMPs will minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs will treat stormwater runoff. A Preliminary WQMP has been submitted to City's Public Works, which includes installation of catch basins with biotreatment filters to treat stormwater, and remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides).iminary WQMP has been submitted to Public Works for this project. Acceptance of the WQMP by Public Works is required prior to scheduling the project for any public hearings. A Preliminary WQMP has been submitted to Public Works for this project. Acceptance of the WQMP by Public Works is required prior to scheduling the project for any public hearings.
With implementation of the WQMP, as required for the permitting process of the proposed project, potential pollutants will be reduced to the maximum extent feasible, and impacts related to violation of any water quality standards or waste discharge requirement, including but not limited to increasing pollutant discharges to receiving waters, will be **less than significant**.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

10b. Response: (Source: 2015 Urban Water Management Plan for Riverside Public Utilities, June 2016 (UWMP 2016). Accessible: http://www.riversideca.gov/utilities/pdf/2016/RPU-2015-UWMP.pdf; Preliminary Hydrology and Hydraulics Study for Tentative Tract Map 37626, Prepared by JLC Engineering & Consulting, Inc., 2018 (Attachment F); Project Specific Water Quality Management Plan, Prepared by JLC Engineering & Consulting, Inc., 2018 (Attachment G))

Less than Significant Impact. The domestic and irrigation water for the proposed project will be supplied to the project by the City of Riverside Public Utilities (RPU) Department. As outlined in the City's 2015 Urban Water Management Plan (UWMP), regional growth projections from the Southern California Association of Governments (SCAG) 2012 Adopted Growth Forecast, which are based on the City's General Plan Land Use designations, are used in the UWMP to identify future water demands. The project site currently has a General Plan land use designation of C – Commercial, indicating urban development is anticipated for the site and an increase of water use from the current level was included

in the UWMP.

According to the UWMP, water supply is primarily groundwater from the Bunker Hill Basin, Rialto-Colton Basin, Riverside North, and Riverside South sub-basins. The City has specific extraction rights for these basins. The City's current extraction rights include: 51,261 AFY from the Bunker Hill Basin; 2,728 AFY from the Rialto-Colton Basin; 10,902 AFY from the Riverside North Basin; and 16,880 AFY from the Riverside South Basin. These extraction rights equal 81,772 AFY and are managed by the Western San Bernardino Watermaster. Additional sources of water include recycled water from the Riverside Water Quality Control Plant (RWQCP) and imported water from Western Municipal Water District through a connection at the Metropolitan Water District of Southern California's (MWD) Henry J. Mills Treatment Plant. The Riverside Public Utilities Department plans to augment these water supplies through conjunctive use projects in the Bunker Hills and Riverside North Basins and recycled water infrastructure projects.

Per capita water use has steadily declined within the RPU service area. The UWMP identified the average daily per capita water used to be 266 gallons per capita per day (gpcd) for the baseline period of 1999 through 2009. In accordance with Senate Bill X7-7 requirements, RPU established a 2020 water use target of 213 gpcd (80 percent of the baseline), with a 2015 interim year target of 239 gpcd. The calculated 2015 water use was 180 gpcd, well below both the 2020 target and the 2015 interim target.

The proposed project will change the General Plan land use designation to MDR – Medium-Density Residential and develop 56 single-family residences. At the water use level of 180 gpcd, the project will require 11.3 acre-feet of water per year. This is a conservative over-estimate of water demands as the development will comply with the most current State and local code requirements, requiring efficient fixtures and appliances and low-water-use irrigation, which will likely result in lower water use than existing development in Riverside, constructed under earlier, less-stringent regulations. In addition, common areas of the site will be plumbed with "purple pipes" to allow for connection to a future recycled water line below Jurupa Avenue. An extension of this line from Rutland Avenue west to Crest Avenue is expected to be completed by 2020; a further extension to Tyler Street is planned, but not currently funded or scheduled.

In 2015, the total water supply and demand was 75,126 acre-feet, all derived from groundwater except 200 acre-feet of recycled supplies. By 2020, the UWMP projects a total demand of 95,221 acre-feet. The UWMP projects total water supplies increasing to 121,903 acre-feet in 2025. The project will require a negligible fraction of this increase in supply (less than 0.01%). Overall, the project will utilize the planned sources of water within the anticipated water demand and supply projections, and will not substantially deplete groundwater supplies. Impacts related to water demand upon groundwater supplies will be **less than significant**.

Furthermore, as mapped in Figure 4-2 of the UWMP, the project site does not overly a groundwater basin. Therefore, impacts related to groundwater supplies or groundwater recharge will be **less than significant**.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐

10ci. Response: (Source: Preliminary Hydrology and Hydraulics Study for Tentative Tract Map 37626, Prepared by JLC Engineering & Consulting, Inc., 2018 (Attachment F); Project Specific Water Quality Management Plan, Prepared by JLC Engineering & Consulting, Inc., 2018 (Attachment G))

Less than Significant Impact. The project site is a vacant and undeveloped parcel. The site is generally flat and does not contain any stream or river. Development of the site is subject to approval of a WQMP, which is designed to avoid any increase in off-site stormwater flows. As noted in the WQMP, the existing drainage pattern of the site is being preserved by utilizing the existing storm drain along Tyler Street to discharge flows, consistent with the existing condition. In addition, the project includes a bioretention basin that will provide for both stormwater quality enhancement and allow a limited amount of infiltration to occur. Based on these factors and with approval of a WQMP, the **project will not substantially alter** the existing drainage pattern of the site or area, resulting in substantial erosion or siltation.

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

10cii. Response: Source: Preliminary Hydrology and Hydraulics Study for Tentative Tract Map 37626, Prepared by JLC Engineering & Consulting, Inc., 2018 (Attachment F); Project Specific Water Quality Management Plan, Prepared by JLC Engineering & Consulting, Inc., 2018 (Attachment G))

Less than Significant Impact.

Construction
The project site does not receive run-off, and according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the project area (06065C0705G), the project site is located within "Zone X," which is an area determined to be outside of the 0.2 percent annual chance flood. In addition, construction of the proposed project will require grading and excavation of soils, which could temporarily alter the existing drainage pattern of the site or area and result in flooding on- or off-site. However, implementation of the project construction requires preparation of a SWPPP by a Qualified SWPPP Developer, which will include construction BMPs to limit an increase in stormwater flows during construction and reduce the potential for construction related flooding to occur. Therefore, there is a low potential for onsite flooding to occur during construction activities, and impacts relating to flooding both on- and off-site during construction will be **less than significant**.

Operation
As described above, the project site is currently undeveloped and largely pervious. The project will include development of pervious surfaces from building pads, driveways, roadways, sidewalks, and other such project features, which will result in an increase of impervious surfaces to a 0.65 fraction at post-project condition (JLC 2018). Although a substantial change of impervious surfaces will occur by implementation of the project, the operational drainage will closely mimic the existing drainage conditions because the project will install catch basins that will capture and retain and slowly discharge runoff. The hydrologic design of the proposed project and use of the catch basins will control the velocity and amount of runoff to ensure that runoff does not exceed pre-development conditions (JLC 2018). Drainage infrastructure proposed onsite will accommodate the stormwater from the project site by using existing offsite catch basins and onsite catch basin system with a duel use bioretention basin to be utilized for both water quality and hydraulic conditions of concern (JLC 2018). As a result, implementation of the proposed project will not substantially increase the rate or amount of surface runoff in a manner which will result in flooding on- or off-site, and impacts will be **less than significant**.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐

10ciii. Response: Source: Preliminary Hydrology and Hydraulics Study for Tentative Tract Map 37626, Prepared by JLC Engineering & Consulting, Inc., 2018 (Attachment F); Project Specific Water Quality Management Plan, Prepared by JLC Engineering & Consulting, Inc., 2018 (Attachment G))

Less than Significant Impact.

Construction
Implementation of project construction requires approval of a grading and erosion control plan per the City's existing requirements and approval of a SWPPP by a Qualified SWPPP Developer, which will include construction BMPs to minimize the potential for construction related sources of pollution or increases in stormwater flows that could result in flooding. Adherence to the existing requirements and implementation of the required BMPs per the permitting process will ensure that increases in runoff and pollution associated with construction activities will be minimized, and impacts related to the capacity of storm water drainage systems and generation of polluted runoff will be less than significant.

Operation
As described above, the project includes installation of catch basins that will capture runoff from the developed project areas (JLS 2018). The hydrologic design of the proposed project and use of the proposed catch basins will control the velocity and amount of runoff to ensure that runoff does not exceed pre-development conditions (JLS 2018). As detailed previously, the catch basins proposed for the project will accommodate stormwater from the project site. Thus, implementation of the proposed project will not increase the rate or amount of runoff that could result in exceedance of the stormwater drainage system, and impacts will be less than significant.

Also, as described above, the project will implement a WQMP including source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. The project will install catch basins with biotreatment filters to

treat stormwater, and remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides) pursuant to the NPDES permit. With implementation of the operational source and treatment control BMPs, potential pollutants will be reduced, and implementation of the proposed project will not provide substantial additional sources of polluted runoff; thus, impacts will be **less than significant**.

iv. Impede or redirect flood flows?	☐	☐	☒	☐

10civ. Response: Source: Preliminary Hydrology and Hydraulics Study for Tentative Tract Map 37626, Prepared by JLC Engineering & Consulting, Inc., 2018 (Attachment F).

Less than Significant Impact. The project site is located within an urban and developed area, surrounded by single-family residences on three sides. As described above, the project will utilize existing drainage infrastructure. The site is not located within a special flood hazard area. The FEMA National Flood Hazard map, #06065C0705G, identifies the area as an area of minimal flood hazard, or Zone X. There are no existing river or streams onsite, and the project will not alter the pattern of one. Therefore, impacts will be **less than significant**.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒

10d. Response: (Source: General Plan EIR, Section 5.8, Hydrology and Water Quality; Preliminary Hydrology and Hydraulics Study for Tentative Tract Map 37626, Prepared by JLC Engineering & Consulting, Inc., 2018 (Attachment F).

No Impact. According to the FEMA FIRM for the project area (06065C0705G), the project site is located within "Zone X," which is an area determined to be outside of the 0.2 percent annual chance flood. Therefore, there is a low potential for onsite flooding to occur during construction or operation of the project.

As described in the City's General Plan EIR, tsunamis are tidal waves that occur in coastal areas; because the project area is not located in a coastal area (approximately 34 miles away from the Pacific Ocean), the site will not be affected by tsunami.

Also as described in the City's General Plan EIR, a seiche is a to-and-fro vibration of a waterbody that is similar to the slopping of water in a basin. Once initiated, oscillation within the waterbody can continue independently. Seiches are often triggered by earthquakes. The most likely area that could be subject to seiche in the Project Area is Lake Mathews and Lake Evans in Fairmont Park (GP EIR 2007). The project site is approximately 6.13 miles from Lake Evans, which is the closest water body, and 7.61 miles from Lake Mathews. Due to the distance of the project site from these two waterbodies, the site will be not be affected seiches.

As the site is not within flood hazard, tsunami, for seiche zones, there will be no risk of release of pollutants due to project inundation. **No impact** will occur.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

10e. Response: (Source: Preliminary Hydrology and Hydraulics Study for Tentative Tract Map 37626, Prepared by JLC Engineering & Consulting, Inc., 2018 (Attachment F); Project Specific Water Quality Management Plan, Prepared by JLC Engineering & Consulting, Inc., 2018 (Attachment G))

Less than Significant Impact.

Construction

Construction of the proposed project is not expected to pose any additional threats to water quality not already identified above. As discussed in Response 10a, the project will be required to have an approved grading and erosion control plan and approval of a SWPPP, which will include construction of BMPs to minimize the potential for construction related sources of pollution, which will be implemented during construction to protect water quality. In addition, a Preliminary WQMP has been submitted to Public Works for this project. Acceptance of the WQMP by Public Works is required prior to scheduling the project for any public hearings. As a result, impacts related to the degradation of water quality during construction of the proposed project will be **less than significant**.

Operation

Operation of the project is not expected to pose any threats to water quality in addition to those described above. As described, the proposed project will be required to implement source control BMPs to minimize the introduction of pollutants and treatment control BMPs to treat runoff. With approval of the project's WQMP and implementation of the operational source and treatment control BMPs that will be required by the City during the project permitting and approval process, potential pollutants will be reduced to the maximum extent feasible, and implementation of the proposed project will not substantially degrade water quality, and impacts will be **less than significant**.

11. LAND USE AND PLANNING: Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒

11a. Response: (Source: Project Description and Existing Setting)

No Impact. The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such a facility or land use could include lack of, or disruption of, access to services, schools, or shopping areas. It might also include the creation of blighted buildings or areas due to the division of the community.

The proposed project site is vacant and undeveloped. The project area is adjacent to developed land uses that include single-family residential and roadways. The proposed project includes a General Plan Amendment from C – Commercial to MDR – Medium-Density Residential and a Zone change from CR – Commercial Retail Zone to R-1-7000-S-3 – Single-Family Residential and Building Stories Overlay (Maximum 3 stories) Zone. The proposed single-family residential project is consistent with the existing single-family residential land uses adjacent to the project site. Therefore, implementation of the proposed project will not physically divide an established community, and **no impacts will occur**.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐

11b. Response: Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Title 19 – Zoning Code)

Less than Significant Impact With Mitigation Incorporated. The project site has a General Plan Land Use designation of C – Commercial and a zoning designation of CR – Commercial Retail Zone. The applicant is requesting a General Plan Amendment to MDR – Medium Density Residential and a Zone Change to R-1-7000-S-3 – Single-Family Residential and Building Stories Overlay (Maximum 3 stories) Zone. The project will develop 3-story residential units with the S-3 Building Stories Overlay zone, described in Chapter 19.200 of the Zoning Code. The project is also requesting a Planned Residential Development (PRD) permit to develop 56 single-family residences on the 7.07-acre project site, which will result in 7.92 single-family dwelling units per gross acre. This density will be consistent with the proposed land use and zoning designations.

In addition, the applicant is requesting a Variance to provide reduced front yard setbacks along Tyler Street and Jurupa Avenue. The required setback without a variance is 20 feet, substantially in excess of existing setbacks along Tyler Street and Jurupa Avenue, which are generally 5 feet deep in areas adjacent to the site (to the south and east). As the reduced setback is generally consistent with the surrounding properties, and the proposed project includes detailed building architecture along the street fronts, as opposed to blank walls as in the adjacent community, the Variance would not result in any negative impacts on the surrounding community.

As described previously in Response 9e., the project site is 1.6 miles from the Riverside Municipal Airport and within Compatibility Zone C of the Riverside Municipal ALUCP. The project was reviewed by the ALUC on March 14, 2019 (Case Number ZAP1096RI19) and was found to be inconsistent with the compatibility zone maximum density allowance of 0.2 dwelling units per acre. Therefore, the ALUC provided conditions of approval that are included as Mitigation Measure MM HAZ-1 through HAZ-3, which will ensure that airport related hazards to people residing in the project area will be less than significant. Therefore, project impacts related to conflict with an applicable land use plan or zoning regulation will be **less than significant with mitigation incorporated**.

12. MINERAL RESOURCES. Would the project:				

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

12a. Response: (Source: General Plan EIR Figure 5.10-1, Mineral Resources)

No Impact. The General Plan EIR, Figure 5.10-1, Mineral Resources identifies that the project site is within MRZ-4, which is defined as areas where there is insufficient data to assign any mineral resource designation. The project area is within a developed suburban area that does not contain identified mineral resources, and the proposed project will develop the 7.07-acre vacant parcel with residential uses. No existing or abandoned quarries or mines exist in the area surrounding the project site. Therefore, the proposed project will not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state, and **no impacts** will occur.

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?	☐	☐	☐	☒

12b. Response: (Source: General Plan EIR Figure 5.10-1, Mineral Resources)

No Impact. The project site is designated for commercial uses by the City's General Plan and zoning code. The project site is located within a developed suburban area and surrounding areas do not include mineral resource recovery sites. Thus, the proposed project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, and **no impacts will occur**.

13. NOISE. Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐

13a. Response: (Source: General Plan and Municipal Code, Jurupa and Tyler Residential Noise Impact Analysis, City of Riverside, April 2019 (Attachment H). Riverside County Airport Land Use Compatibility Plan, 2004. http://www.rcaluc.org/Plans/New-Compatibility-Plan**.)**

Less than Significant Impact.

Noise Thresholds and Standards

A decibel (dB) is a unit used to express the intensity of a sound wave. Since the human ear is not equally sensitive to all sound frequencies within the entire auditory spectrum, the dBA descriptor (or A-weighted sound level) is used because it factors sounds more heavily within the range of maximum human sensitivity to sound frequencies. Although the A-weighted sound level may adequately indicate the level of environmental noise at any instant in time, community noise levels vary continuously. Most environmental noise includes a conglomeration of sounds from distant sources that create a relatively steady background noise in which no particular source is identifiable. For this type of noise, a single descriptor called the Leq (or equivalent sound level) is used. For most acoustical studies, the monitoring interval is generally taken as one-hour, and is abbreviated Leq-h.

The Federal Interagency Committee on Noise (FICON) developed guidance to be used for the assessment of project-generated increases in noise levels that consider the ambient noise level. Although the FICON recommendations were specifically developed to assess aircraft noise impacts, these recommendations are often used in environmental noise impact assessments involving the use of cumulative noise exposure metrics, such as the average-daily noise level (i.e., CNEL). Under this guidance, if the ambient noise environment is quiet (<60 dBA), a significant impact will occur if the new noise source increased noise levels by a "readily perceptible" 5 dBA or greater. In areas where the ambient noise levels range from 60 to 65 dBA, a 3 dBA "barely perceptible" noise level increase appears to be appropriate for most people. When the ambient noise levels already exceed 65 dBA, an increase in community noise of 1.5 dBA or greater is considered a significant impact, since it likely contributes to an existing noise exposure exceedance.

The City of Riverside's Land Use Noise Compatibility Criteria considers noise levels of up to 60 dB "normally acceptable" for residential use and levels of up to 65 dB to be "conditionally acceptable". Conditionally acceptable requires that new development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features in the design are determined.

In addition, the City of Riverside's Noise Code (Title 7) sets internal and external noise standards for specific land uses/zoning (Municipal Code Sections 7.25.010 and 7.30.015). The exterior noise standard for residential land uses is 45 dBA between 10:00 p.m. and 7:00 a.m., and 55 dBA between 7:00 a.m. and 10:00 p.m. The Municipal Code also states that it shall be unlawful for any person to cause or allow the creation of any exterior noise that exceeds the following:

1. The exterior noise standard of the applicable land use category, up to five decibels, for a cumulative period of more than thirty minutes in any hour; or
2. The exterior noise standard of the applicable land use category, plus five decibels, for a cumulative period of more than fifteen minutes in any hour; or
3. The exterior noise standard of the applicable land use category, plus ten decibels, for a cumulative period of more than five minutes in any hour; or
4. The exterior noise standard of the applicable land use category, plus fifteen decibels, for the cumulative period of more than one minute in any hour; or
5. The exterior noise standard for the applicable land use category, plus twenty decibels or the maximum measured ambient noise level, for any period of time.

The City's interior noise standard for residential land uses is 35 dBA between 10:00 p.m. and 7:00 a.m., and 45 dBA between 7:00 a.m. and 10:00 p.m. The Municipal Code also states that no person shall operate or cause to be operated, any source of sound indoors which causes the noise level, when measured inside another dwelling unit, school or hospital, to exceed:

1. The interior noise standard for the applicable land category area, up to five decibels, for a cumulative period of more than five minutes in any hour;
2. The interior noise standard for the applicable land use category, plus five decibels, for a cumulative period of more than one minute in any hour;
3. The interior noise standard for the applicable land use category, plus ten decibels or the maximum measured ambient noise level, for any period of time.

The ALUCP identifies exterior noise levels of up to 65 dB as being "normally acceptable" in residential areas in the vicinity of Riverside Municipal Airport (Policy RI.2.1) and establishes an interior noise limit of 45 dB (Countywide Policy 4.1.6).

Construction Noise

Pursuant to the City's construction noise regulations (Municipal Code Section 9.09.030), operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, grading or demolition work is not permitted between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and between 5:00 p.m. and 8:00 a.m. on Saturdays or at any time on Sunday or federal holidays. In addition, Municipal Code Section 7.35.020, exempts construction noise sources from the City's exterior and interior noise standards; provided that a construction permit has been obtained from the City as required; and provided said activities do not take place between the hours of 7:00 p.m. and 7:00 a.m. on weekdays, between the hours of 5:00 p.m. and 8:00 a.m. on Saturdays, or at any time on Sunday or a federal holiday. By complying with the City's restrictions on construction hours, the project will not generate a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of City standards.

Operational Noise

The primary source of noise from residential developments is from vehicles. The proposed project is estimated to generate a total of 529 daily trips to and from the project site. Of these trips 41 will occur in the a.m. peak hour and 55 will occur in the p.m. peak hour (EPD 2018). As shown in the Noise Impact Analysis, existing average daily traffic volumes in the vicinity of the site are 9,700 vehicles per day (vpd) on Jurupa Avenue and 6,200 vpd on Tyler Street. Thus, the addition of 529 daily trips from the project will constitute only a small percentage increase in traffic.

Onsite Exterior Noise: The Noise Impact Analysis evaluated the exterior and interior noise levels of residences along the project frontage on Jurupa Avenue and Tyler Street with operation of the project. As shown in Table N-1, exterior noise levels on the project site will range from 61.4 to 63.3 dBA CNEL, which is below the General Plan Noise Element threshold of 65 dBA CNEL and considered "normally acceptable" in the ALUCP, and will therefore be less than significant.

Table N-1: Onsite Exterior Noise Levels

Lot Number	Roadway	Noise Level (dBA CNEL)	Exceed 65 dBA CNEL?
51	Jurupa Ave.	62.3	No
55	Jurupa Ave.	63.3	No
1	Jurupa Ave.	63.1	No
4	Jurupa Ave.	62.8	No
9	Jurupa Ave.	62.0	No
50	Tyler St.	61.4	No
46	Tyler St.	61.4	No
42	Tyler St.	61.6	No
38	Tyler St.	61.4	No
34	Tyler St.	61.4	No

Source: Urban Crossroads, 2019

Onsite Interior Noise: With standard building construction methods using standard windows with a minimum STC rating of 27, interior noise levels inside the proposed residences will be between 35.4 and 40.3 dBA CNEL on the first floor and between 35.3 and 40 dBA CNEL on the second floor, as shown on Table N-2, which is below the General Plan and ALUCP 45 dBA CNEL interior noise standard, and will therefore be less than significant.

Table N-2: Onsite Interior Noise Levels

Lot Number	Noise Level at Façade	Required Interior Noise Reduction	Minimum Interior Noise Reduction from Standard Construction	Interior Noise Level
First Floor Interior Noise Levels				
51	60.4	15.4	25.0	35.4
55	60.4	15.4	25.0	35.4
1	60.6	15.6	25.0	35.6
4	60.4	15.4	25.0	35.4
9	60.4	15.4	25.0	35.4
50	64.3	19.3	25.0	39.3
46	65.3	20.3	25.0	40.3
42	64.0	19.0	25.0	39.0
38	64.5	19.5	25.0	39.5
34	64.0	19.0	25.0	39.0
Second Floor Interior Noise Levels				
51	60.3	15.3	25.0	35.3
55	60.3	15.3	25.0	35.3
1	60.5	15.5	25.0	35.5
4	60.3	15.3	25.0	35.3
9	60.4	15.4	25.0	35.4
50	64.1	19.1	25.0	39.1
46	65.0	20.0	25.0	40.0
42	63.8	18.8	25.0	38.8
38	64.3	19.3	25.0	39.3
34	63.7	18.7	25.0	38.7

Source: Urban Crossroads, 2019

Off-Site Noise Impacts: The Noise Impact Analysis evaluated operational noise impacts from the project site on surrounding sensitive receivers. The closest sensitive receptors are existing residences that are located between 123 feet and 10 feet from the project site, as listed below.

- R1: R1 represents existing residential homes north of Jurupa Avenue that are approximately 123 feet northeast of the Project site

- R2: Location R2 represents existing residential outdoor living areas (backyards) located approximately 10 feet southeast of the project site.
- R3: Location R3 represents existing residential outdoor living areas (backyards) located approximately 10 feet south of the project site.

Noise generated from the proposed project will occur from parking, vehicle movements, and outdoor recreation activities.

Table N-3: Off-Site Noise Levels from Project Operation

Receiver Location[1]	Noise Source[2]	Project Operational Noise Levels (dBA)[3]			
		L_{50} (30 mins)	L_{25} (15 mins)	L_8 (5 mins)	L_2 (1 min)
R1	Residential Parking Lot Veh. Movements	14.9	17.9	25.9	31.9
	Outdoor Park Activity	20.8	23.2	26.1	28.8
	Combined Noise Level:	**21.8**	**24.3**	**29.0**	**33.6**
R2	Residential Parking Lot Veh. Movements	28.2	31.2	39.2	45.2
	Outdoor Park Activity	22.9	25.3	28.2	30.9
	Combined Noise Level:	**29.3**	**32.2**	**39.5**	**45.4**
R3	Residential Parking Lot Veh. Movements	26.1	29.1	37.1	43.1
	Outdoor Park Activity	32.7	35.1	38.0	40.7
	Combined Noise Level:	**33.6**	**36.1**	**40.6**	**45.1**

Source: Urban Crossroads, 2019

As shown in Table N-4, the offsite noise levels generated by the project will not exceed the City's noise level regulations. Therefore, operational noise generated by the project will result in less than significant impacts to off-site sensitive receptors.

Table N-4: Off-Site Noise Level Compliance with Noise Regulations

Receiver Location[1]	Land Use	Noise Level at Receiver Locations (dBA)[2]				Threshold Exceeded?[3]
		L_{50} (30 mins)	L_{25} (15 mins)	L_8 (5 mins)	L_2 (1 min)	
Daytime	Residential Standards	55	60	65	70	-
Nighttime		45	50	55	60	-
R1	Residential	21.8	24.3	29.0	33.6	No
R2		29.3	32.2	39.5	45.4	No
R3		33.6	36.1	40.6	45.1	No

Source: Urban Crossroads, 2019

Overall, the exterior and interior noise levels generated by the proposed project will remain below the City's noise regulations. The project will not generate a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of City standards. Therefore, impacts will be **less than significant**.

b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐

13b. Response: (Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, 2018. Jurupa and Tyler Residential Noise Impact Analysis, City of Riverside, prepared by Urban Crossroads, April 2019 (Urban Crossroads 2019) (Attachment H))

Less than Significant Impact With Mitigation Incorporated.

Vibration Thresholds and Standards

The City of Riverside Municipal Code does not identify specific vibration standards for construction. Therefore, the construction-related vibration standards provided by the Federal Transit Administration (FTA) are used in this analysis to assess the potential vibration impacts due to project construction. FTA identifies guidelines (7) for maximum-acceptable vibration criteria for different types of land uses. These guidelines allow 80 vibration decibels (VdB) for residential uses

and buildings where people normally sleep.

Existing Vibration Levels

Aside from periodic construction work that may occur in the vicinity of the project area, other sources of groundborne vibration include heavy-duty vehicular travel (e.g., refuse trucks and delivery trucks) on the roadways that are adjacent to the project area. Trucks traveling at a distance of 50 feet typically generate groundborne vibration velocity levels of around 63 VdB, and these levels could reach 72 VdB when trucks pass over bumps in the road.

Construction Vibration

The project includes temporary and intermittent use of construction equipment for various construction activities that can result in the generation of groundborne vibration levels. Groundborne vibration is a concern when sensitive receptors, such as residences, are in proximity to the vibration sources. The nearest sensitive receptor that could be exposed to vibration levels from project construction are the single-family residences that are 10 feet from the project site. No pile driving or blasting, which are considered to be major sources of vibration levels, will be required for the proposed project; however, construction will utilize jackhammers, bulldozers, and loaded trucks.

Ground-borne vibration levels resulting from construction activities occurring within the project site were estimated in the Noise Impact Analysis by data published by the Federal Transit Administration (FTA). Only during the grading phase will construction activities have the potential to generate ground-borne vibration within the project site. Table N-2 presents the expected project-related vibration levels at each of the sensitive receiver locations based on the FTA threshold of 80 VdB. As vibration levels at receiver locations R2 (30 feet from construction activity) and R3 (40 feet from construction activity) exceed the threshold, as shown in Table N-5, MM NOI-1 is required to restrict the use of large loaded trucks and dozers (greater than 80,000 pounds) within 50 feet of the sensitive receiver locations. As shown in Table N-6, the mitigated vibration levels will be below thresholds. The area subject to this activity restriction is mapped on Figure NOI-1. Therefore, with the incorporation of Mitigation Measure MM NOI-1, construction impacts related to vibration will be reduced to a less than significant level. Thus, impacts will be **less than significant with mitigation incorporated**.

Table N-5: Construction Equipment Vibration Levels – Without Mitigation

Receiver Location	Distance to Property Line (Feet)	Receiver Vibration Levels (VdB)					Threshold Exceeded?
		Small Bulldozer	Jackhammer	Loaded Trucks	Large Bulldozer	Highest Vibration Level	
R1	143'	35.3	56.3	63.3	64.3	64.3	No
R2	30'	55.6	76.6	83.6	84.6	84.6	Yes
R3	40'	51.9	72.9	79.9	80.9	80.9	Yes

Source: Urban Crossroads, 2019

Table N-6: Construction Equipment Vibration Levels – With Mitigation

Receiver Location	Distance to Property Line (Feet)	Mitigated Receiver Vibration Levels (VdB)					Threshold Exceeded?
		Small Bulldozer	Jackhammer	Loaded Trucks	Large Bulldozer	Highest Vibration Level	
R2	50'	-	-	77.0	78.0	78.0	No
R3	50'	-	-	77.0	78.0	78.0	No

Source: Urban Crossroads, 2019

Figure NOI-1: Construction Vehicle Restrictions

Operational Vibration

The proposed single-family residential land uses will not involve activities or operation of stationary or mobile equipment that will result in high vibration levels, which are more typical for large industrial projects that employ heavy machinery. During project operations, the primary source of vibration will likely be vehicle circulation within and adjacent to the project area. However, the FTA's *Transit Noise and Vibration Impact Assessment* states that it is unusual for vibration from vehicular sources (including buses and trucks) to be perceptible, even in locations close to major roads. As such, no sources of "excessive" groundborne vibration or noise levels are anticipated during operations of either residential area. Therefore, **no impact** related to vibration will occur during project operations.

Mitigation Measure

MM NOI-1: Project construction plans shall specify that no large loaded trucks or dozers (greater than 80,000 pounds) shall operate within 50 feet of occupied off-site sensitive receptors.

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

13c. Response: (Source: City of Riverside, General Plan, Noise Element, Figure N-8 Riverside and Flabob Airport Noise Contours. General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, Riverside County Airport Land Use Compatibility Plan, 2004. http://www.rcaluc.org/Plans/New-Compatibility-Plan**. Jurupa and Tyler Residential Noise Impact Analysis, City of Riverside, prepared by Urban Crossroads,**

April 2019 (Urban Crossroads 2019) (Attachment H))

No Impact. The proposed project is located within the Riverside Municipal ALUP, and is approximately 1.6 miles from the Riverside Municipal Airport. The project site is located within the 55 dBA CNEL noise contour boundaries, as shown on Figure N-8 of the General Plan and Map RI-3 of the ALUP. Residential land uses are considered acceptable per the ALUCP's Riverside Municipal Airport Policy 2.1, which states that 65 dB CNEL is the maximum noise exposure considered normally acceptable for residential uses. In addition, there are no private airstrips located within the vicinity of the project site. Therefore, the proposed project will not expose people residing or working in the project area to excessive airport related noise levels, an **no impact** will occur.

14. POPULATION AND HOUSING. Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

14a. Response: (Source: General Plan 2025)

Less than Significant Impact. The project site has a General Plan Land Use designation of C – Commercial. The site has a zoning designation of CR – Commercial Retail Zone. The applicant is requesting a General Plan Amendment and a Zone Change for the project site from C – Commercial to MDR – Medium-Density Residential land use designation and from CR – Commercial Retail Zone to R-1-7000 – Single-Family Residential Zone and S-3 stories overlay. The proposed project will develop 56 single-family residences on the 7.07-acre project site, which will result in 7.92 single-family dwelling units per gross acre, which is consistent with the proposed General Plan land use and zoning designations.

The California Department of Finance 2018 estimates for the City indicate that the City of Riverside has 3.31 persons per household. Based on this, the proposed project will generate an additional population of 185 residents. The City's General Plan Housing Element, 2014-2021 Mid-Cycle Update projects a population increase of nearly 35,000 between 2013 and 2025. Thus, the project will provide housing for a small fraction of the expected growth in the city, and will not directly induce substantial population growth in the area; impacts will be less than significant.

In addition, the project is an in-fill residential project. The site is located between existing single-family residential uses. The project will be served by the existing public roadways that surround the project area and will connect into the existing utility and infrastructure system. The project does not include, and will not result in, an extension of roads or other infrastructure outside of the project area that could induce substantial population growth in the area. Therefore, the proposed project will result in **less than significant impacts** related to both direct and indirect inducement of growth.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

14b. Response: (Source: General Plan 2025)

Less than Significant Impact. The project site is currently vacant. The proposed project will not displace any existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, there will be **no impact** on existing housing either directly, indirectly or cumulatively.

15. PUBLIC SERVICES.				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	☐	☐	☒	☐

15a. Response: (Source: General Plan 2025 EIR, Section 5.13, Public Services; City of Riverside Fire Department Website: https://www.riversideca.gov/fire/)

Less than Significant Impact. Adequate fire facilities and services are provided by Station #7 (Arlanza Fire Station) located at 10191 Cypress Avenue, approximately one mile south of the project site.

Implementation of the proposed project will be required to adhere to the California Fire Code, as included in the City's Municipal Code Section 16.32.10 and will be reviewed by the City's Fire Prevention Bureau to ensure that the project plans meet the fire protection requirements.

Due to the increase in onsite residents (approximately 185) that will occur from 56 single-family residences on the project site, the project will result in an incremental increase in demand for fire protection and emergency medical services; however, the increase in population is limited, and will not increase demands such that provision of a new or physically altered fire station will be required that could cause environmental impacts. Therefore, impacts related to fire protection services will be **less than significant**.

b. Police protection?	☐	☐	☒	☐

15b. Response: (Source: General Plan 2025 EIR, Section 5.13, Public Services; City of Riverside Police Department Website: https://www.riversideca.gov/rpd/)

Less than Significant Impact. Adequate police facilities and services are provided by the West (Magnolia) Neighborhood Policing Center located at 10540-B Magnolia Avenue, approximately 3.57 miles from the project site.

Operation of the single-family residences could generate a typical range of police service calls, such as vehicle burglaries, residential thefts, and disturbances. To reduce the potential for these types of crimes, security concerns are addressed in the project design by providing low-intensity street lighting and exterior building lighting to provide security.

Although an incremental increase in calls for law enforcement services could result from implementation of the project, the need for law enforcement services from the proposed project will not be significant when compared to the current service levels of the Riverside Police Department and the small residential nature of the proposed project. The additional 185 residents that are anticipated to be generated from full occupancy of the proposed project will not require the construction or expansion of police stations. Overall, the proposed project will not result in the need for new or physically altered police protection facilities, and substantial adverse physical impacts associated with the provision of new or expanded facilities will not occur, and impacts are **less than significant**.

c. Schools?	☐	☐	☒	☐

15c. Response: (Source: General Plan 2025 EIR, Section 5.13, Public Services, Alvord Unified School District 2018 Demographics Report of Student Population Projects by Residence, prepared April 2018 (Alvord 2018)**, Alvord Unified School District Website:** https://www.alvordschools.org/Page/2674**; California Department of Education DataQuest http://dq.cde.ca.gov/dataquest/)**

Less than Significant Impact. The project site is located within the Alvord Unified School District. The schools serving the project site are listed and described below.

- Rosemary Kennedy Elementary School (grades K-5), located at 6411 Mitchel Avenue. The school has a capacity of 779 (based on 2007 enrollment from 2025 General Plan EIR).
- Loma Vista Middle School (grades 6-8), located at 11050 Arlington Avenue. The school has a capacity of 1,207 (based on 2007 enrollment from 2025 General Plan EIR).
- Norte Vista High School (grades 9-12), located at 6585 Crest Avenue. The school has a capacity of 2,200 (based on 2007 enrollment from 2025 General Plan EIR).

As described in the Alvord Unified School District 2018 Demographics Report, the school district uses the student generation factors that are listed in Table PS-1. As shown in the table below, it is anticipated that approximately 29 total students will be generated from build out of the proposed project. The Alvord Unified School District levies School District impact fees for new residential construction. Pursuant to Government Code Section 65995 et seq. payment of these fees will offset any potentially significant impacts to school facilities, and impacts will be **less than significant**.

Table PS-1: Students Generated by the Project

School	Student Generation Rates for Single-Family Units	Number of Students Generated by Project
Elementary	0.3193	18
Middle	0.0651	4
High School	0.1327	7
Total	**0.5171**	**29**

Source: Alvord Unified School District 2018 Demographics Report of Student Population Projects by Residence.

d. Parks?	☐	☐	☒	☐

15d. Response: (Source: General Plan EIR, Section 5.14, Recreation)

Less than Significant Impact. There are two existing park facilities that serve the Arlanza neighborhood and are in close proximity to the project site. This includes the Santa Ana River Wildlife Area, which is located 0.2 mile north of the project site and provides 2,291 acres of parkland; and Rutland Park that is located at 7000 Rutland Avenue, 0.5 mile east of the project site, and provides 8.63 acres of parkland.

As described by the General Plan EIR, the City's standards for parkland distribution is 3 developed acres per 1,000 population. The proposed project involves the construction and occupancy of 56 single-family residences, which when fully occupied, will house approximately 185 residents. Based on the number of residents, the project will create a demand for 0.55 acre (approximately 24,175 square feet) of parkland.

As provided in the Project Description, the project includes development of two onsite park facilities, including a large, centrally located Community Green covering 0.30 acre and a Community Paseo of 0.20 acre. These park facilities will include amenities such as a multipurpose lawn, picnic tables, and barbeques. Overall, the project will provide over 29,000 square feet of common open space and recreational space onsite, exceeding the General Plan standard. In addition, a slight increase in demand on existing parks could occur from the 185 residents that will be generated from the project. However, impacts from the proposed project are anticipated to be minimal due to the limited number of residents that will be generated by the project, the provision of onsite facilities, and the existing amount of public parkland that is located in close proximity of the project site. The slight increase in demand for park facilities that could occur from the 185 residents residing onsite will be spread amongst the existing facilities. Therefore, the project will not increase demands such that provision of new or physically altered parks will be required that could cause environmental impacts, and impacts will be less than significant.

In addition, to ensure the future provision of parkland in the City, the project will be required to pay parkland development impact fees for regional parks, local parks, and aquatics facilities. Payment of these fees, where applicable, is required as a condition of approval. Overall, impacts related to parks will be **less than significant**.

e. Other public facilities?	☐	☐	☒	☐

15e. Response: (Source: Riverside Public Library Website: https://www.riversideca.gov/library/about.asp)

Less than Significant Impact. The City of Riverside Pubic Library consists of one Main Library and seven branch libraries. The Arlanza Branch Library is over 13,000 square feet and is located at 9556 Magnolia Avenue, which is 0.5 mile from the project site. The proposed project may result in an incremental increase in the use of libraries and other public facilities. However, with a projected total of approximately 185 people occupying the residences, project development is not expected to substantially increase the demand of these services such that construction of new or expanded facilities will be required. Thus, impacts will be **less than significant**.

16. RECREATION.				
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?	☐	☐	☒	☐

16a. Response: (Source: City of Riverside 2025 General Plan, Open Space and Conservation Element. General Plan EIR, Section 5.14, Recreation)

Less than Significant Impact. As described in response to Impact 15.d), there are nine existing park facilities that provide more than 2,400 acres of park and recreational area within four miles of the project site. The proposed project includes development of over 29,000 square feet of common open space area, consisting of park and recreational space onsite. The proposed project will provide housing for 56 single family residences (resulting in approximately 185 residents), which will create a slight increase in demand on the existing recreation facilities; however, impacts from the proposed project are anticipated to be minimal due to the provision of park and recreational space onsite, the limited number of residents that will be generated by the project, and the amount of existing recreation facilities that are in the vicinity of the project site. The slight increase in demand for recreation facilities that could occur from the 56 single family residences (resulting in approximately 185 residents) will be spread amongst the existing facilities. Therefore, the project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated, and impacts will be **less than significant**. In addition, as described above the project will be required to pay parkland development impact fees for regional parks, local parks, and aquatics facilities. Payment of these fees is required as a condition of approval.

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?	☐	☐	☒	☐

16b. Response: (Source: General Plan EIR, Section 5.14, Recreation)

Less than Significant Impact. As described previously, the proposed project includes over 1.3 acres of common open space area, consisting of park and recreational space onsite. The impacts of development of the onsite recreational amenities are considered part of the impacts of the proposed project as a whole and are analyzed throughout the various sections of this IS/MND. No off-site recreational facilities are proposed. As a result, impacts related to recreation will be **less than significant**.

17. TRANSPORTATION/TRAFFIC. Would the project result in:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

17a. Response: (Source: Trip Generation Analysis for Proposed Tyler Street SFD, prepared by EPD Solutions, Inc., 2018 (EPD 2018) (Attachment I)).

Traffic Thresholds and Standards

The City of Riverside *Traffic Impact Analysis Preparation Guide* generally requires projects that generate more than 50 vehicle trips during the peak hours to prepare a traffic impact analysis (TIA). In addition, projects requesting General Plan Amendment are generally required to prepare a TIA to demonstrate that the "ultimate circulation system planned for the area will be able to provide the required Level of Service (LOS) even with the additional traffic impact of the proposed land use changes" (EPD 2018).

Project Impacts

Less Than Significant Impact. Table T-1 compares the existing General Plan designation (Commercial) of the project site to the proposed change in land use (Medium-Density Residential). The existing land use will generate 3,488 daily trips including 87 a.m. peak hour trips and 352 p.m. peak hour trips. The proposed project is projected to generate 529 daily trips including 41 a.m. peak hour trips and 55 p.m. peak hour trips. The proposed project will result in a reduction of 2,959 daily trips, 45 a.m. peak hour trips, and 297 p.m. peak hour trips when compared to the existing General Plan land use designation.

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Rates								
Shopping Center[1]	per TSF	37.750	0.583	0.357	0.940	1.829	1.981	3.810
Single-Family Detached Housing[2]	per DU	9.440	0.185	0.555	0.740	0.624	0.366	0.990
General Plan Trip Generation[3]								
7.07 Acres (Typical FAR = 0.30)	92.391 TSF	3488	54	33	87	169	183	352
Project Trip Generation								
Single Family	56 DU	529	10	31	41	35	20	55
Change in Future Trips with Project		-2959	-43	-2	-45	-134	-163	-297

DU = dwelling unit
TSF = thousand square feet
[1] Trip rates from the Institute of Transportation Engineers, *Trip Generation, 10th Edition*, 2017. Land Use Code 820 – Shopping Center
[2] Transportation Engineers, *Trip Generation, 10th Edition*, 2017. Land Use Code 210 – Single-Family Detached Housing
[3] Table LU-3 in the City of Riverside Land Use and Design Element includes retail shops, services, and other similar commercial development as the primary intent of the Commercial land use designation. Maximum FAR/acre is 0.50. Typical FAR/acre is 0.30.

As noted previously, the City of Riverside *Traffic Impact Analysis Preparation Guide* requires projects that generate more than 50 vehicle trips during the peak hours or that propose a General Plan Amendment to prepare a TIA. The guidelines also state that the study area for traffic analyses should include any intersection of "Collector" or higher classification streets on which the proposed project will add 50 or more peak hour trips. Although the project will 55 trips during the p.m. peak hour, vehicular traffic to and from the site will be split between Tyler Street and Jurupa Avenue, and it is therefore unlikely that the project will add 50 trips to any intersection. Additionally, the implementation of the General Plan Amendment will result in a substantial reduction in vehicle trips when compare to the planned land use. As a result, the General Plan Amendment could result in an overall reduction in vehicular trips at build out of the area (EPD 2018). Therefore, the project will not result in a significant impact related to a program, plan, ordinance, or policy related to the circulation system. In addition, the project will not affect transit service or impede bicycle and pedestrian facilities. The project will result in a **less than significant** impact.

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐

17b. Response: (Source: Trip Generation Analysis for Proposed Tyler Street SFD, prepared by EPD Solutions, Inc., 2018 (EPD 2018) (Attachment I).

No Impact. The City of Riverside has not adopted a vehicle miles traveled threshold for new development. The application of CEQA Guidelines Section 15064 is not required until July 1, 2020. There is **no impact**.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

17c. Response: (Source: Project Submittal, Site Plan).

Less than Significant Impact. The proposed project includes solely single-family residential uses, and does not include any incompatible uses, such as farm equipment. The project will also not increase any hazards related to a design feature. Operation of the proposed residential uses will enter and exit the site from Jurupa Avenue. The circulation layout prepared for the project meets emergency access requirements and provides fire truck accessibility throughout the project site. Based on the City compliant roadway design that will be required to construct the project, motorists entering and exiting the project site will be able to do so comfortably, safely, and without undue congestion. As such, project access and circulation will be adequate, and project impacts related to hazardous design features will be **less than significant**.

d. Result in inadequate emergency access?	☐	☐	☒	☐

17d. Response: (Source Riverside Fire Department, https://www.riversideca.gov/fire/oem/default.asp**. Accessed January 2019)**

Less Than Significant Impact. The proposed construction activities, including equipment and supply staging and storage, will largely occur within the project site and will not restrict access of emergency vehicles to the project site or adjacent areas. During construction of the project Muir Street will be closed to through traffic. However, the adjacent streets will remain open, which will provide adequate emergency access to the project area and vicinity. Thus, impacts related to inadequate emergency access during construction activities will be less than significant.

Operation of the proposed project will also not result in an inadequate emergency access. Direct access to the project site will be provided from Jurupa Avenue. The project is also required to design and construct internal access in conformance with the City Municipal Code. In addition, the Fire Department will review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code. As such, impacts related to emergency access will be **less than significant**.

18. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public				

Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☐	☒

18a. Response: (Source: Phase I Cultural Resources Assessment, Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018 (MCC 2018) (Attachment C)).

No Impact. As described above the project site was historically used for agriculture and has been recorded as vacant since 1931 (Pacific 2018). In addition, a records search conducted for the project site (MCC 2018) identified that a total of 21 previously cultural resource investigations within a one-mile radius of the project area were conducted. One of those previous studies, completed in 2007, overlaps with the project area, and resulted in no findings of cultural resources. Based on the results of the cultural resources records search and survey, the project site is considered to have low sensitivity for presence of prehistoric or historical archaeological deposits and it is unlikely that crews will encounter significant archaeological resources during the project development (MCC 2018). Furthermore, the modification and disturbance associated with the prior agricultural activities within the project area has eradicated any near-surface record that may have otherwise been preserved as archaeological sites, deposits, or features. Thus, **no impacts** related to a historical resource will occur.

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

18b. Response: (Source: Phase I Cultural Resources Assessment, Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018 (MCC 2018) (Attachment C)).

Less than Significant Impact With Mitigation Incorporated.

Assembly Bill 52

Chapter 532, Statutes of 2014 (i.e., Assembly Bill [AB] 52), requires that Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical resources or included in a local register of historical resources." AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource." Also per AB 52 (specifically PRC 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects.

The City of Riverside transmitted AB 52 notification/consultation letters to the following tribes:

- Gabrieleno Band of Mission Indians – Kizh Nation
- Pechanga Band of Luiseno Mission Indians
- Morongo Band of Mission Indians
- San Gabriel Band of Mission Indians
- Soboba Band of Luiseño Indians
- Rincon Band of Luiseño Indians
- Cahuilla Band of Mission Indians
- San Manuel Band of Mission Indians
- Agua Caliente Band of Cahuilla Indians

Seven tribes responded; five of which requested consultation under AB 52:

- Agua Caliente Band of Cahuilla Indians – The City received correspondence on February 19, 2019, in which the Agua Caliente Band of Cahuilla Indians did not request to consult under AB 52.
- Cahuilla Band of Indians – The City received correspondence on February 20, 2019, in which the Cahuilla Band of Indians did not specifically request to consult under AB 52, but requested to review any applicable conditions of approval and/or mitigation measures once drafted.
- Gabrieleno Band of Mission Indians – Kizh Nation – The City received correspondence on February 20, 2019, requesting to consult under AB 52.
- Soboba Band of Luiseño Indians – The City received correspondence on March 12, 2019, requesting to consult under AB 52.
- San Manuel Band of Indians – The City received correspondence on March 5, 2019, in which the San Manuel Band of Indians did not request to consult under AB 52.
- Rincon Band of Luiseno Indians – The City received correspondence on March 20, 2019, requesting to consult under AB 52.
- Pechanga Band of Luiseno Mission Indians – The City received correspondence on March 20, 2019, requesting to consult under AB 52.

The AB 52 consultation process was concluded with Cahuilla Band of Indians on July 1, 2019, with Soboba Band of Luiseno Indians on July 1, 2019, Rincon Band of Luiseno Indians on July 1, 2019, with Gabrieleno Band of Mission Indians – Kizh Nation on July 8, 2019, and with Pechanga Band of Luiseno Mission Indians on July 18, 2019.

SB 18 (California Government Code, Section 65352.3) incorporates the protection of California traditional tribal cultural places into land use planning for cities, counties, and agencies by establishing responsibilities for local governments to contact, refer plans to, and consult with California Native American tribes as part of the adoption or amendment of any general plan or specific plan proposed on or after March 1, 2005. SB 18 requires public notice to be sent to tribes listed on the NAHC's SB 18 Tribal Consultation list within the geographical areas affected by the proposed general plan or specific plan amendment. Tribes must respond to a local government notice within 90 days, indicating whether or not they want to consult with the local government. The City of Riverside sent project notification/consultation letters to 19 tribes on the SB 18 Tribal Consultation List. Five tribes responded; two of which requested consultation under SB 18:

- Agua Caliente Band of Cahuilla Indians – The City received correspondence on February 14, 2019, in which the Agua Caliente Band of Cahuilla Indians did not request to consult under SB 18.
- Gabrieleno Band of Mission Indians – Kizh Nation – The City received correspondence on February 15, 2019, requesting to consult under SB 18.
- Soboba Band of Luiseño Indians – The City received correspondence on March 12, 2019, requesting to consult under SB18.
- San Manuel Band of Indians – The City received correspondence on March 5, 2019, in which the San Manuel Band of Indians did not request to consult under SB 18.
- Augustine Band of Cahuilla Indians – The City received correspondence on March 6, 2019, in which the Augustine Band of Cahuilla Indians did not request to consult under SB 18.

Formal and confidential consultation between the City and tribal representatives has been completed.

With the implementation of mitigation measures CUL-1 through CUL-5 impacts on tribal cultural resources would be **less than significant after mitigation** directly, indirectly, and cumulatively.

19. UTILITIES AND SYSTEM SERVICES. Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

19a. Response: (Source: City of Riverside Capital Improvement Program and Rate Development Study, Accessed: https://riversideca.gov/publicworks/sewer/pdf/2014-CIP-Rate-Study.pdf, **February 2014. (CIP 2014))**

Less than Significant Impact.

Water
The proposed project is an infill project and water lines currently exist in the adjacent roadways. The proposed project will install a new onsite water main line that will loop through the project site conveying water supplies to each residence.

The proposed project will continue to receive water supplies through the existing water lines located within Jurupa Avenue and Tyler Street, which will not require expansion to serve the proposed project. Therefore, although construction of the onsite water distribution lines will be required to support the new development, no extensions or expansions to the water pipelines supplying the project site will be required. The necessary installation of the onsite water supply lines is included as part of the proposed project and will not result in any physical environmental effects beyond those identified in other sections of this IS/MND. Therefore, the proposed project will not result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts will be **less than significant**.

Wastewater
As described above, the proposed project is an infill project and a wastewater line is present on Jurupa Avenue. The proposed project will install an onsite wastewater line with lateral lines to serve each residence. Wastewater flows will be conveyed to the Riverside Regional Water Quality Control Plant.

Based on the average daily wastewater flow identified in the City's Capital Improvement Program and Rate Development Study, the proposed single-family residential units will each generate an average of 206 gallons per day (gpd) (CIP 2014). Therefore, the proposed project will result in a total average daily flow of 11,536 gpd.

As described above, wastewater from the project area will be conveyed to the Riverside Water Quality Control Plant, which has a tertiary treatment capacity of 46 million gallons per day (mgd), and is forecasted to operate at 40 mgd in 2035 including the anticipated population growth (CIP 2014). Thus, the existing wastewater facilities have the capacity to accommodate the additional 11,536 gpd that will be generated from operation of the proposed project.

Although construction of the onsite sewer lines will be required to support the new development, no extensions or expansions to the wastewater facilities serving the project area will be required. The necessary installation of the onsite sewer lines is included as part of the proposed project and will not result in any physical environmental effects beyond those identified in other sections of this IS/MND. Therefore, the proposed project will not result in the construction of new wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts will be **less than significant**.

Storm Water Drainage
The project will tie into existing storm drainage facilities along Tyler Street. A retention basin will be installed onsite to reduce the rate of stormwater flows offsite as well as enhance the quality of stormwater flows. No expansion of offsite stormwater drainage systems is required. There will be a **less than significant** impact.

Electric Power
The project will connect to existing underground electric facilities along Jurupa Avenue about 400 feet east of the site, near Idyllwild Lane. The installation of this connection will involve trenching within Jurupa Avenue, resulting in temporary impacts during construction. Such impacts will be less than significant.

Natural Gas
The project will connect to existing natural gas facilities along Jurupa Avenue about 400 feet east of the site, near Idyllwild Lane. The installation of this connection will involve trenching within Jurupa Avenue, resulting in temporary impacts during construction. Such impacts will be **less than significant**.

Telecommunications
The project will connect to existing telecommunications facilities along Jurupa Avenue about 400 feet east of the site, near Idyllwild Lane. The installation of this connection will involve trenching within Jurupa Avenue, resulting in temporary impacts during construction that are described in the construction analysis throughout this MND. Such impacts will be **less than significant**.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐

19b. Response: (Source: 2015 Urban Water Management Plan for Riverside Public Utilities, June 2016 (UWMP 2016). Accessible: http://www.riversideca.gov/utilities/pdf/2016/RPU-2015-UWMP.pdf

Less than Significant Impact. The domestic and irrigation water for the proposed project will be supplied to the project by the City of Riverside Public Utilities (RPU) Department. As outlined in the City's 2015 Urban Water Management Plan (UWMP), regional growth projections from the Southern California Association of Governments (SCAG) 2012 Adopted Growth Forecast, which are based on the City's General Plan Land Use designations, are used in the UWMP to identify future water demands. The project site is currently designated as C – Commercial, indicating urban development is anticipated for the site and an increase of water use from the current level was included in the UWMP.

According to the UWMP, water supply is primarily groundwater from the Bunker Hill Basin, Rialto-Colton Basin, Riverside North, and Riverside South sub-basins. The City has specific extraction rights for these basins. The City's current extraction rights include: 51,261 acre-feet per year (AFY) from the Bunker Hill Basin; 2,728 AFY from the Rialto-Colton Basin; 10,902 AFY from the Riverside North Basin; and 16,880 AFY from the Riverside South Basin. These extraction rights equal 81,772 AFY and are managed by the Western San Bernardino Watermaster. Additional sources of water include recycled water from the Riverside Water Quality Control Plant (RWQCP) and imported water from Western Municipal Water District through a connection at the Metropolitan Water District of Southern California's (MWD) Henry J. Mills Treatment Plant. The Riverside Public Utilities Division plans to augment these water supplies through conjunctive use projects in the Bunker Hills and Riverside North Basins and recycled water infrastructure projects.

Per capita water use has steadily declined within the RPU service area. The UWMP identified the average daily per capita water use to be 266 gallons per capita per day (gpcd) for the baseline period of 1999 through 2009. In accordance with Senate Bill X7-7 requirements, RPU established a 2020 water use target of 213 gpcd (80 percent of the baseline), with a 2015 interim year target of 239 gpcd. The calculated 2015 water use was 180 gpcd, well below both the 2020 target and the 2015 interim target.

The proposed project will change the land use to MDR – Medium-Density Residential and develop 56 residential units. At the water use level of 180 gpcd, the project will require 11.3 acre-feet of water per year. This is a conservative over-estimate of water demands as the development will comply with the most current State and local code requirements, requiring efficient fixtures and appliances and low-water-use irrigation, which will likely result in lower water use than existing development in Riverside, constructed under earlier, less-stringent regulations. In addition, common areas of the site will be plumbed with "purple pipes" to allow for connection to a future recycled water line below Jurupa Avenue. An extension of this line from Rutland Avenue west to Crest Avenue is expected to be completed by 2020; a further extension to Tyler Street is planned, but not currently funded or scheduled.

In 2015, the total water supply and demand was 75,126 acre-feet, all derived from groundwater except 200 acre-feet of recycled supplies. By 2020, the UWMP projects a total demand of 95,221 acre-feet. The UWMP projects total water supplies increasing to 121,903 acre-feet in 2025. The project will require a negligible fraction of this increase in supply (less than 0.01%). As the UWMP identifies adequate water supplies for planned City development in normal, dry and multiple dry years, and the project will not result in development beyond that projected in the UWMP, the project will have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. The project will result in a **less than significant** impact.

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

19c. Response: (Source: City of Riverside Capital Improvement Program and Rate Development Study, February 2014. (CIP 2014)).

Less than Significant Impact. As described above, wastewater from the project area will be conveyed to the Riverside Water Quality Control Plant, which has a tertiary treatment capacity of 46 mgd; and is forecasted to operate at 40 mgd in 2035 including the anticipated population growth (CIP 2014). Therefore, the existing wastewater facilities have the capacity to accommodate the additional 11,536 gpd that will be generated from operation of the proposed project, and impacts related to wastewater treatment capacity will be **less than significant**.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise	☐	☐	☒	☐

impair the attainment of solid waste reduction goals?				

19d. Response: (Source: CalRecycle Jurisdiction Disposal By Facility, City of Riverside. Calrecycle Solid Waste Information System. https://www2.calrecycle.ca.gov/SWFacilities/Directory/. Accessed February 2019 (Calrecycle 2019). General Plan EIR, Section 5.16, Utilities and Service Systems)

Less than Significant Impact. According to the City of Riverside General Plan EIR, solid waste from the City is collected and transferred to Badlands Sanitary Landfill primarily, but may utilize landfills in the County such as Lamb Canyon Landfill and El Sobrante landfill (2007 General Plan EIR). The Badlands Sanitary Landfill is permitted to accept 4,800 tons per day of solid waste and is permitted to operate through 2021. In January 2015, the landfill was recorded as having a remaining capacity of 15,748,799 cubic yards of a maximum permitted capacity of 34,400,000 cubic yards (Calrecycle 2019). Lamb Canyon Landfill is permitted to accept 5,000 tons per day of solid waste, and is permitted to operate through April 2029 (Calrecycle 2019). In January 2015, the landfill was recorded with a remaining capacity of 19,242,950 cubic yards out of a max permitted capacity of 38,935,653 cubic yards (Calrecycle 2019). The El Sobrante Sanitary Landfill is permitted to accept 16,054 tons per day of solid waste, and is permitted to operate through 2050 (Calrecycle 2019). In January 2015, the landfill was recorded with a remaining capacity of 143,977,170 cubic yards of a max permitted capacity of 209,910,000 cubic yards (Calrecycle 2019).

Implementation of the proposed project will result in additional solid waste generation from the proposed 56 single-family residences. The City's General Plan EIR states that single-family residential uses generate 10 pounds per day of solid waste. Hence, the 56 residences will generate approximately 560 pounds per day of solid waste that will be collected weekly from the City's solid waste collection service. The pick up from the project area will total 3,920 pounds weekly.

Based on the current recycling requirements, which require diversion of 50 percent of solid waste away from landfills, the proposed project will result in 1,960 pounds of solid waste per week. In 2020, state regulations per AB 341 will become effective, which will require diversion of 75 percent of solid waste from landfills. Thus, it is anticipated that solid waste landfill disposal from operation of the project in 2020 will be reduced to approximately 980 pounds per week. As described above, both landfills that could serve the project site have sufficient permitted capacity to accommodate the project's solid waste disposal needs, and impacts related to landfill capacity will be le**ss than significant**.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

19e. Response: (Source: CalRecycle Jurisdiction Disposal By Facility, City of Riverside. Calrecycle Solid Waste Information System. https://www2.calrecycle.ca.gov/SWFacilities/Directory/. Accessed February 2019 (Calrecycle 2019). General Plan EIR, Section 5.16, Utilities and Service Systems)

No Impact. The proposed project will comply with all regulations related to solid waste. All solid waste-generating activities within the City are subject to the requirements set forth in AB 939, which requires diversion of a minimum of 50 percent of solid waste. In addition, after 2020 per AB 341, all development will be required to divert 75 percent of solid waste pursuant to state regulations. Implementation of the proposed project will be consistent with all state regulations. All projects in the City undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. Therefore, the proposed project will comply with all regulations related to solid waste, and **no impacts** will occur.

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose project occupants to, pollutant concentrations from a wildlife or the uncontrolled spread of a wildlife?	☐	☐	☒	☐

20a. Response: (Source: General Plan EIR, Section 5.7, Hazards and Hazardous Materials).

Less than Significant Impact. According to the Riverside General Plan EIR, the project site is not located within a hazard rating area classified as very high for fire hazard severity. The project is located just east of local hills and south of the Santa Ana River Watercourse and Riverbed. Fire hazard responsibility is under the City of Riverside's Fire Department and County Fire Department in unincorporated portions, such as parts of the Santa Ana River. The project will be developed in accordance with the regulations and standards outlined in the California Building Code and fire codes. The City of Riverside Fire Department is a first responder to fire emergencies and as described in Section 15, Public Services of this IS/MND,

respond times will be adequately serving the project area. Therefore, impacts will be **less than significant**.

b. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐

20b. Response: (Source: General Plan EIR, Section 5.7, Hazards and Hazardous Materials).

Less than Significant Impact The project site is located in an urbanized area, surrounded by similar residential uses. Implementation of the project will not require the installation or maintenance of such infrastructure beyond connections to utilities surrounding the site. Existing infrastructure will support the project, as described in Section 19, Utilities and Service Systems of this IS/MND. As described previously, the project is not located within a severe fire hazard zone and public services, such as the City of Riverside Fire Department will adequately serve the project site. Impacts will be **less than significant**.

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

20c. Response: (Source: General Plan EIR, Section 5.7, Hazards and Hazardous Materials).

Less than Significant Impact. The project site is relatively flat. As discussed in Section 10, Hydrology and Water Quality, of this IS/MND, the project will not be susceptible to risk of flooding or landslides. The previous response describes that the project will not be located within a severe fire hazard zone. Therefore, impacts to people and structures will be **less than significant**.

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential substantially 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, substantially reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

21a. Response: (Source: Biological Report for the Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018) (Attachment B) and Phase I Cultural Resources Assessment, Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018 (MCC 2018) (Attachment C).

Less than Significant Impact with Mitigation Incorporated. As described above in Section 4, Biological Resources, due to the urban and developed nature of the project site and surrounding area, the project site does not contain sensitive communities or plants. In addition, the site does not contain any riparian habitat or water bodies that could be suitable habitat. Only urban tolerant wildlife species are expected to occur in the area, which include burrowing owl and nesting birds. As described in response 4a, no signs of burrowing owl were observed during the biological resource survey; however, a pre-construction survey for burrowing owl has been included as MM BIO-1, to ensure that impacts related to burrowing owls will not occur. In addition, trees on and adjacent to the project site have the potential to support nesting birds that are subject to the MBTA. Therefore, MM BIO-2 requires that if construction is initiated during the bird nesting season, a pre-construction survey is completed to ensure that no nests are impacted. With implementation of these two mitigation measures, it will be assured that the proposed project will not degrade the quality of the environment or result in impacts to plant and animal communities.

Also, as described above, the project site was historically used for agriculture and is currently vacant, recently disked land (MCC 2018). The project area has a low sensitivity for the presence of prehistoric or historical archaeological deposits or features because numerous studies have been conducted and no archaeological resources have been recorded within the project area. In addition, the entire parcel has been disturbed from previous agricultural uses (MCC 2018). As a result, impacts related to elimination of important examples of major periods of California history or prehistory will be **less than significant**.

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)?	☐	☒	☐	☐

21b. Response: (Source: Biological Report for the Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018 (Attachment B). Jurupa and Tyler Residential Noise Impact Analysis, City of Riverside, January 2019 (Attachment H)).)

Less than Significant Impact with Mitigation Incorporated. The project will develop 56 single-family residences within an urban and developed area. As described above, all of the potential impacts related to implementation of the project will be less than significant or reduced to a less than significant level with implementation of mitigation measures related to biological resources, noise and tribal cultural resources.

As previously discussed, the project will include a General Plan Amendment (from C – Commercial to MDR – Medium Density Residential) and a Zone Change (CR – Commercial Retail Zone to R-1-7000 – Single-Family Residential Zone and a portion of the project site to R-1-7000-S-3 – Single-Family Residential and Building Stories Overlay (Maximum 3 stories) Zones). The proposed project with a change of land use will result in less peak hour trips than previously planned for. Therefore, cumulative impacts related to traffic and transportation will be less than significant. The cumulative effect of the proposed project taken into consideration with these other residential and commercial projects in the area will be limited, due to the small scale of the proposed project. Furthermore, the project will develop an infill parcel that is surrounded by residentially developed areas and has been previously disturbed. Thus, impacts to environmental resources or issue areas will not be cumulatively considerable; and cumulative impacts will be **less than significant**.

c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

21c. Response: (Source: Responses 1 through 21b.)

Less than Significant Impact with Mitigation Incorporated. The project proposes the construction and occupancy of 56 single-family residences on a 7.07-acre site. The project will not consist of any use or any activities that will negatively affect any persons in the vicinity. All resource topics associated with the proposed project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts, less than significant impacts, or less than significant impacts with mitigation incorporated. Consequently, the project **will not result in any environmental effects** that will cause substantial adverse effects on human beings directly or indirectly, with implementation of the mitigation measures previously that have been previously detailed.

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

Mitigation, Monitoring and Reporting Program

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
Biological Resources	**Mitigation Measure BIO-1:** A preconstruction burrowing owl survey shall be completed a maximum of 30 days prior to the start of construction. All areas of the project site shall be included, as well as a visual survey of the undeveloped property around the project site. The results shall be provided as a letter report. If burrowing owls are observed within the project site, additional coordination with the MSHCP and/or CDFW may be required. No burrowing owls may be harmed, and no burrowing owl occupied burrows may be collapsed between February 1 and August 31 to avoid the nesting season.	Prior to issuance of a grading permit and a maximum of thirty (30) days prior to the start of construction.	Community & Economic Development Department, Planning and Building & Safety Divisions California Department of Fish and Wildlife if relocation of owls is required	Preconstruction Survey Report submitted to the City
	Mitigation Measure BIO-2: To avoid take of nesting birds, vegetation removal and initial ground disturbance should occur outside the nesting bird breeding season (February 15 through August 1). If project activities occur during the nesting season, a nesting bird survey shall be conducted by a qualified biologist within one (1) week prior to initiating vegetation removal and/or ground disturbing activities. If active nests of protected native species are located, construction work shall be delayed until after the nesting season or until the young are no longer dependent upon the nest site. Construction near an active nest shall be conducted at the discretion of a biological monitor utilizing appropriate buffers and other methods to minimize potential impacts.	Prior to issuance of a grading permit and within one (1) week prior to initiating vegetation removal and/or ground disturbing activities.	Community & Economic Development Department, Planning and Building & Safety Divisions	Preconstruction Survey Report submitted to the City
Cultural Resources	**Mitigation Measure CUL-1:** Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an	Prior to issuance of a grading permit, if there are any changes to project site design and/or proposed grades.	Community & Economic Development Department, Planning Division	Consultation logs showing Applicant's effort to contact interested tribes and the outcome of any such consultation

[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
	electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and consulting tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the project site if the site design and/or proposed grades should be revised.		Public Works Department	
Cultural Resources	**Mitigation Measure CUL-2: Archaeological and Paleontological Monitoring:** At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. 1. The project archaeologist, in consultation with consulting tribes, the Developer, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include: a. Project grading and development scheduling; b. The retention of Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;	30 days prior to issuance of a grading permit.	Community & Economic Development Department, Planning Division Qualified Archeological Monitor Native American Tribal Monitor	Archeological Monitoring Plan Evidence that a qualified archeological monitor has been retained shall be provided to the City

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation; d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and e. The scheduling and timing of the Cultural Sensitivity Training noted in condition CUL-5.			
Cultural Resources	**Mitigation Measure CUL-3: Inadvertent Archeological/Cultural Resources Find:** If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s), environmental assessment conducted prior to project approval, and/or other specific agreements between the City, the Project Applicant and the consulting tribes concerning the discovery, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the consulting tribes. i. All ground disturbance activities within a buffer specified by the Project archeologist, in consultation with the Native American Tribal Monitors, of the discovered cultural resources shall be halted until a meeting is convened between the developer, the	On-going through grading and/or ground disturbing activities	Community & Economic Development Department, Planning Division Project Applicant Landowner Qualified Archeological Monitor Native American Tribal Monitor	If resources are found and curated, a copy of the curation agreement shall be provided to the City. Submission of a Phase IV Monitoring Report.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	Project archaeologist, and the consulting tribes to discuss the significance of the find. ii. At the meeting, the significance of the discoveries shall be discussed. After consultation with the consulting tribes and the Project archaeologist, a decision shall be made, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resources. iii. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate treatment. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Native American Tribal Monitors, if needed. iv. Treatment and disposition of the inadvertently discovered cultural resources shall be consistent with CUL-4 or the Cultural Resources Treatment and Monitoring Agreement entered into with the consulting tribes. v. Pursuant to Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the consulting tribes cannot come to a consensus on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the City Community & Economic Development Director or designee for decision. The City Community & Economic Development Director or designee shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall			

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	consider the cultural and religious principles and practices of the consulting tribes.			
Cultural Resources	**Mitigation Measure CUL-4:** In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries: 1. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location on site. If a secure location cannot be identified onsite, the discovered resources may be stored at the offices of the project Archeologist with concurrence with the consulting tribe(s). The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and 2. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same**:** a. Preservation-In-Place of the cultural resources, if feasible as determined through coordination between the project archeologist, developer/applicant, and consulting tribal monitor(s). Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources in perpetuity; b. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands.	On-going through grading and/or ground disturbing activities	Community & Economic Development Department, Planning Division Project Applicant Landowner Qualified Archeological Monitor Native American Tribal Monitor	If resources are found and curated, a copy of the curation agreement shall be provided to the City. Submission of a Phase IV Monitoring Report.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed; c. If preservation in place or reburial is not feasible, a curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation; d. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, the developer/applicant shall select a curation facility within Riverside County per 36 CFR Part 79; and e. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the			

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and consulting tribes.			
Cultural Resources	**Mitigation Measure CUL-5: Cultural Sensitivity Training:** The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.	During pre-grading meeting.	Community & Economic Development Department, Planning Division Qualified Archeological Monitor Native American Tribal Monitor	Phase IV Monitoring Report
Hazards and Hazardous Materials	**Mitigation Measure HAZ-1:** **Riverside County Airport Land Use Commission Conditions: Subdivision** 1. The following uses shall be prohibited: a. Any use which would direct a steady light or flashing light of red, white, green, or amber color associated with airport operations toward an airport engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.	To be included as notes on the Final Map or as a separate covenant recorded on the property in conjunction with approval of the Final Map.	Community & Economic Development Department, Planning and Building & Safety Divisions	City of Riverside review of Final Map.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.) d. Any use which would generate electrical interference that may be detrimental to the operation of airport and/or aircraft instrumentation. e. Children's schools, hospitals, and nursing homes. 2. A Notice of Airport in the Vicinity shall be given to all prospective purchasers of the property and tenants of the dwelling units and shall be recorded as a deed notice. The following statement is required for distribution: *This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)(13)(A)* 3. An informational brochure shall be provided to prospective purchasers showing the locations of			

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	aircraft flight patterns. The frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights shall be described. A copy of the Compatibility Factors exhibit from the Airport Land Use Compatibility Plan shall be included in the brochure.			
Hazards and Hazardous Materials	**Mitigation Measure HAZ-2:** **Riverside County Airport Land Use Commission Conditions: Grading** Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detentions basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.	Prior to issuance of grading permits.	Community & Economic Development Department, Building & Safety Division	City of Riverside permits and inspections during construction.
Hazards and Hazardous Materials	**Mitigation Measure HAZ-3:** **Riverside County Airport Land Use Commission Conditions: Building** 1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. 2. Noise attenuation measures shall be incorporated into the design of the single-family residences, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.	Prior to issuance of building permits.	Community & Economic Development Department, Planning and Building & Safety Divisions	City of Riverside permits and inspections during construction.
Noise	**Mitigation Measure NOI-1:** Project construction plans shall specify that no large loaded trucks or dozers (greater than 80,000 pounds) shall operate within 50 feet of occupied off-site sensitive receptors.	Prior to issuance of a grading permit.	Community & Economic Development Department, Planning Division Public Works Department	Approval of Grading Plans

Attachments:

Attachment A: Air Quality Modeling CalEEMod.2016.3.2, January 16, 2019, Prepared by Urban Crossroads, 2019

Attachment B: Biological Report for the Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018

Attachment C: Phase I Cultural Resources Assessment, Tyler Street Single Family Dwelling Project, City of Riverside, Riverside County, California, Prepared by Material Culture Consulting, 2018

Attachment D: Preliminary Soil Investigation and Infiltration Test Report, Proposed 50+ Unit Residential Development, Tyler Street and Jurupa Avenue (APN 155-441-023), City of Riverside, California, prepared by Soil Exploration Company, Inc. June 2018

Attachment E: Phase 1 Environmental Site Assessment, Jurupa Avenue & Tyler Avenue, City of Riverside, County of Riverside, prepared by Pacific Beacon Group, Inc., 2018

Attachment F: Preliminary Hydrology and Hydraulics Study for Tentative Tract Map 37626, Prepared by JLC Engineering & Consulting, Inc., 2018

Attachment G: Project Specific Water Quality Management Plan, Prepared by JLC Engineering & Consulting, Inc., 2018

Attachment H: Jurupa and Tyler Residential Noise Impact Analysis, City of Riverside, April 2019

Attachment I: Trip Generation Analysis for Proposed Tyler Street SFD, prepared by EPD Solutions, Inc., 2018

Attachment J: Paleontological Resources for the Proposed Jurupa and Tyler Project, in the City of Riverside, Riverside County, project area, Los Angeles County Natural History Museum, October 2018