CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENTDEPARTMENT **PLANNING DIVISION**

DRAFT MITIGATED NEGATIVE DECLARATION

WARD: 4

1. **Case Number:** PR-2021-001030 (Planned Residential Development, Tentative Tract Map, and Design Review)

2. **Project Title:** Dauchy Avenue Planned Residential Development

3. **Hearing Date:** **August 31, 2023**

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

5. **Contact Person:** Alyssa Berlino, Associate Planner
aberlino@riversideca.gov (951) 826-5628

6. **Project Location:** The Project is located on 24.7 acres at the southwest corner of Dauchy Avenue and Ferrari Drive (Assessor's Parcel Numbers: 276-040-012, 276-040-011, and 276-050-029). **Figure 1: Regional Location** and **Figure 2: Project Location**.

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

Al Cohen
Signature Realty Capital Corp.
1901 Newport Boulevard, Ste 300
Costa Mesa, CA 92627
acohen@srccorp.net

8. **General Plan Designation:** VLDR - Very Low Density Residential, HR - Hillside Residential, and OS – Open Space

9. **Zoning:** R-1-1/2 Acre - Single Family Residential Zone and RC - Residential Conservation Zone

10. **Description of Project:**

PR-2021-001030 (the "Project") proposes the development of approximately 24.73 acres of vacant property, consisting of three (3) contiguous vacant parcels, located in the City of Riverside, County of Riverside, California. The project consists of the following entitlements for the establishment of a 53-unit Planned Residential Development: 1) Tentative Tract Map 38074 for the subdivision of the 24.73-acre Project site into fifty-three (53) residential lots, as well as lettered lots for common open space, private streets, and a detention basin; 2) Planned Residential Development Permit; and 3) Design Review of construction plans. ASummary

Vacation of excess right-of-way along Ferrari Drive and Dauchy Avenue, totaling approximately 0.28 acres will be processed with the final map recordation.

The Project includes the proposed development of a maximum of fifty-three (53) lots ranging in lot size from 5,175 square feet to 30,979 square feet. The single family residences on Lots 1 through 39 and Lots 43 through 53 will be two-story and range in size from 2,543 square feet to 3,056 square feet (including garages sizing approximately 451 square feet). Three architectural styles are proposed: Monterey, Craftsman, and Spanish Revival. Lots 40, 41, and 42 will be developed in compliance with the standards of the underlying RC – Residential Conservation Zone. Each of these residences will be single story, ranging in size from 3,792 square feet to 3,963 square feet (including garages ranging in size from 706 square feet to 887 square feet), and will consist of Mediterranean, Tuscan, and Spanish architectural styles. In order to facilitate this development, the existing residence on Lot 53 will be demolished. Table B indicates the open space lots:

Table B: Open Space Lots and Sizes

Lot	Gross Area (square feet)	Use Description
B	97,510	Recreational Open Space Lot
C	60,626	Open Space Easement
D	9,871	WQMP Basin
E	227,246	Open Space Easement
F	79,831	Open Space Easement
G	10,807	Recreational Open Space Lot
I	12,628	HOA Slope Maintenance
J	19,755	WQMP Basin
K	32,530	Private Street
L	4,134	HOA Slope Maintenance
M	9,385	HOA Slope Maintenance
N	16,801	HOA Slope Maintenance
O	24,816	HOA Slope Maintenance
P	44,087	Private Street
Q	25,798	Private Street

Primary access is provided from Victor Hugo Drive, with a secondary exit planned for Ferrari Drive. Internal access is provided by by private streets, maintained by a Homeowner's Association. A two-car garage will be provided for each residence. Twenty-seven (27) on-street parking spaces for guests will be provided on the north side of Streets "A" and "B.

The project proposes a total of 108,317 square feet (approximately 2.48 acres) of common active open space located in Lots "B" and "G," consisting of active play areas including half-court basketball and a children's play area. Approximately 8.44 acres of the total Project acreage of 24.73 acres (34%) will be preserved in perpetuity through the recordation of open space easements. The Project site will be landscaped with a variety of trees and plants materials. Lots D and J, totalling approximately 29,626 square feet, will serve as Water Quality Management Basins for the Project.

The Project is planned as a gated community and will include a variety of walls and fencing typical of residential developments in the City of Riverside. In particular, 6' high vinyl fencing will be installed on interior lot lines; 5-6' block walls will be installed on return walls and on the sides and rear property lines of residential lots, and a 6' high tubular steel fence will be installed where the rear of residential lots border each other, as well as the exterior of the project.

During grading activities, a total of 10,700 cubic yards of soil will be required to be imported. Naturally steep slopes and biologically sensitive areas are avoided where feasible and possible. Additionally, the previously-

approved subdivision to the north of this Project across Ferrari Drive was designed to drain southerly across Ferrari. Grading for this project has been mostly designed to match the previously-approved. Development of this Project will be more impactful to the grading of Ferrari than was originally shown on the subdivision to the north, thus certain impacts will occur, but are not considered significant. Grading activities are assumed to occur after the map records, which is assumed to be in Q2 of 2024.

The Project Applicant intends to pursue construction of the Project following the final review and consideration by the City decision makers.

All data and information contained in the Project technical studies and this IS/MND reflects the most current regulatory and legal requirements for each study area as of the date of this IS/MND. Any updates to previously prepared technical studies are included, either as technical memoranda or addendums to the studies.

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

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Mostly undeveloped; one existing residence and related outbuildings	**VLDR** - Very Low Density Residential; **HR** – Hillside Residential; **OS** – Open Space/Natural Resource	**R-1-1/2 Acre** – Single Family Residential; **RC** - Residential Conservation Zone
North (across Ferrari Drive)	Mostly undeveloped; 1 SFR. APNs 276-040-009 and -01 have been entitled via TTM36370 for 10 residential lots (not yet been developed)	**VLDR** – Very Low Density Residential; **HR** – Hillside Residential	**R-1-1/2 Acre** – Single Family Residential; **RC** - Residential Conservation Zone
East (Adjacent and across Dauchy Ave)	Residential	**VLDR** – Very Low Density Residential	**R-1-1/2 Acre** – Single Family Residential
South	Residential	**VLDR** – Very Low Density Residential; HR – High Density Residential; OS – Open Space/Natural Resources	**R-1-1/2 Acre** – Single Family Residential; **RC** - Residential Conservation Zone
West	Residential	**HR** – High Density Residential; **OS** – Open Space/Natural Resources	**RC** – Residential Conservation Zone

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

a. City of Riverside
b. Regional Water Quality Control Board (RWQCB), Santa Ana Region – National Pollutant Discharge Elimination System (NPDES)
c. RWQCB, Santa Ana Region – Storm Water Pollution Prevention Plan (SWPPP)
d. RWQCB, Santa Ana Region – Section 401 Water Quality Certification – Waste Discharge Requirement (WDR)
e. South Coast Air Quality Management District (SCAQMD) – Dust Control Plan
f. California Department of Fish and Game - 1602 Streambed Alteration Agreement.

g. Army Corps of Engineers – 404 Jurisdictional Waters of the United States

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

Two Native American tribes requested consultation with the City: Rincon Band of Luiseño Indians, and the Pechanga Band of Mission Indians. As such, the City conducted government-to-government consultation on April 27, 2022 and June 10, 2022, respectively. The Pechanga Band requested a site visit with City staff, which occurred on July 5, 2022. All recommendations provided by the tribes are included in this initial study.

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

a. General Plan 2025
b. GP 2025 FPEIR
c. City of Riverside Housing Element Update 2014-2021
d. Air Quality Impact Analysis conducted by Urban Crossroads, dated March 17, 2023
e. Greenhouse Gas Analysis conducted by Urban Crossroads, dated March 17, 2023
f. Noise Study conducted by Urban Crossroads, dated March 17, 2023
g. Preliminary Hydrology Report conducted by Andrew Woodard, dated June 13, 2023
h. Cultural Resources Report conducted by Brian F. Smith and Associates dated December 2, 2020, and revised April 7, 2021
i. Vehicle Miles Travelled Analysis conducted by Urban Crossroads on January 15, 2021, and supplemental memo dated June 8, 2023
j. Jurisdictional Delineation for the Dauchy Project Site located in the City of Riverside by Carlson Strategic Land Solutions, Inc. dated March 2023
k. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Focused Burrowing Owl Surveys for the 24.73-Acre Dauchy Avenue Project Site, City of Riverside, Western Riverside County, California by Cadre Environmental dated May 17th, 2021, and updated February 22nd , 2022.
l. Western Riverside County Multiple Species Habitat Conservation Plan Compliance Analysis for the 24.73-Acre Dauchy Avenue Project Site, City of Riverside, Western Riverside County, California dated September 15th, 2021, and updated February 2023.
m. MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP), Dauchy Avenue Tentative Tract Map No. 38074, conducted by Cadre Environmental, dated July 2022 and updated February 2023.

15. **Acronyms**

AAQS -	Ambient Air Quality Standards
AB -	Assembly Bill
ACM -	Asbestos-Containing Material
AICUZ -	Air Installation Compatible Use Zone Study
APN -	Assessor's Parcel Number
AQMP -	Air Quality Management Plan
AUSD -	Alvord Unified School District
Basin -	South Coast Air Basin
BAU -	Business As Usual
BMP -	Best Management Practice
CalEEMod -	California Emissions Estimator Model
CAL FIRE -	California Department of Forestry and Fire Protection
CAP -	Climate Action Plan
CBC -	California Building Code
CCR -	California Code of Regulations
CDFW -	California Department of Fish and Game
CEQA -	California Environmental Quality Act
CFR -	Code of Federal Regulations
CH_4 -	Methane
CMP -	Congestion Management Plan
CNEL -	Community Noise Equivalent Level
CO -	Carbon Monoxide
CO_2 -	Carbon Dioxide
CO_2E -	Carbon Dioxide Equivalent
CWA -	Clean Water Act
DAMP -	Drainage Area Management Plan
dBA -	A-weighted decibel
DCV -	Design Capture Volume
DMA -	Drainage Management Area
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
EO -	Executive Order
EOP -	Emergency Operations Plan
EPA -	Environmental Protection Agency
FEMA -	Federal Emergency Management Agency
FHWA -	Federal Highway Administration
FIRM -	Flood Insurance Rate Map
FMMP -	Farmland Mapping and Monitoring Program
FPEIR -	GP 2025 Final Programmatic Environmental Impact Report
FTA -	Federal Transit Authority
GHG -	Green House Gas
GIS -	Geographic Information System
GP 2025 -	General Plan 2025
Gped -	Gallons Per Capita Per Day
HCOC -	Hydrologic Conditions of Concern
HMMP -	Habitat Mitigation and Monitoring Plan
HVAC -	Heating, Ventilation, and Air Conditioning
IS / MND -	Initial Study / Mitigated Negative Declaration
LBM -	Lead-Based Material
Lbs/day -	Pounds Per Day

LDR - Low Density Residential
L_{eq} - Equivalent Continuous Sound Level
LHMP - Local Hazard Mitigation Plan
L_{max} - Maximum Noise Level
LRA - Local Responsibility Area
LST - Localized Significance Threshold
MARB ALUC - March Air Reserve Base Airport Land Use Plan
Mgd - Million Gallons Per Day
MJPA-JLUS - March Joint Powers Authority - Joint Land Use Study
MLD - Most Likely Descendant
MRZ - Mineral Resource Zone
MS4 - Municipal Separate Storm Sewer Systems
MSHCP - Multiple-Species Habitat Conservation Plan
MT - Metric Ton
MVUSD - Moreno Valley Unified School District
NAAQS - National Ambient Air Quality Standards
N_2O - Nitrous Dioxide
NCCP - Natural Communities Conservation Plan
NO_x - Nitrous Oxides
NPDES - National Pollutant Discharge Elimination System
O_3 - Ozone
OEM - Office of Emergency Services
OPR - Office of Planning & Research, State
PAR - Property Analysis Record
PEIR - Program Environmental Impact Report
$PM_{2.5}$ - Particulate Matter Less Than 2.5 Microns in Size
PM_{10} - Particulate Matter Less Than 10 Microns in Size
PPV - Peak Particle Velocity
PRC - Public Resources Code
PRD - Planned Residential Development
Project - TTM38074 and ancillary applications
PW - Public Works, Riverside
RCA - Regional Conservation Authority
RCALUC - Riverside County Airport Land Use Commission
RCALUCP - Riverside County Airport Land Use Compatibility Plan
RCP - Regional Comprehensive Plan
RCTC - Riverside County Transportation Commission
REC - Recognized Environmental Condition
RMC - Riverside Municipal Code
RPD - Riverside Police Department
RPU - Riverside Public Utilities
RTIP - Regional Transportation Improvement Plan
RTP - Regional Transportation Plan
RUSD - Riverside Unified School District
RWQCB - Regional Water Quality Control Board
SB - Senate Bill
SCAG - Southern California Association of Governments
SCAQMD - South Coast Air Quality Management District
SCE - Southern California Edison
SCH - State Clearinghouse
SCS - Sustainable Communities Strategy
SKR-HCP - Stephens' Kangaroo Rat - Habitat Conservation Plan
SO_x - Sulfur Oxides

SWPPP -	Storm Water Pollution Prevention Plan
TDM -	Transportation Demand Management
USACE -	United State Army Corps of Engineers
USGS -	United States Geologic Survey
VdB -	Vibration Velocity Decibels
VMT -	Vehicle Miles Traveled
VOC -	Volatile Organic Compound
WDR -	Waste Discharge Requirement
WMWD -	Western Municipal Water District
WQMP -	Water Quality Management Plan
WRCOG -	Western Riverside Council of Governments
WRCRWA -	Western Riverside County Regional Wastewater Authority

FIGURE 1: REGIONAL LOCATION

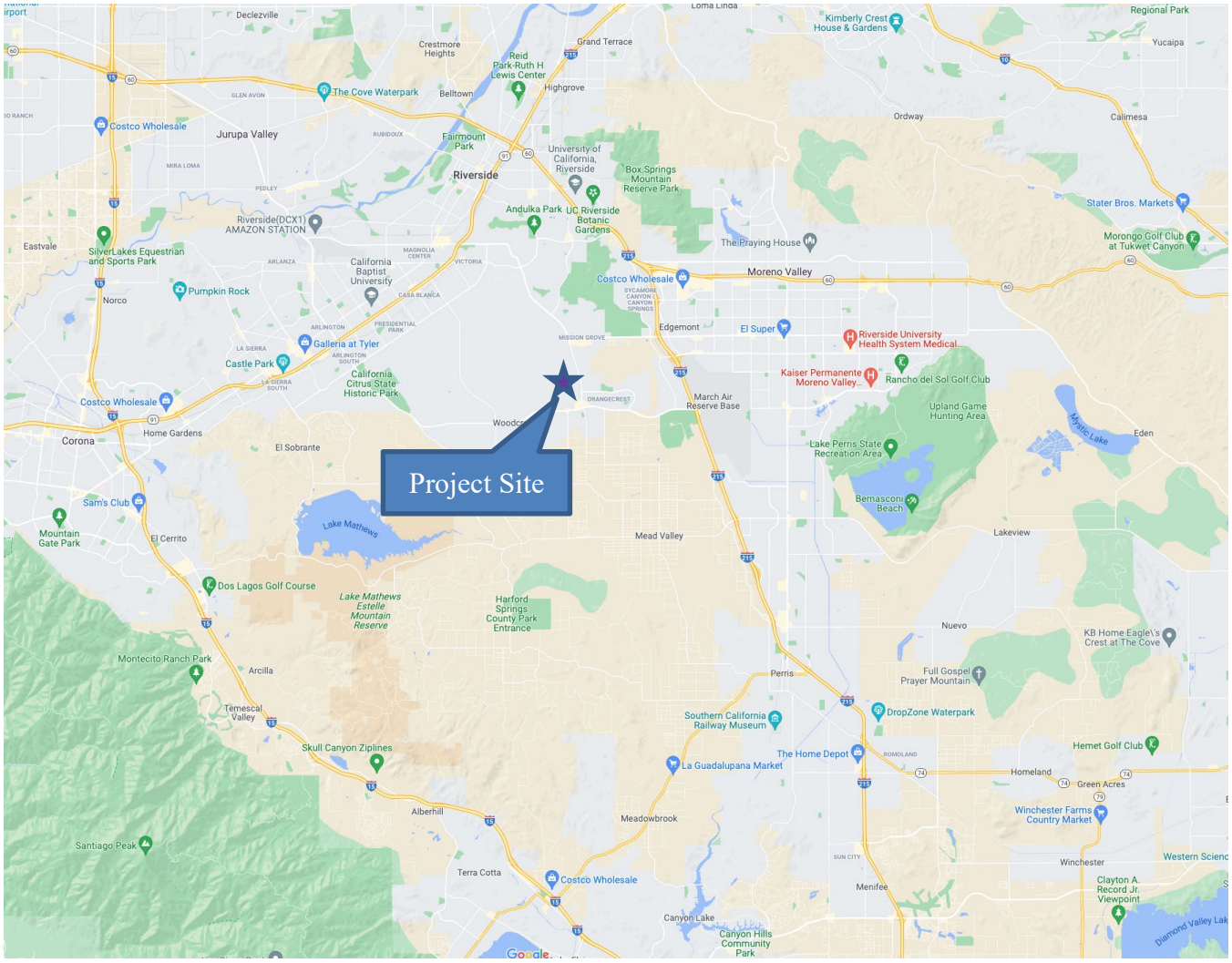
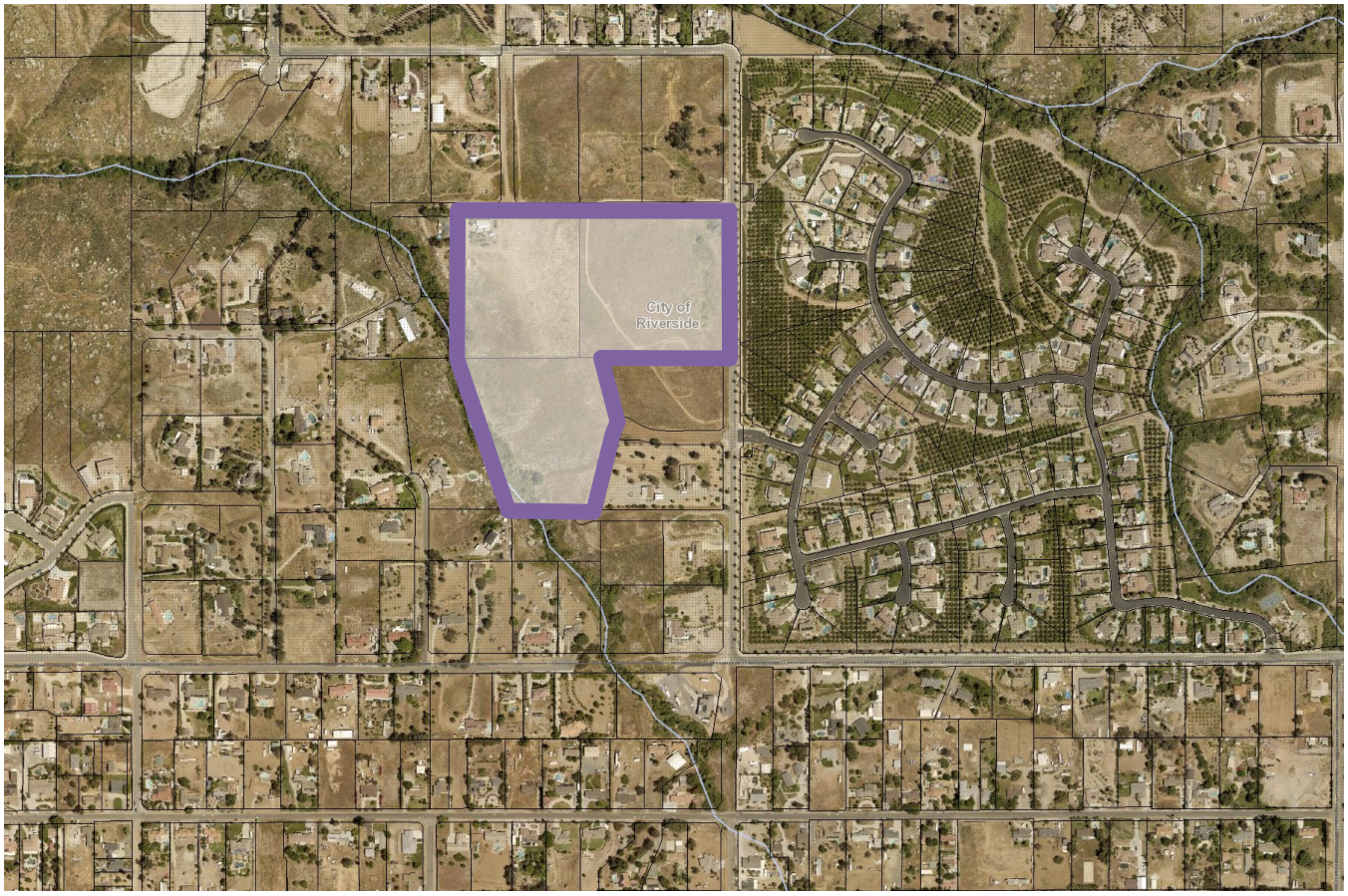


FIGURE 2: PROJECT LOCATION



Project Site

FIGURE 3: SITE PLAN

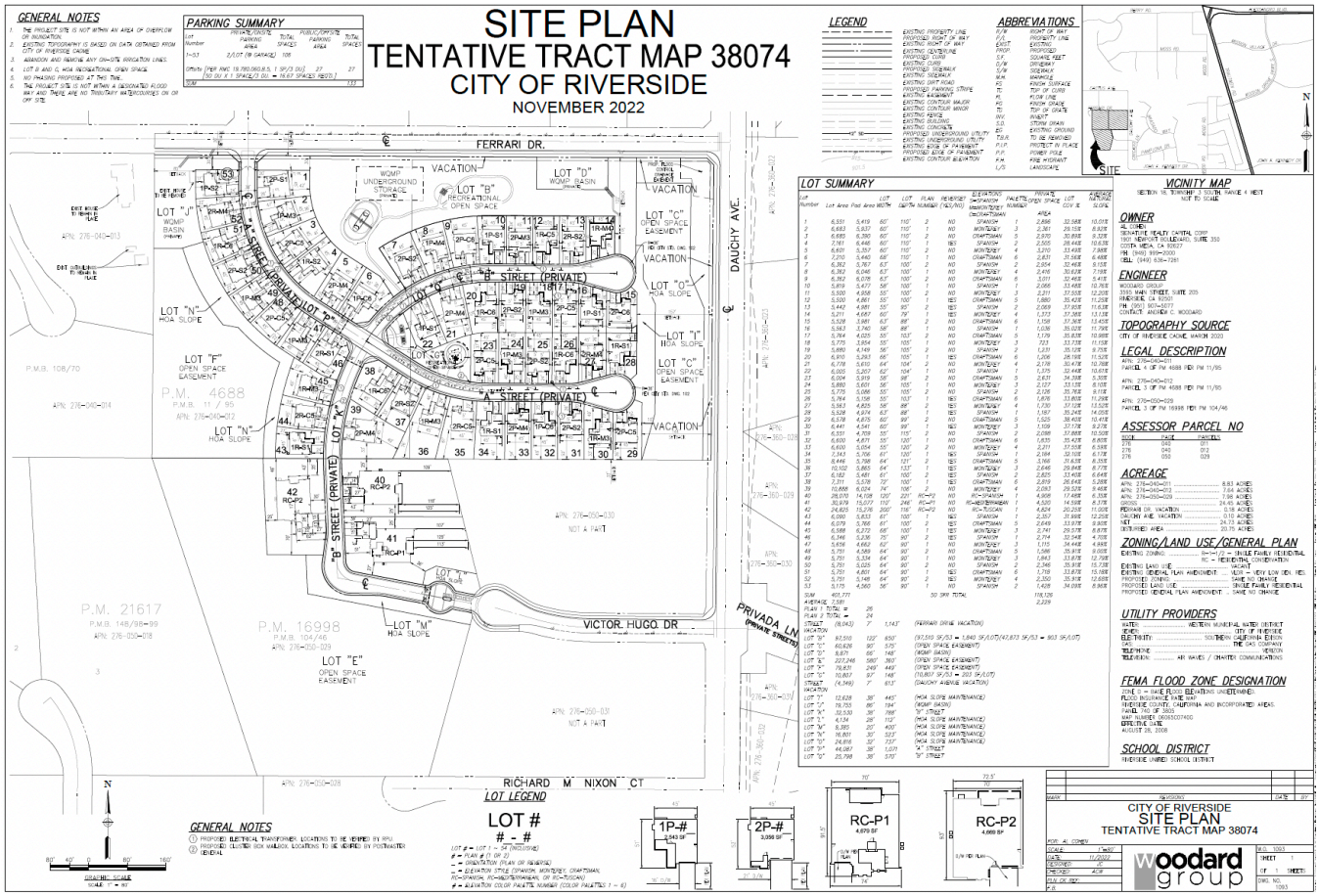
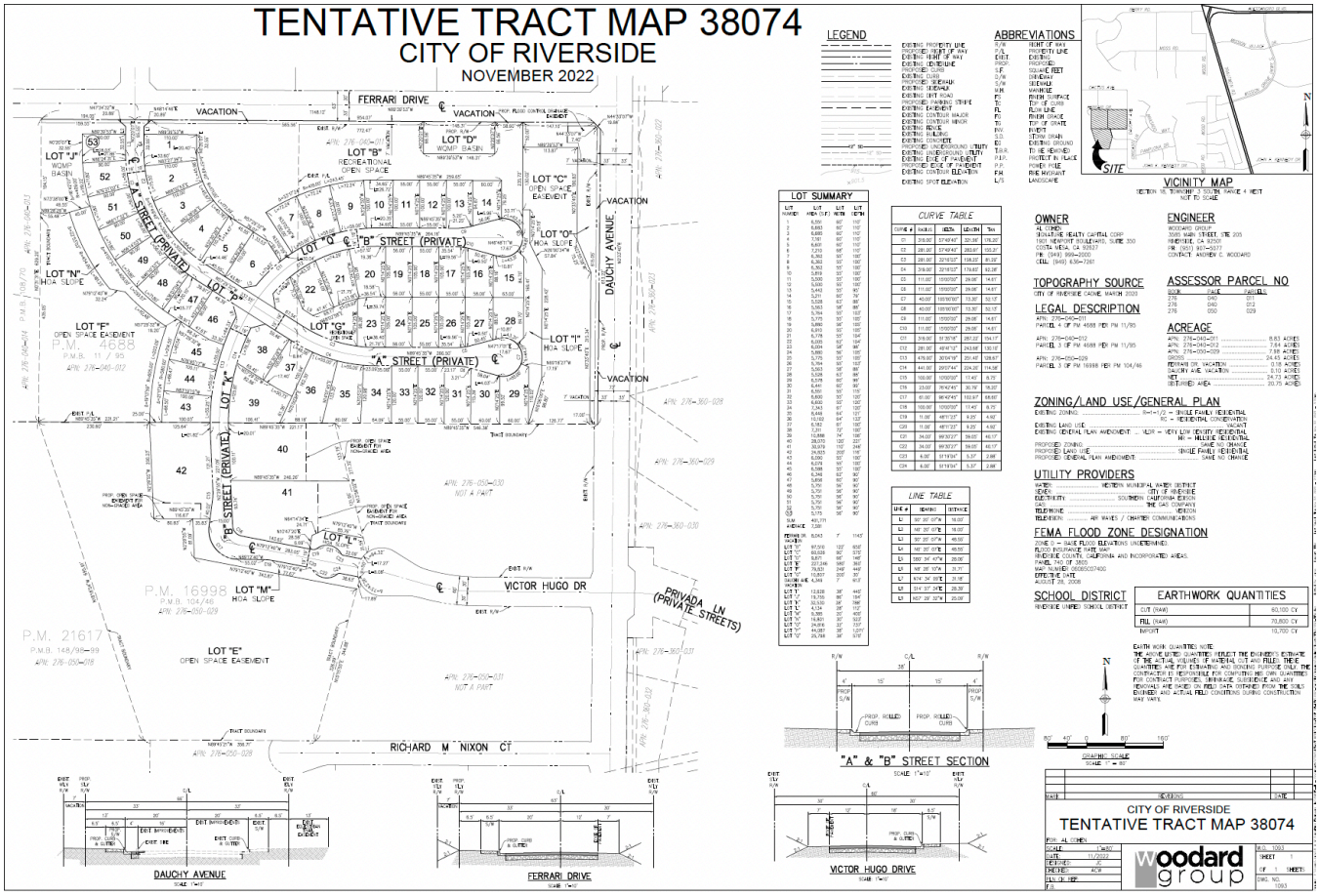


FIGURE 4: TENATIVE TRACT MAP



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 & Forest 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 will be prepared. ☐

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

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

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

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

Signature _____ Date _____

Printed Name & Title Alyssa Berlino, Associate Planner 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 will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a. **Earlier Analysis Used.** Identify and state where they are available for review.

   b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were 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. Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

1a. Response: ***(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)***

Less Than Significant Impact. The City's General Plan 2025 policies aim at balancing development interests with broader community preservation objectives. The General Plan identifies hillsides and ridgelines in the City, as well as the City's natural terrain and vegetation, as scenic vistas. For example, the La Sierra/Norco Hills, Sycamore Canyon Wilderness Park, Box Springs Park, and the peaks of Box Springs Mountain, Mt. Rubidoux, Arlington Mountain, Alessandro Heights and the La Sierra/ Norco Hills provide scenic viewpoints of the City and the region. Although the average natural slope of the project site is over 15%, the steepest slopes as well as natural drainage areas have been avoided as much as possible. The site and immediate vicinity are not designated by the City's General Plan for the preservation of scenic views.

The project consists of a clustered planned residential development in the southeast area of the City, and not adjacent to any scenic boulevards or parkways. The nearest scenic resource in proximity to the site is the Sycamore Canyon Wilderness Park located approximately 1.6 miles to the northeast of this project. Other features in the general vicinity include Lake Mathews approximately 6.3 miles to the southwest and the Temescal Mountains approximately 7.8 miles to the southwest, and the Santa Ana Mountains approximately 15.3 miles to the southwest. The scenic features described above are not visible from the Project site. Views from public areas in the vicinity of the Project site include single-family residences and vacant land. Therefore, impacts are considered **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, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City's Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone)***

Less Than Significant Impact. There are no scenic highways within the City that could potentially be impacted. As well, there are no rock outcroppings in the area of proposed development, or historic buildings on the Project site or within view of this Project. Since there no scenic resources in the area of proposed development, 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 the site and its surroundings? (Public views are those that are experienced from a publicly-accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐

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

1c. Response: ***(Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines)***

Less Than Significant Impact. The Project site is located in the southeast portion of the City, and is currently vacant except for one abandoned farm house and ancillary structures, which will be removed as part of this development. The proposed Project consists of 53 single-family residential units, internal circulation (private roads), and 2 common open space recreation areas. Implementation of the Project would continue the pattern of residential development in accordance with the City's General Plan and Zoning designations of the Project site.

The Project Applicant is requesting a Planned Residential Development (PRD) Permit pursuant to Section 19.780.010 of the Municipal Code to allow for flexibility and creativity in design of the single-family residential development planned for the Project site. The proposed Project would meet all development standards of the Riverside Municipal Code.

The City of Riverside adopted the *Riverside Citywide Design Guidelines and Sign Guidelines* in 2007. Chapter III, Section A of the document provides residential design guidelines for single-family residential design. As part of the City's entitlement process, the Project Applicant is required to implement design features to comply with City requirements in providing development of scenic quality. The Project has been designed to be compatible with the surrounding area and does not conflict with applicable zoning and other regulations regarding scenic quality. The project has been designed to be secluded from the surrounding area. Therefore, it will not degrade the existing visual character of the area and will have a **less than significant impact** directly, indirectly or cumulatively to the visual character or quality of the neighborhood.

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, Project information)***

Less Than Significant Impact. The Project site is located in an area with existing outdoor lighting sources. Currently, sources of nighttime light originate from surrounding residential uses, streetlights to the east, and the single-family residential neighborhood to the east of the site (across Dauchy Avenue). The proposed lighting on the Project site would include lights from inside and outside the homes, entrance lighting, accent lights on common use landscaping features, lighting at the recreation areas, and streetlights, typical of a single-family residential neighborhood. The proposed lighting would be directed, oriented, and shielded to prevent light from shining onto adjacent properties. No lighting exists on the Project site under existing conditions as the site is mostly vacant. Once developed, new light sources will be located on the Project site; however, the lights would be similar to those of the surrounding uses and would not adversely affect day or nighttime views in the area. Any new lighting proposed or required for the Project would be in accordance with *Section 19.590.070 – Light and Glare* and the provisions of *Chapter 19.556 Outdoor Lighting* of the City's Municipal Code. Additionally, any exterior building materials would be constructed in accordance with Chapter 19.710 – Design Review of the City's Municipal Code to ensure that building materials in the development of the Project are not glare producing.

In 1988, the County of Riverside adopted Ordinance No. 7447, which reflects Riverside County Ordinance No. 655 regulating light pollution in areas subject to interference with Mt. Palomar Observatory. Ordinance No. 655 established two zones based on radial distance from the Mt. Palomar Observatory: Zone A and Zone B. Zone A is defined as a circular area within a 15-mile radius of the observatory and Zone B is defined as a circular area within a 45-mile radius off the observatory. Figure 5.1-2 of the General Plan 2025. FPEIR indicates that the Project site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. For developments in these zones, Ordinance 655 requires the use of low-pressure sodium fixtures, limits hours of use, prohibits certain types of lights, and requires hooded fixtures. The Project Applicant would comply with the outdoor lighting standards pursuant to Chapter 19.556 of the Riverside Municipal Code which are applicable to Ordinance No. 7447 in protecting nighttime zone areas of Mt. Palomar Observatory. As such, implementation of the proposed would be designed as to not obstruct Mt. Palomar Observatory views. Therefore, the Project will have a **less than significant impact** directly, indirectly, or cumulatively to the light or glare in the area.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: General Plan 2025 – Figure OS-2 – Agricultural Suitability & General Plan 2025 FPEIR – Appendix I – Designated Farmland Table)***

No Impact. A review of Figure OS-2 – Agricultural Suitability of the General Plan 2025 reveals that the project site is designated as "Other Land" and not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and is not adjacent to or in proximity to any land classified as, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Figure OS-2 was prepared pursuant to the California Department of Conservation, Farmland Mapping and Monitoring Program. 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)***

No Impact. A review of Figure 5.2-2 – Williamson Act Preserves of the General Plan 2025 FPEIR reveals that the project site is not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. Moreover, the project site is 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: 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. The Project site is not zoned for forest land, timberland, or timberland zoned Timberland Production; as such, implementation of the Project would not conflict with such zoning designations. Therefore, **no impacts** will occur from this project directly, indirectly or cumulatively.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

2d. Response: ***(Source: 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: (Source: General Plan – Figure OS-2 – ***Agricultural Suitability, Figure OS-3 – Williamson Act Preserves*****, General Plan 2025 FPEIR –** ***Appendix I – Designated Farmland, Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data)***

Less Than Significant Impact. The project site is designated as "Other Land", and not designated as, or in close proximity to any land classified as Prime Farmland, Unique Farmland, and does not support agricultural resources or operations. The project will not result in the conversion of designated farmland to non-agricultural uses. In addition, there are no agricultural resources or operations, including farmlands within proximity of the project site. Therefore, **less than significant 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 2007 Air Quality Management Plan (AQMP))***

Less Than Significant Impact. The Project site is located in the South Coast Air Quality Basin (Basin) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The SCAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the Air Quality Management Plan (AQMP), which has a 20-year horizon for the Basin. The current regional air quality plan is the Final 2016 AQMP adopted by the SCAQMD on March 10, 2017. The Final 2016 AQMP proposes policies and measures currently contemplated by responsible agencies to achieve federal standards for healthful air quality in the Basin and those portions of the Salton Sea Air Basin that are under SCAQMD jurisdiction. This Final Plan also addresses several federal planning requirements and incorporates significant new scientific data, primarily in the form of updated emissions inventories, ambient measurements, new meteorological episodes, and new air quality modeling tools. This Final Plan builds upon the approaches taken in the 2012 AQMP for the Basin for the attainment of the federal ozone air quality standard. The Basin is currently a federal and State nonattainment area for particulate matter less than 10 microns in size (PM_{10}) particulate matter less than 2.5 microns in size ($PM_{2.5}$) and ozone.

For a project to be consistent with the AQMP adopted by the SCAQMD, the pollutants emitted from the project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or the project must already have been included in the AQMP projections. However, if feasible mitigation measures are implemented and shown to reduce the impact level from significant to less than significant, a project may be deemed consistent with the AQMP. The AQMP uses the assumptions and projections of local planning agencies to determine control strategies for regional compliance status. Since the AQMP is based on the local General Plan, projects that are deemed consistent with the General Plan are found to be consistent with the AQMP. The City's General Plan is consistent with the SCAG Regional Comprehensive Plan

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

Guidelines and the SCAQMD AQMP. As is discussed in Section 11 of this Initial Study, this Project is consistent with the General Plan land use designations on the Project site; therefore, the Project is consistent with the AQMP growth projections.

Projects that are consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG's modeling section to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the SCAQMD's AQMP, Regional Transportation Improvement Program (TRIP), and the Regional Housing Plan. This project is consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) that are consistent with the General Plan 2025 "Typical Growth Scenario." Since the project is consistent with the General Plan 2025, it is also consistent with the AQMP. The project will have a **less than significant impact** directly, indirectly, and cumulatively to the implementation of an air quality plan.

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: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2016 Air Quality Management Plan, CalEEMod 2017 Model,) EMFAC 2021 Model and Air Quality Analysis prepared by Urban Crossroads on March 17, 2023)***

Less Than Significant Impact. The information in this section is based on the Air Quality impact analysis that was conducted in the *Air Quality Analysis* Technical Report prepared for the Project by Urban Crossroads (March 17, 2023).

The Environmental Protection Agency has established National Ambient Air Quality Standards (NAAQS) for several common pollutants: Carbon Dioxide (CO), Lead (Pb), O_3 (Ozone), Particulate Matter (PM_{10} and $PM_{2.5}$), Nitrous Oxide (NO_2), and Sulfur Dioxide (SO_2). Of those, the South Coast Air Quality Management District (SCAQMD) has determined that this area is in a non-attainment area for O_3 (1-hour and 8-hour standard), PM_{10} and $PM_{2.5}$.

Construction Emissions

Construction activities produce combustion emissions from various sources (e.g., demolition, site preparation, grading, utility engines, tenant improvements, and motor vehicles transporting the construction crew). Exhaust emissions from construction activities envisioned on site would vary daily as construction activity levels change. The use of construction equipment on the Project site would result in localized exhaust emissions. The criteria pollutants of primary concern within the Project area include O_3-precursor pollutants (i.e. ROG and NO_X) and PM_{10} and $PM_{2.5}$. Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

The construction calculations prepared for the Project assumed that dust control measures (watering a minimum of three times daily) would be employed to reduce emissions of fugitive dust during site grading. Further, all construction would need to comply with SCAQMD Rule 403 regarding emission of fugitive dust as well as Rules 402, 445 and 1113. The most recent version of CalEEMod (2016.3.2) was used to calculate the construction emissions. As shown in Table 3-2, all criteria pollutant construction emissions would remain below their respective thresholds. The proposed Project construction emissions would not worsen ambient air quality, create additional violations of federal and State standards, or delay SCAB's goal for meeting attainment standards. No exceedances of any criteria pollutants are expected during construction; therefore, project-related short-term construction air quality impacts would be **less than significant** and no mitigation is required.

Table 3-2: Construction-Related Emissions*

Construction Year	Pollutant

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

	Reactive (Volatile) Organic Gasses (Compounds) (ROG / VOC)*	Nitrogen Oxide (NO_x)	Carbon Monoxide (CO)	Sulfur Dioxide (SO_2)	Coarse Particulate Matter (PM_{10})	Fine Particulate Matter ($PM_{2.5}$)
2022	18.59	57.16	38.06	0.08	22.98	12.54
2023	18.59	57.16	38.06	0.08	22.98	12.54
SCAQMD Threshold	***75***	***100***	***550***	***150***	***150***	***55***
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: SCAQMD Rule 403 Fugitive Dust applied. The Rule 403 reduction/credits include the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stock piles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied.

*The greater of Summer or Winter emissions is shown

Operational Emissions

Long-term air pollutant emissions impacts are those associated with stationary sources and mobile sources involving project-related changes. The proposed Project would result in net increases in both stationary-and-mobile source emissions. The stationary-source emissions would come from many sources, including motor vehicle use, the use of consumer products, landscaping equipment, general energy, and solid waste. Long-term operational emissions attributable to the Project are summarized in Table 3-4: Operational Emissions. Each of these sources are described below; none of the criteria pollutants would exceed SCAQMD emission thresholds. Therefore, project-related long-term air quality impacts would be **less than significant** and no mitigation is required.

Table 3-3: Operational Emissions*

Source	Emissions (Pounds per Day)					
	Reactive (Volatile) Organic Gasses (Compounds) (ROG / VOC)	Nitrogen Oxide (NO_x)	Carbon Monoxide (CO)	Sulfur Oxides (SO_x)	Coarse Particulate Matter (PM_{10})	Fine Particulate Matter ($PM_{2.5}$)
Summer						
Area Source Emissions	2.28	0.85	4.72	0.01	0.09	0.09
Energy Emissions	0.03	0.24	0.10	0.00	0.02	0.02
Mobile Source Passenger Cars	1.44	3.75	13.78	0.04	3.82	1.05
Total Maximum Daily Emissions	**3.74**	**4.83**	**18.60**	**0.05**	**3.93**	**1.16**
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod version 2016.3.2.

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

Winter						
Area Source Emissions	2.28	0.85	4.72	0.01	0.09	0.09
Energy Emissions	0.03	0.24	0.10	0.00	0.02	0.02
Mobile Source Passenger Cars	1.29	3.89	11.88	0.04	3.82	1.05
Total Maximum Daily Emissions	**3.6**	**4.97**	**16.70**	**0.04**	**3.93**	**1.16**
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Source: CalEEMod version 2016.3.2.						

The project would contribute to criteria pollutants to the area during project construction. A number of individual projects in the area may be under construction simultaneously with the proposed Project. Depending on construction schedules and actual implementation of projects in the area, generation of fugitive dust and pollutant emissions during construction could result in substantial short-term increases in air pollutants. However, each project would be required to comply with the SCAQMD's standard construction measures. The proposed Project's short-term construction CO, NO_2, PM_{10}, and $PM_{2.5}$ emissions would not exceed the LSTs. Therefore, construction of the proposed Project would have a **less than significant impact** with regard to regional and localized emissions and impacts would not be cumulatively considerable. Therefore, cumulative air quality emissions impacts are **less than significant**. No mitigation is required.

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

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3c. Response: ***(Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2016 Air Quality Management Plan, CalEEMod, and Air Quality Analysis prepared by Urban Crossroads on July 6, 2021)*** **Less Than Significant Impact.** The potential impact of Project-generated air pollutant emissions at sensitive receptors has also been considered. Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. Adjacent to the Project to the north is an approved, but not developed residential subdivision. To the west, and south are occupied large-lot residential properties. To the east is an existing residential master-planned community. Within a one-mile radius of the Project lies several hundreds of residential homes, along with parks, and several schools. The closest sensitive receptor is a single-family residence located approximately 35 feet west of the Project site. Results of the air quality analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during construction. Therefore, sensitive receptors would not be exposed to substantial criteria pollutant concentrations during Project construction. Results of the LST analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during operational activity. Further Project traffic would not create or result in a CO "hotspot." Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations as the result of Project operations. The Project would not expose sensitive receptors to substantial pollutant concentrations and a **less than significant impact** would occur directly, indirectly, or cumulatively for this project. No mitigation is required.				
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

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

3d. Response: ***(Source: Air Quality Analysis prepared by Urban Crossroads on July 6, 2021)***

Less Than Significant Impact. While exact quantification of objectionable odors cannot be determined due to the subjective nature of what is considered "objectionable," land uses generally associated with long-term (i.e., operational) objectionable odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and/or various heavy industrial uses. The occupation of the future residential homes is not typically associated with the generation of objectionable odors.

Construction equipment exhaust, the application of architectural coatings, and the installation of asphalt surfaces may create odors in the Project vicinity during its construction. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. The Project would be required to comply with SCAQMD Rule 1113 standards for paint applications and Rule 1108 standards regarding application of asphalt as a matter of regulatory policy.

Potential sources of project-generated operational odors include disposal of miscellaneous domestic refuse. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402, which prohibits nuisance air pollutants, to prevent occurrences of public nuisances.

Through compliance with SCAQMD Rules 1108, 1113, and 402, the Project would not involve any substantial short-term or long-term sources of odors, the project will not cause objectionable odors affecting a substantial number of people and a **less than significant impact** directly, indirectly and cumulatively will occur.

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: General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area and MSHCP Burrowing Owl Survey Area, Western Riverside County Multiple Species Habitat Conservation Plan Compliance Analysis for the 24.43-Acre Dauchy Avenue Project Site, City of Riverside, Western Riverside County, California conducted by Cadre Environmental on March 28, 2023, MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP), Dauchy Avenue Tentative Tract Map No. 38074, City of Riverside, Western Riverside County, California by Cadre Environmental dated March 28, 2023; Riverside Conservation Agency GIS Data downloads 2020)***

Less Than Significant with Mitigation. The technical studies associated with this Project, the MSHCP Burrowing Owl Study, the MSHCP compliance analysis, and the DBESP were all conducted in 2020 to ensure the project was consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and to analyze potential impacts to biological resources.

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

The Project site is located within the boundaries of the MSHCP. All projects within the MSHCP are required to analyze their consistency with the MSHCP, including conducting analyses of species on designated parcels across the Plan Area, such as criteria area/narrow endemic plant species or animals like burrowing owl. These analyses usually include preparation of specific habitat assessments for target organisms. If a given property is found to be suitable for specified species to occur, then focused surveys are often required for the specific species. The Riverside County Regional Conservation Authority (RCA) MSHCP Information Map outlines, on a parcel-by-parcel basis, those properties that require habitat assessment and focused surveys. The only species requiring specific analysis for the Project site is the burrowing owl. When development or a property is proposed, the City of Riverside is also required to consult the RCA's MSHCP Information Map to determine the following:

- If a property is located within an MSHCP-designated Cell Group or Criteria Cell (which the Project site is not); and

  If it is in either a Cell or Cell Group then there would be a Conservation Description that outlines how conservation should be organized in that particular area (not applicable to the Project site)

Sensitive Plant Communities - No sensitive plant communities were documented within the Project Site.

Sensitive Plant Species - The Project Site does not occur within an MSHCP predetermined Survey Area for criteria area plant species and does not occur within a predetermined Survey Area for narrow endemic plant species.

Sensitive Wildlife Species - The Project Site does not occur within a predetermined Survey Area for amphibians and does not occur within a predetermined Survey Area for mammals.

The Project Site, however, occurs completely within a predetermined Survey Area for the burrowing owl (*Athene cunicularia*). Suitable burrowing owl burrows potentially utilized for refugia and/or nesting were documented within and adjacent to the property including foraging habitat documented throughout the Project Site. Based on the presence of suitable habitat, focused MSHCP burrowing owl surveys were completed to document the presence/absence and status of the species within and adjacent to the Project Site. A focused burrowing owl survey and habitat assessment was conducted on the Project site in the spring of 2021 and concluded that no burrowing owls were detected on the Project site. Although no burrowing owls were detected on the Project site, the focused burrowing owl survey and habitat assessment recommended conducting a pre-construction survey within 30 days prior to ground disturbance activities (and in accordance with MSHCP requirements) as suitable habitat was located on site.

A 30-day MSHCP preconstruction survey will also be required immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP .

The blue-line drainage and associated southern willow scrub/giant reed vegetation located within and adjacent to the western boundary represents suitable habitat for the least Bell's vireo (*Vireo bellii pusillus*), and moderate to low quality habitat for the southwestern willow flycatcher (*Empidonax traillii extimus*) and western yellow-billed cuckoo (*Coccyzus americanus*). No impacts to these vegetation communities within the western drainage (Prenda Arroyo) are proposed or will occur as a result of project initiation (**MM BIO–2, HOA Conservation Easement)**.

Implementation of the proposed Project would affect MSHCP-covered and state/federally listed plant and animal species. As a condition of approval, the Project Applicant will pay the appropriate MSHCP mitigation fee that will contribute to conservation and management of conservation for all MSHCP-covered organisms. Additionally, in order to reduce such impacts, implementation of **Mitigation Measures BIO-1** through **BIO-5** would be required. With implementation of these mitigation measures, impacts would be **less than significant**.

A total of 16.75 acres of vegetation communities will be directly impacted as a result of project implementation as summarized in Table 4-1, *Vegetation Community Impact Acreages*. Removal of these vegetative communities may potentially affect sensitive plant and animal species which are State, federally, and MSHCP protected. Direct impacts to all vegetation

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

communities will be mitigated to a level of less than significant by implementing Nesting Bird & Raptor CDFG Code Compliance.

Table 4-1 Vegetation Community Impact Acreages

Vegetation Community	Project Site Acres	Offsite Impact Area Acres	Project Site Impact Acres	Total Impact Acres
Disturbed / Non-Native Grassland	20.38	2.95	12.58	15.53
Riversidean Sage Scrub	2.60	0.21	0.29	0.50
Giant Reed (Arundo donax)	0.58	0	0	0.00
Southern Willow Scrub	0.56	0	0.03	0.03
Developed	0.53	0.26	0.53	0.79
Blue Elderberry Scrub	0.05	0	0	0
Mule Fat Scrub	0.01	0.01	0.01	0.02
Coyote Brush Scrub	0.01	0	0	0
Ornamental	0.01	0	0	0
TOTAL	**24.73**	**3.43**	**13.44**	**16.87**

The Project Site falls within the SKR Fee Area outlined in the Riverside County SKR HCP. The project applicant shall pay the fees pursuant to County Ordinance 663.10 for the SKR HCP Fee Assessment Area as established and implemented by the County of Riverside

MM BIO-1, Riverpark Mitigation Bank

Permanent impacts to 0.096-acres of jurisdictional features will be mitigated at a 2:1 ratio through the purchase of 0.192 acres of re-establishment credits at the Riverpark Mitigation Bank. An agreement for sale of credits from the Riverpark Mitigation Bank will be submitted to the City of Riverside prior to grading permit issuance.

MM BIO–2, Open Space Conservation Easement

Prior to grading permit issuance, an Open Space Easement will be established between the proposed development and western blue-line drainage. An open space conservation easement managed by a conservation entity shall be placed on a minimum of 7.46-acres onsite including all regions of the western blue-line drainage and adjacent upland habitats.

MM BIO-3, Erosion Control

Prior to the initiation of construction, the construction contractor shall install temporary erosion control measures around avoided drainages and conservation areas to reduce impacts to onsite drainages and open space habitat from the excess sedimentation, siltation and erosion. These measures shall consist of the installation of silt fencing, coirs, berms, or dikes to protect storm drain inlets and drainages.

MM BIO-4, Construction Mitigation

During construction of the Project, the construction contractor shall implement the following measures during construction to avoid impacts to Unnamed Drainage A and its single tributary, and western blue-line drainage and its associated tributaries:

- No changing of oil or other fluids, or discarding of any trash or other construction waste materials shall occur on the Project Site.

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

- Any equipment or vehicles driven and/or operated within or adjacent to onsite drains shall be checked and maintained daily, to prevent leaks of materials into onsite drainages. No equipment maintenance shall be conducted near onsite drains.

MM BIO-5, Agency Approvals

Prior to grading permit issuance, no impacts shall occur to onsite drainages until appropriate permits have been obtained from the US Army Corps of Engineers (Corps) Section 404 Nation Wide Permit, Regional Water Quality Control Board (RWQCB) Section 401 Water Quality Certificate, and/or California Department of Fish and Wildlife (CDFW) Section 1602 Streambed Alteration Agreement. Specifically, the following permits or certifications will be required:

- USACE Section 404 Nation Wide Permit
- RWQCB 401 Water Quality Certificate
- CDFW Section 1602 Streambed Alteration Agreement

With implementation of **Mitigation Measures BIO-1** through **BIO-5** the proposed Project would not 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 Wildlife or U.S. Fish and Wildlife Service. Impacts would be **less than significant with mitigation incorporated.**

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

4b. Response: ***(Source: General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, a Western Riverside County Multiple Species Habitat Conservation Plan Compliance Analysis for the 24.43-Acre Dauchy Avenue Project Site, City of Riverside, Western Riverside County, California conducted by Cadre Environmental on September 15, 2021 and updated on March 28, 2023, MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP), Dauchy Avenue Tentative Tract Map No. 38074, City of Riverside, Western Riverside County, California by Cadre Environmental dated April 2022 and updated on March 28, 2023.***

Less Than Significant with Mitigation. Riverine/riparian areas and vernal pools are defined in Section 6.1.2 of the MSHCP as follows: *Riparian/Riverine Areas are lands which contain Habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.* Riparian and riverine resources are also regulated by the California Department of Fish and Wildlife (Carlson Strategic Land Solutions, Inc. 2021).

A Determination of Biologically Equivalent or Superior Preservation (DBESP) Report was prepared by Cadre Environmental (March 2023) to assess the site's riverine/riparian resources. It was determined that 2.83 acres of riparian and riverine resources are present within the site and adjacent to the Project. The proposed project will directly impact a total of 0.096 acre of riverine/riparian resources.

The southern willow scrub/giant reed vegetation located within and adjacent to the western project site boundary represents suitable habitat for the least Bell's vireo (Vireo bellii pusillus), and moderate to low quality habitat for the southwestern willow

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

flycatcher (Empidonax traillii extimus) and western yellow-billed cuckoo (Coccyzus americanus) as shown in Attachment C, Vegetation Community Map and Attachments D to G, Current Project Site Photographs. No impacts to these vegetation communities within the western blue-line drainage are proposed or will occur as a result of project initiation.

No evidence of vernal pools, seasonal depressions, seasonally inundated road ruts or other wetland features were recorded on the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop.

Consistent with conditions documented onsite and as previously stated, the Project Site is characterized as Cieneba rocky/sandy loam and Fallbrook sandy loam, all types possessing well drained substrates (drainage class). No indication of clay substrates or hydric soils were documented within the Project Site.

A review of historic aerials was conducted to determine if inundated features were present during years of high rainfall when features would certainly be documented. Historic aerials taken in 2011 represent an ideal baseline during which known (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials.

In summary, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed on documented within the Project Site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was recorded. Purchase of lower-value enhancement credits, if available, on a 2:1 basis, would mitigate the potential impact to the 0.51 acre of riparian/riverine habitat on the Project site.

Implementation of **MM BIO-1** through **MM BIO-5 above**, would reduce impacts associated with the loss of riparian/riverine habitat on the Project site. As such, implementation of the proposed Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Impacts would be **less than significant with mitigation incorporated.**

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: City of Riverside GIS/CADME USGS Quad Map Layer, and Jurisdictional Delineation and Jurisdictional Analysis prepared by Carlson Strategic Land Solutions on September 10, 2021, as included in the Western Riverside County Multiple Species Habitat Conservation Plan Compliance Analysis for the 24.43-Acre Dauchy Avenue Project Site, City of Riverside, Western Riverside County, California conducted by Cadre Environmental on September 15, 2021 and updated on March 28, 2023, MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP), Dauchy Avenue Tentative Tract Map No. 38074, City of Riverside, Western Riverside County, California by Cadre Environmental dated April 2022 and updated on March 28, 2023***

Less Than Significant Impact with Mitigation. A formal jurisdictional delineation is included in the MSHCP compliance analysis for this Project. The delineation determined the boundaries or absence of potential wetland and non-wetland waters of the United States subject to the regulatory jurisdiction of the USACE pursuant to CWA Section 404; wetland and non-wetland waters of the State subject to the regulatory jurisdiction of the RWQCB pursuant to CWA Section 401 and State Porter-Cologne Water Quality Control Act (Porter-Cologne); streambed and riparian habitat subject to the regulatory jurisdiction of the CDFW pursuant Sections 1600 *et seq*. of the CDFG Code.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The proposed project will impact a total of 0.006-acre USACE non-wetland, 0.018-acre RWQCB non-wetland, and 0.096-acre CDFW regulated resources. State and Federal laws and regulations will be implemented as mitigation to protect resources from development through the US Army Corps of Engineers (USACOE) Section 404 permitting process, the California Wetlands Conservation Policy (CWCO), and with applicable MSHCP policies. The project has complied with the identified State and Federal laws and regulations, the MSHCP, and the "no net wetland loss" policy. The project applicant will be required to obtain all applicable permits and certifications. Implementation of **Mitigation Measures BIO-1** and **BIO-5** and compliance with all Federal, State, and local laws and regulations would reduce impacts to jurisdictional waters to an impact level that is **less than significant with mitigation**.				
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: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage and Western Riverside County Multiple Species Habitat Conservation Plan Compliance Analysis for the 24.43-Acre Dauchy Avenue Project Site, City of Riverside, Western Riverside County, California conducted by Cadre Environmental on September 15, 2021 and updated March 28, 2023, MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP), Dauchy Avenue Tentative Tract Map No. 38074, City of Riverside, Western Riverside County, California by Cadre Environmental dated April 2022 and updated March 28, 2023***

Less Than Significant Impact. The Project Site is not located within an MSHCP designated core, extension of existing core, non-contiguous habitat block, constrained linkage, or linkage area. However, the blue-line drainage and adjacent habitats including Riversidean sage scrub are expected to be utilized for local wildlife movement and refugia. An open space easement will be established by and maintained by a suitable Conservation Agency in accordance with the recommendations with the U.S. Fish and Wildlife Service (**MM BIO-2**), including implementation of MSHCP Urban/Wildlands Interface guidelines (Section 6.1.4 of the MSHCP).

The Project site is occupied by ornamental trees that have the potential to provide areas for nesting birds. During the bird breeding season (typically February 1 through August 31), large trees on or adjacent to the Project site may be used by hawks, ravens, or other large birds for nesting. Trees, shrubs, and other vegetation on site may provide nest sites for smaller birds, and burrowing owls may nest in ground squirrel burrows or some similar feature (however, response 4a above indicates that burrowing owl were not observed on the Project site during field visits). Nesting bird species with potential to occur are protected by California Fish and Game Code Sections 3503, 3503.5, and 3800, and by the Migratory Bird Treaty Act (16 USC 703-711). These laws regulate the take, possession, or destruction of the nest or eggs of any migratory bird or bird of prey. However, the United States Fish and Wildlife Service has recently determined that the Migratory Bird Treaty Act should apply only to "… affirmative actions that have as their purpose the taking or killing of migratory birds, their nests, or their eggs" and would not be applied to incidental take of migratory birds pursuant to otherwise lawful activities. To avoid potential effects to fully protected raptors, special-status bird species, and other nesting birds protected by the California Fish and Game Code, and for compliance with MSHCP Incidental Take Permit Condition 5, State regulations require a nesting bird pre-construction survey to be conducted by a qualified biologist three days prior to ground-disturbing activities Should nesting birds be found, an exclusionary buffer would be established by the qualified biologist. The buffer may be up to 500 feet in diameter depending on the species of nesting bird found. This buffer would be clearly marked in the field by construction personnel under guidance of the qualified biologist and construction or clearing would not be conducted within this zone until the qualified biologist determines that the young have fledged or the nest is no longer active. Nesting bird habitat within the biological study area would be resurveyed during bird breeding season if there is a lapse in construction activities longer than seven days.

Therefore, a **less than significant with mitigation incorporated impact** directly, indirectly and cumulatively will occur related to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites will occur with implementation of the proposed project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

4e. Response: ***(Source: MSHCP, Title 16 Section 16.72.040 – Establishing the Western Riverside County MSHCP Mitigation Fee, Title 16 Section 16.40.040 – Establishing a Threatened and Endangered Species Fees, City of Riverside Urban Forest Tree Policy Manual, and Western Riverside County Multiple Species Habitat Conservation Plan Compliance Analysis for the 24.43-Acre Dauchy Avenue Project Site, City of Riverside, Western Riverside County, California conducted by Cadre Environmental on September 15, 2021 and updated March 28, 2023, MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP), Dauchy Avenue Tentative Tract Map No. 38074, City of Riverside, Western Riverside County, California by Cadre Environmental dated April 2022 and updated March 28, 2023***

Less Than Significant Impact. Implementation of the proposed Project is subject to all applicable Federal, State, and local policies and regulations related to the protection of biological resources and tree preservation. In addition, the project is required to comply with Riverside Municipal Code Section 16.72.040 establishing the MSHCP mitigation fee and Section 16.40.040 establishing the Threatened and Endangered Species Fees.

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. Any future project will be in compliance with the Tree Policy Manual when planting a tree within a City right-of-way, and therefore, impacts 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: MSHCP, General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens' Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, and El Sobrante Landfill Habitat Conservation Plan, and Western Riverside County Multiple Species Habitat Conservation Plan Compliance Analysis for the 24.43-Acre Dauchy Avenue Project Site, City of Riverside, Western Riverside County, California conducted by Cadre Environmental on September 15, 2021 and updated on March 28, 2023, MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP), Dauchy Avenue Tentative Tract Map No. 38074, City of Riverside, Western Riverside County, California by Cadre Environmental dated April 2022 and updated on March 28, 2023, Mitigated Negative Declaration for P16-0774 and P19-0578 dated March 17, 2022, and Initial Study for Tentative Tract Map No. 37733-Obsidian Drive Development Project dated June 2021***

Less Than Significant Impact. A habitat assessment prepared by a qualified biologist was prepared for the project. The Project site is located within a semi-urbanized portion of Riverside and is located within the MSHCP Cities of Riverside and Norco Area Plan; therefore, the Project is subject to applicable provisions of the MSHCP as specified in Checklist Responses 4a, 4b, 4c, and 4d above.

In order to reduce impacts to biological resources protected by the MSHCP, **Mitigation Measures BIO-1** through **BIO-5** would be implemented, which would reduce impacts to a **less than significant with mitigation incorporated** level.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code, and Cultural Resource Report prepared by Brian F. Smith and Associates dated December 2, 2020 and updated on April 7, 2021***

No Impacts. A Cultural Resources Assessment (CRA), April 2021, was prepared for the proposed Project by Brian F. Smith and Associates in accordance with City of Riverside report guidelines and CEQA significance evaluation criteria, to provide the City of Riverside the necessary information and analysis to determine whether the proposed Project would cause substantial adverse changes to any historical resources that may exist in or around the Project site. The Project site is currently vacant except for one abandoned residence and ancillary structures. The CRA of the Dauchy Avenue Project did not identify any historic or prehistoric resources on the Project Site, including the residence to be demolished. Therefore, there are **no impacts** to historic resources.

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

5b. Response: ***(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study and Cultural Resource Report prepared by Brian F. Smith and Associates dated December 2,2020 and updated on April 7, 2021***

Less Than Significant Impact with Mitigation. A Cultural Resources Assessment (CRA), April 2021, was prepared by Brian F. Smith and associates in accordance with City of Riverside report guidelines and CEQA significance evaluation criteria, for the proposed Project to provide the City of Riverside the necessary information and analysis to determine, as mandated by CEQA, whether the proposed Project would cause substantial adverse changes to any historical resources that may exist in or around the Project site. The Project site is currently vacant except for one abandoned residence and ancillary structures. The CRA of the Dauchy Avenue Project did not identify any historic or prehistoric resources. No archaeological sites, features, or artifacts were identified during the field reconnaissance and, as a result, no impacts to cultural resources are anticipated as a result of the proposed development. . Based upon the presence of 90 known cultural resources located within a one-mile radius of the project boundary, including two bedrock milling feature sites that are located within 50 meters of the southern property boundary, the potential for unidentified buried cultural materials exists within the Dauchy Avenue Project that may be exposed during grading.

Two Native American tribes requested consultation with the City: Rincon Band of Luiseño Indians, and the Pechanga Band of Mission Indians. As such, the City conducted government-to-government consultation on April 27, 2022 and June 10, 2022, respectively. A full discussion of the result of AB-52 consultation is included in the Tribal Cultural Resources section.

Based off of the Tribal Consultation the tribes have agreed to use the city standard mitigation measures:

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 and interested 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 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

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

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 an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:
   a. Project grading and development scheduling;
   b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;
   c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;
   d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and
   e. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CUL-4.

MM-CUL-3: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:

1. Consulting Tribes Notified: within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall provide the city evidence of notification to consulting tribes. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.

2. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and

3. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:

   a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;

   b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;

   c. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Museum of Riverside by default; and

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

d. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native 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-4: Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

With these mitigation measures, impacts to archaeological resources will be **less than significant with mitigation** .

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

5c. Response: ***(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity)***

Less Than Significant with Mitigation.

The Project is not in an area of known human remains. However, there is a potential for human remains to be in the Project area beneath the surface. In order to reduce potentially significant impacts to previously unknown human remains that may be unexpectedly discovered during Project implementation, County conditions of approval and State Law requires that in the unlikely event that human remains are uncovered the contractor is required to halt work in the immediate area of the find and to notify the County Coroner, in accordance with Health and Safety Code § 7050.5, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, he/she must contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary.

Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant". The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

This is standard procedure to comply with the requirements of State law and is not considered unique mitigation. Impacts are viewed as **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?	☐	☐	☒	☐

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

6a. Response: U.S. Energy Information Administration website accessed 6/25/23: https://www.eia.gov/tools/faqs/faq.php?id=97&t=3, and the California Energy Commission website accessed 6/25/23: https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards

Less Than Significant Impact. The Project is a residential development that will consume energy in a manner typical of all residential developments. In 2021, the average annual electricity consumption for a U.S. residential utility consumer was 10,632 kilowatt-hours (kWh), an average of 886 kWh per month.

Current Title 24 standards require solar photovoltaic systems for new homes. The California Energy Commission anticipates that single-family homes built with the 2022 standards will use less energy compared to the residential homes built under the 2019 standards. Additionally, for residential buildings three stories or less, solar photovoltaic systems are required and sized based on climate zone, homes built with required solar PV systems use much less energy than homes that do not. It is also anticipated that the upcoming 2025 standards will require even more energy efficiency.

Riverside Public Utilities has indicated they have enough capacity to service this residential development. The proposed Project will not require new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; therefore, impacts will be **less than significant.**

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

6b. Response: U.S. Energy Information Administration website accessed 6/25/23: https://www.eia.gov/tools/faqs/faq.php?id=97&t=3, and the California Energy Commission website accessed 6/25/23: https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards; City of Riverside Climate Action Plan

Less Than Significant Impact. The proposed Project would be designed to comply with the California Green Building Standards Code; Title 24, Part 6 of the California Code of Regulations; California Building Code and Energy Code standards, as applicable to the type of use being developed on site. After January 1, 2020, residential development applications in California are required to include solar panels for on-site renewable energy generation, as part of the statewide effort in becoming more energy efficient and generating cleaner energy options.

The proposed Project would also comply with measures that are presented in the Riverside Economic Prosperity Action Plan and Climate Action Plan January 2016 by implementing different design elements that increase energy efficiency. The measures and how the Project will comply are presented below:

Measure E-2: Shade Trees. The applicant of the proposed project has prepared a Landscape Plan for the site, which includes shade trees in various locations where residential units would be located.

Measure SR-3: Utility Programs. The proposed Project would be designed to support the City's utility programs to promote energy efficiency and the use of renewable energy.

Measure T-6: Density. The density of the proposed Planned Residential Development (PRD) is compliant with the zoning designations on the site. A PRD establishes detached single-family residential units, private streets, and common open space.

Measure T-14: Neighborhood Electric Vehicle Programs. The Project in itself would not offer a neighborhood electric vehicle program but would provide availability for electric vehicle "hookups" for residents in their garages to promote the use of electric vehicles and promote the City of Riverside in establishing neighborhood electric vehicle programs.

Measure W-1: Water Conservation and Efficiency. The proposed Project would comply with the California Green Building Standards Code through implementation of fixture flow rates, standards for plumbing fixtures and fittings, and automatic irrigation systems utilizing weather and/or soil moisture-based irrigation controllers.

Based on the Project design features incorporated into the Project, the proposed Project would not conflict with or obstruct a State or local plan related to renewable energy or energy efficiency. Direct, indirect, or cumulative Project impacts would be **less than significant**.

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: General Plan 2025 Figure PS-1 – Regional Fault Zones & General Plan 2025 FPEIR Appendix E – Geotechnical Report)***

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

Less Than Significant Impact. The Project site does not lie within an "Earthquake Fault Zone" as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. The mapped fault closest to the Project site is the San Jacinto Fault, approximately 11 miles to the northeast of the Project site. Therefore, the potential for ground rupture due to an earthquake beneath the site is considered low. CCR Title 24, Part 2, the California Building Code (CBC), establishes minimum standards for building design in the State, and it is consistent with or more stringent than Uniform Building Code requirements. Local codes are permitted to be more restrictive than Title 24 but are required to be no less restrictive. The CBC is designed and implemented to improve building safety, sustainability, and consistency, and to integrate new technology and construction methods to construction projects throughout California. The CBC is published every three years and intervening Code Adoption Cycles produce Supplement pages 18 months into each three-year period. All proposed amendments to California's building standards are subject to a lengthy and transparent public participation process throughout each code adoption cycle.

Chapter 16 of the CBC pertains to General Design Requirements, including regulations governing seismically resistant construction (Chapter 16, Division IV) and construction to protect people and property from accidents associated with excavation cave-ins and falling debris or construction materials. Chapter 18 and Appendix Chapter 33 regard site demolition, excavations, foundations, retaining walls, and grading, including requirements for seismically resistant design, foundation investigations, stable cut and fill slopes, and drainage and erosion control. The procedures and limitations for the design of structures are based on site characteristics, occupancy type, configuration, structural system height, and seismic zoning. Construction activities are subject to occupational safety standards for excavation, shoring, and trenching as specified in California Occupational Safety and Health Administration regulations (CCR Title 8). State law requires the design and construction of new structures to comply with current CBC requirements, which address general geologic, seismic (including ground shaking), and soil constraints for new buildings. Additionally, General Plan Policy PS-1.1 requires the City to ensure all new development in the City abides by the most recently adopted City and State seismic and geotechnical requirements.

Pursuant to State law, and in accordance with General Plan Policy PS-1.1, the proposed Project would be designed to resist seismic impacts in accordance with current CBC requirements and Title 16 (Buildings and Construction) of the RMC. Prior to issuance of building permits, the City will confirm the siting, design, and construction of all single-family residential units (and associated structures) are in accordance with the regulations established in the CBC, City Building Code, and/or professional engineering standards appropriate for the seismic zone. Additionally, all grading plans will be subject to City review in accordance with RMC, Section 17.16.010. As required by RMC, Section 17.16.010, the recommendations cited in the project-specific soils and geotechnical reports must be incorporated into the design of the site-specific grading plans.

Therefore, it is reasonable to conclude that compliance with current policies and regulations would be sufficient to address ground shaking, much like all other residential developments in the City. Seismic activity is to be expected in Southern California. In the City of Riverside, there are no Alquist-Priolo zones. The project site does not contain any known fault lines and the potential for fault rupture or seismic shaking is low. Impacts will be **less than significant**.

ii. Strong seismic ground shaking?	☐	☐	☒	☐

7ii. Response: ***(Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report)***

Less Than Significant Impact. The Project site is located in a seismically active area that has historically been affected by generally moderate to occasionally high levels of ground motion. The site lies within 50 miles of several active faults (San Jacinto Fault, the closest, approximately 11 miles from the Project site); therefore, during the life of the Project, the property would most likely experience similar moderate to occasionally high ground shaking from these fault zones, as well as some background shaking from other seismically active areas of the Southern California region. The peak ground acceleration is anticipated to be 0.500 g, which equates to potentially severe ground shaking. No known active faults are known to cross through the site.

Design and construction in accordance with the current CBC requirements is anticipated to adequately address potential ground shaking effects on the newly developed single-family residential units on the site. Pursuant to State law and in accordance with General Plan Policy PS-1.1, the single-family residential units of the proposed Project would be designed to resist seismic impacts in accordance with current CBC requirements and Title 16 (Buildings and Construction) of the RMC. Prior to issuance of any permit(s), the City would review and approve plans to confirm that the siting, design and construction of all structures

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
and facilities are in accordance with the regulations established in the CBC, City Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Additionally, grading plans would be subject to City review and approval in accordance with RMC, Section 17.16.010. Because the proposed Project would comply with CBC regulations that protect habitable structures from seismic hazards and would implement recommended measures in Sections 8.1 through 8.14 of the Project-specific geotechnical study, direct, indirect, or cumulative impacts associated with strong seismic ground shaking would have a **less than significant** impact.				
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
7iii. Response: ***(Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, and Appendix E – Geotechnical Report, United States Department of Agriculture Soil Survey website https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx)*** **No Impact.** The project site is located in an area with very low potential for liquefaction as depicted in the General Plan 2025 Liquefaction Zones Map – Figure PS-2. Pursuant to State law and in accordance with General Plan Policy PS-1.1, the proposed Project would be designed to resist seismic impacts (including seismic-related ground failure and liquefaction) in accordance with current CBC requirements and Title 16 (Buildings and Construction) of the RMC. Prior to issuance of any permit(s), the City would review and approve plans to confirm that the siting, design and construction of all single-family residential units are in accordance with the regulations established in the CBC, City Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Additionally, all grading plans would be subject to City staff review for regulatory compliance in accordance with RMC, Section 17.16.010. Proper engineering design and construction in conformance with the California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction would have **no impact** directly, indirectly and cumulatively.				
iv. Landslides?	☐	☐	☐	☒
7iv. Response: ***(Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code, and Storm Water Pollution Prevention Plan SWPPP, Site Plan and Grading Plan, United States Department of Agriculture Soil Survey website https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx)*** **No Impact.** The project site and its surroundings have generally undulating topography with an average natural slope of 15%, and are not located in an area prone to landslides per Figure 5.6-1 of the General Plan 2025 Program Final PEIR. Therefore, there will be **no impact** related to landslides directly, indirectly and cumulatively.				
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
7b. Response: ***(Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code, and for projects over 1 acre: SWPPP, United States Department of Agriculture Soil Survey website https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx)*** **Less Than Significant Impact.** Erosion and loss of topsoil could occur as a result of the project. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, with the erosion control standards for which all development activity must comply (Title 18), the Grading Code (Title 17) also requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Titles 18 and 17 will ensure that soil erosion or loss of topsoil will be **less than significant impact** directly, indirectly and cumulatively.				
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?	☐	☐	☐	☒

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7c. Response: ***(Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Figure 5.6-1 - Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, United States Department of Agriculture Soil Survey website https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx)*** **No Impact.** The project has three types of soils: fallbrook sandy loam, eroded (FaD2) and cieneba sandy loam, eroded (ChF2), and cieneba rocky sandy loam, eroded (CkF2). These soils are considered to have a low-to-moderate shrink/swell potential. Additionally, the soil types are considered "drained" to "somewhat excessively drained" by the USDA, thus erosivity is not considered a significant factor. As such, the project will have **no impact** resulting in a geologic unit or soil becoming unstable resulting in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse either directly, indirectly or cumulatively.				
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: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)*** **No Impact.** The Project Site is not located in an area known for unstable soils, since the General Plan does not identify the Project area as a high shrink-swell potential (i.e. expansive soils). Therefore, there are no impacts from unstable geologic soils. As such, the project will have **no impact** resulting in substantial risks to life or property due to expansive soils either directly, indirectly or cumulatively.				
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: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)*** **No Impact.** The proposed project will be served by sewer infrastructure. Therefore, the project will have **no impact.**				
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
7f. Response: ***(Source: General Plan 2025 Policy HP-1.3, Cultural Resources Study and Cultural Resource Report prepared by Brian F. Smith and Associates dated December 2,2020 and updated on April 7, 2021; Paleontological Assessment for the Dauchy Project prepared Brian F. Smith and Associates dated December 1, 2020)*** **Less Than Significant Impact.** Since the City of Riverside does not currently provide specific paleontological resource guidelines, a "paleontological sensitivity map and report" generated by the Riverside County Land Information System is utilized for this analysis. The County of Riverside ranks the project as having low potential to yield nonrenewable paleontological resources, and therefore, a low paleontological sensitivity. Monitoring for potential resources (fossils) during earth moving disturbance activities is not warranted, since the soils underlying the project are not fossiliferous. Therefore, there will be **no impact** to paleontological resources.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: GHG Analysis prepared by Urban Crossroads on July 9, 2021 and updated on April 14, 2022)***

Less Than Significant Impact.

Greenhouse gasses (GHGs) are global pollutants, unlike criteria air pollutants and toxic air contaminants (TACs), which are pollutants of regional and local concern. Whereas pollutants with localized air quality effects have relatively short atmospheric lifetimes (about one day), GHGs have long atmospheric lifetimes (one to several thousand years). GHGs persist in the atmosphere for long enough time periods to be dispersed around the globe. Although the exact lifetime of a GHG molecule is dependent on multiple variables and cannot be pinpointed, more CO_2 is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, or other forms of carbon sequestration. Of the total annual human-caused CO_2 emissions, approximately 55 percent is sequestered through ocean and land uptakes every year, averaged over the last 50 years, whereas the remaining 45 percent of human-caused CO_2 emissions remains stored in the atmosphere.

The Project's construction and operational emissions were calculated using the California Emissions Estimator Model version 2016.3.2 (CalEEMod). Details of the modeling assumptions and emission factors are provided in the Air Quality study.

<u>Greenhouse Gas Emissions - Construction</u>

Greenhouse gas emissions are estimated for on-site construction activity using CalEEMod. Table 8-1 shows the construction greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction. Construction emissions are averaged over 30 years and added to the long-term operational emissions, pursuant to SCAQMD recommendations and using the Metric Tons of Carbon Dioxide – Equivalent ($MTCO_2e$) standard for GHG potential impacts.

CalEEMod annual GHG output calculations are provided in the GHG Analysis prepared for this project.

Table 8-1: Construction GHG Emissions

Emission Source*	Emissions (Metric Tons Co_2e/Year)
Construction 2022	316.16
Construction 2023	345.07
Total	
Annualized Over Project Lifetime	22.04

* Although the GHG analysis assumed construction would occur in 2022 and 2023, it is reasoned that more stringent regulations will occur in the near future. Thus, these figures represent the worst case scenario.

Operation Emissions:
The project would result in direct annual emissions of greenhouse gases at buildout. The following table lists the estimated greenhouse gas emissions associated with construction of the project.

Direct emissions of CO_2 emitted from operation of the project are primarily due to natural gas consumption and mobile source emissions (e.g. motor vehicles).

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

The project would also result in indirect greenhouse emissions due to the electricity demands, water usage and solid waste handling. The following table lists estimated greenhouse gas emissions associated with operation of the project.

Table 8-2: Operational GHG Emissions

Operational Emissions Source	GhG Emissions ($MTCO_2e$)/year)*
Construction-related emissions amortized over 30 years	22.04
Operational (Mobile) Sources	628.91
Area Sources	12.51
Electrical Consumption	150.27
Solid Waste Generation	31.34
Water Usage	19.19
Total	864.27
SCAQMD Recommended Screening Threshold	**3,000**
*MT=Metric Tons	

Determining Significance

SCAQMD has not formally adopted a significance threshold for residential projects but has drafted a threshold of 3,000 $MTCO_22$ for residential projects, that can be used as an indicator of a project's significance under CEQA.

As shown in the above tables, the project would result in greenhouse gas emissions of 864.27 - far less than the SCAQMD threshold for residential projects.

Therefore, there will be a **less than significant impact** to Greenhouse Gas Emissions.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: GHG Analysis prepared by Urban Crossroads on July 9, 2021)***

Less Than Significant Impact. The City has also adopted the California Building Code (Title 24), which includes the CalGreen requirements that require new development to reduce water and energy consumption and reduce solid waste. The proposed single-family residential units would comply with these regulations through installation of solar panels, high efficiency lighting, plumbing, and appliances as required in Title 24 of the California Building Code, as well as installation of landscaping designed to minimize irrigation and runoff. The Project site is served by bus transit services and the Project would include sidewalks and pedestrian street crossings for all of the onsite roadways, which would encourage non-motorized travel, which reduces GHG emissions.

City of Riverside Restorative Growthprint Climate Action Plan. The City of Riverside Restorative Growthprint-Climate Action Plan (RRG CAP) builds on the WRCOG Subregional CAP commitments and provides the City GHG reduction goals for 2020 and 2035. Through the WRCOG Subregional CAP process, the City has adopted a 2020 community-wide GHG emissions target of 2,224,908 MT CO2E, which represents a 15 percent reduction from the City's 2010 GHG emissions baseline inventory, and a 2035 emissions target of 1,532,274 MT CO2E, 49 percent below the 2007 baseline. These reduction targets are consistent with the statewide AB 32 goal of reducing emissions to 1990 levels and fulfill the requirements of SB 375. The RRG CAP includes measures to reduce GHG emissions. The proposed Project is consistent with the following RRG CAP measures are detailed in Table GHG-3.

Table 8-3: Project Consistency with Riverside Restorative Growthprint Climate Action Plan

Measure	Description	Project Consistency
State and Regulatory Measures		
SR-2 2013 California Building Energy Efficiency Standards (Title 24, Part 6)	Mandatory energy efficiency standards for buildings.	**Consistent.** The Project would be required through City permitting to be consistent with current Title 24 requirements.
SR-12 Electric Vehicle Plan and Infrastructure	Facilitate electric vehicle use by providing necessary infrastructure.	**Consistent.** The Project would include pre-wired electric vehicle charging spaces, as required by CALGreen Code.
SR-13 Construction and Demolition Waste Diversion	Meet mandatory requirement to divert 65 percent of construction solid waste and 75 percent of operational solid waste from landfills.	**Consistent.** The Project would divert 65 percent of construction solid waste and 75 percent of operational solid waste from landfills.
Local Reduction Measures		
E-1 Traffic and Street Lights	Replace traffic and streetlights with high-efficiency bulbs	**Consistent.** The Project would install new onsite lighting (including street lights) that would comply with applicable energy efficiency requirements of the California Green Building Standards Code (Title 24, California Code of Regulations).
E-2 Shade Trees	Strategically plant trees at new residential developments to reduce the urban heat island effect.	**Consistent.** The Project landscaping includes trees along roadways, landscape setbacks, and common open space areas.

E-3 Local Utility Programs - Electricity	Financing and incentives for business and homeowners to make energy efficient, renewable energy, and water conservation improvements.	**Consistent.** The Project would comply with applicable energy efficiency requirements of the California Green Building Standards Code (Title 24, California Code of Regulations) including use of renewable (solar) energy and water efficient irrigation and fixtures.
E-4 Renewable Energy Production on Public Property	Large scale renewable energy installation on publicly-owned property and in public rights of way.	**Consistent.** This measure is related to large-scale renewable energy on public property. The Project is a single-family development on private property; and the measure is not applicable. However, the Project does include installation of renewable energy infrastructure, as solar panels would be installed on each residence.
T-1 Bicycle Infrastructure Improvements	Expand on-street and off-street bicycle infrastructure, including bicycle lanes and bicycle trails.	**Consistent.** Although there are no existing bicycle lanes or pedestrian facilities adjacent to the Project site, the Project includes 5-foot-wide concrete sidewalks and pedestrian street crossings throughout the Project site to provide for safe pedestrian circulation.
T-3 End of Trip Facilities	Encourage use of non-motorized transportation modes by providing appropriate facilities and amenities for commuters.	**Consistent.** The Project includes 5-foot-wide concrete sidewalks and pedestrian street crossings throughout the Project site to provide for safe pedestrian circulation. Thus, the project provides for non- motorized transportation modes
T-6 Density	Improve jobs-housing balance and reduce vehicle miles traveled by increasing household and employment densities.	**Consistent.** The Project is consistent with this measure by providing new housing on land designated for residential uses, which increases residential density within the City. Additionally, this Project is utilizing the “clustering” provisions of the General Plan and Municipal Code to facilitate acceptable residential density.
T-8 Pedestrian Only Areas	Encourage walking by providing pedestrian only community areas.	**Consistent.** The proposed onsite street system would include 5-foot-wide concrete sidewalks and pedestrian street crossings to provide for safe pedestrian circulation, and 5-foot-wide parkways located between the sidewalks and the residential parcels throughout the Project site and would

ISSUES (AND SUPPORTING INFORMATION SOURCES):		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			connect to existing sidewalks adjcnet to the site.		
T-12 Accelerated Bike Plan Implementation	Accelerate the implementation of all or specified components of a jurisdiction's adopted bike plan.		**Consistent.** There are no existing bicycle lanes or pedestrian facilities adjacent to the Project site. The Project includes several 10-foot-wide multi-purpose trails that would provide for bicycle circulation throughout the Project boundaries		
T-14 Neighborhood Electric Vehicle Programs	Implement development requirements to accommodate Neighborhood Electric Vehicles and supporting infrastructure.		**Consistent.** The Project would include pre-wired electric vehicle charging spaces, as required by CALGreen Code.		
T-18 SB 743 as Alternative to LOS	Use SB 743 to incentivize development in the downtown and other areas served by transit.		**Consistent.** The Project provides development within an area that is served by transit. Riverside Transit Authority Bus Route 22 is located along Trautwein Road, with stops approximately ¼ mile from the Project site. Route 22 provides services between the Perris Station Transit Center, which is a Metrolink stop to the southeast of the site and downtown Riverside, which is to the northwest of the site. Route 22 provides service 7 days per week, between 5:46 am and 8:18 pm. The existing bus services would allow Project site residents to convenient access to transit.		
W-1 Water Conservation and Efficiency	Reduce per capita water use by 20% by 2020.		**Consistent.** The proposed Project would be required to be consistent with applicable water efficiency requirements of the Green Building Standards Code (Title 24, California Code of Regulations). The Project would be equipped with low-flow plumbing fixtures that reduce water use.		
SW-1 Yard Waste Collection	Provide green waste collection bins community-wide.		**Consistent.** The Project would comply Yard Waste Collection community-wide. with applicable solid waste requirements.		
SW-2 Food Scrap and Paper Diversion	Divert food and paper waste from landfills by implementing commercial and residential collection programs.		**Consistent.** The Project would be required to participate in applicable waste diversion programs. The Project would also be subject to all applicable		

		State and City requirements for solid waste reduction.

CARB Scoping Plan. The California Air Resources Board (CARB) Scoping Plan recommends strategies for implementation at the statewide level to meet the goals of AB 32 to reduce GHG emissions levels. The CARB Scoping Plan also reflects the 2030 target of a 40% reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB 32. The proposed Project would be consistent with the applicable measures established in the Scoping Plan, as shown in Table 8-4. Therefore, the proposed Project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas.

Table 8-4: Project Consistency with CARB Scoping Plan

Action	Responsible Party	Consistency
Increase the Renewables Portfolio Standard to 50% of retail sales by 2030 and ensure grid reliability.	CPUC, CEC, CARB	**Consistent.** The Project area uses energy from Riverside Public Utilities who has committed to diversify its portfolio of energy sources by increasing energy from wind and solar sources. The Project would not interfere with or obstruct energy source diversification efforts.
Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.		**Consistent.** The new development implemented by the Project would be designed and constructed to implement the energy efficiency measures. The Project would not interfere with or obstruct policies or strategies to establish annual targets for statewide energy efficiency savings and demand reduction.
Reduce GHG emissions in the electricity sector through the implementation of the above measures and other actions as modeled in Integrated Resource Planning (IRP) to meet GHG emissions reductions planning targets in the IRP process. Load-serving entities and publicly-owned utilities meet GHG emissions reductions planning targets through a combination of measures as described in IRPs.		**Consistent.** The new development would be designed and constructed to implement the Title 24 (CalGreen) Standards.
Implement Mobile Source Strategy (Cleaner Technology and Fuels)		
At least 1.5 million zero emission and plug- in hybrid light-duty EV by 2025.	CARB, California State Transportation Agency (CalSTA), Strategic Growth Council (SGC), California Department of Transportation (Caltrans), CEC, OPR, Local Agencies	**Consistent.** This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB zero emission and plug-in hybrid light-duty EV 2025 targets.
At least 4.2 million zero emission and plug-in hybrid light-duty EV by 2030.		**Consistent.** This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB zero

ISSUES (AND SUPPORTING INFORMATION SOURCES):		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			emission and plug-in hybrid light-duty EV 2030 targets.		
Further increase GHG stringency on all light- duty vehicles beyond existing Advanced Clean cars regulations.			**Consistent.** This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB efforts to further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations.		
Medium- and Heavy-Duty GHG Phase 2.			**Consistent.** This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB efforts to implement Medium- and Heavy-Duty GHG Phase 2.		
Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20% of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero- emission technology ramped up to 100% of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NO_X standard.			**Consistent.** This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB efforts improve transit- source emissions.		
Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20% of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero- emission technology ramped up to 100% of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NO_X standard.			**Consistent.** This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB efforts to improve last mile delivery emissions.		
Further reduce vehicle miles traveled (VMT) through continued implementation of SB 375 and regional Sustainable Communities Strategies; forthcoming statewide implementation of SB 743; and potential additional VMT reduction strategies not specified in the Mobile Source Strategy but included in the document "Potential VMT Reduction Strategies for Discussion."			**Consistent.** The Project would not obstruct or interfere with implementation of SB 375 and would therefore, not conflict with this measure.		
Increase stringency of SB 375 Sustainable Communities Strategy (2035 targets).	CARB		**Consistent.** This is a CARB Mobile Source Strategy. The project would not obstruct or interfere with CARB efforts to Increase stringency of SB 375		

ISSUES (AND SUPPORTING INFORMATION SOURCES):		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			Sustainable Communities Strategy (2035 targets).		
Harmonize project performance with emissions reductions and increase competitiveness of transit and active transportation modes (e.g. via guideline documents, funding programs, project selection, etc.).	CalSTA,SGC, OPR, CARB, Governor's Office of Business and Economic Development (GO- Biz), California Infrastructure and Economic Development Bank (IBank), Department of Finance (DOF), California Transportation Commission (CTC), Caltrans		**Consistent.** The Project would not obstruct or interfere with agency efforts to harmonize transportation facility project performance with emissions reductions and increase competitiveness of transit and active transportation modes.		
By 2019, develop pricing policies to support low-GHG transportation (e.g. low-emission vehicle zones for heavy duty, road user, parking pricing, transit discounts).	CalSTA, Caltrans, CTC, OPR, SGC, CARB		**Consistent.** The Project would not obstruct or interfere with agency efforts to develop pricing policies to support low-GHG transportation.		
Implement California Sustainable Freight Action Plan					
Improve freight system efficiency.	CalSTA, CalEPA, CNRA, CARB, Caltrans, CEC, GO-Biz		**Consistent.** This measure would apply to all trucks accessing the project area, this may include existing trucks or new trucks that are part of the statewide goods movement sector. The project would not obstruct or interfere with agency efforts to Improve freight system efficiency.		
Deploy over 100,000 freight vehicles and equipment capable of zero emission operation and maximize both zero and near-zero emission freight vehicles and equipment powered by renewable energy by 2030.			**Consistent.** The Project would not obstruct or interfere with agency efforts to deploy over 100,000 freight vehicles and equipment capable of zero emission operation and maximize both zero and near-zero emission freight vehicles and equipment powered by renewable energy by 2030.		
Adopt a Low Carbon Fuel Standard with a Carbon Intensity reduction of 18%.	CARB		**Consistent.** The Project would not obstruct or interfere with agency efforts to adopt a Low Carbon Fuel Standard with a Carbon Intensity reduction of 18%.		
Implement the Short-Lived Climate Pollutant Strategy (SLPS) by 2030					
40% reduction in methane and hydrofluorocarbon emissions below 2013 levels.	CARB, CalRecycle, CDFA, SWRCB, Local Air Districts		**Consistent.** These are not emission related to the proposed Project. Hence, the proposed Project would not obstruct or interfere agency efforts to reduce SLPS emissions.		
50% reduction in black carbon emissions below 2013 levels.					
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	CARB, CalRecycle, CDFA SWRCB, Local Air Districts		**Consistent.** The new development would be required through City permitting to implement waste reduction and recycling measures consistent with state and City		

		requirements. The Project would not obstruct or interfere agency efforts to support organic waste landfill reduction goals in the SLCP and SB 1383.
Implement the post-2020 Cap-and-Trade Program with declining annual caps.	CARB	**Consistent.** The Project is not applicable to implementation of Cap-and-Trade Program provisions. Thus, the Project would not obstruct or interfere implementation the post-2020 Cap-and-Trade Program.
By 2018, develop Integrated Natural and Working Lands Implementation Plan to secure California's land base as a net carbon sink		
Protect land from conversion through conservation easements and other incentives.	CNRA, Departments Within CDFA, CalEPA, CARB	**Consistent.** The Project site is in an urban area and does not include, or adjacent to, conservation easements. Thus, the Project would not obstruct or interfere agency efforts CARB to protect land from conversion through conservation easements and other incentives.
Increase the long-term resilience of carbon storage in the land base and enhance sequestration capacity		**Consistent.** The Project provides for residential development. The Project would not obstruct or interfere agency efforts to increase the long-term resilience of carbon storage in the land base and enhance sequestration capacity.
Utilize wood and agricultural products to increase the amount of carbon stored in the natural and built environments		**Consistent.** Where appropriate, the new development would incorporate wood or wood products. The Project would not obstruct or interfere agency efforts to encourage use of wood and agricultural products to increase the amount of carbon stored in the natural and built environments.
Establish scenario projections to serve as the foundation for the Implementation Plan		**Consistent.** The Project would not obstruct or interfere agency efforts to establish scenario projections to serve as the foundation for the Implementation Plan.
Establish a carbon accounting framework for natural and working lands as described in SB 859 by 2018	CARB	**Consistent.** The Project would not obstruct or interfere agency efforts to establish a carbon accounting framework for natural and working lands as described in SB 859.
Identify and expand funding and financing mechanisms to support GHG reductions across all sectors.	State Agencies & Local Agencies	**Consistent.** The Project would not obstruct or interfere agency efforts to identify and expand funding and financing mechanisms to support GHG reductions across all sectors.

Overall, the proposed single-family residential units do not include any feature that would require significant energy or water use, or otherwise interfere with implementation of these requirements. In addition, as described above, the proposed Project

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
would not exceed the regional GHG thresholds. Therefore, impacts related to an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases would be **less than significant**.				
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, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)***				
Less Than Significant Impact. The Project includes infrastructure improvements such as roads and utility connections to serve the project site. The residential development in and of itself will not pose a significant hazard to the public or environment through the routine transport, use or disposal of hazardous materials. However, the construction facilitated by this Project has the potential to create a hazard to the public or environment through the routine transportation, use and disposal of construction related hazardous materials as the project would include the delivery and disposal of hazardous materials such as fuels, oils, solvents, and other materials. These materials are typical of materials delivered to construction sites. Once operational, the residential units on the Project site may store small quantities of hazards materials on their private properties. However, due to the limited quantities of these materials to be used once the Project is operational, they are not considered hazardous to the public at large. Compliance with all applicable local, State, and federal laws, including but not limited to Title 49 of the CFR implemented by Title 13 of the CCR, would ensure a less than significant impact directly, indirectly, and cumulatively from the routine transport, use, or disposal of hazardous materials. Direct, indirect, and cumulative project impacts would be **less than significant**.				
9b. 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: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside's EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM's Strategic Plan)***				
Less Than Significant. The Project Site is mostly vacant, with the exception of an existing residence on Lot 53. Review of historic aerials do not indicate the Project Site was ever used as farmland, orchard, groves, or other uses typically associated with the use of pesticides and heavy metals. The existing residence on Lot 53 is proposed to be demolished and removed during Project construction activities. Structures constructed prior to 1978 may contain lead-based materials (LBMs) as well as Asbestos-Containing Materials (ACMs) incorporated into various construction components including paint, roof tiles, and thermal insulation. Records indicate the existing residence was constructed in 2001 and is therefore not at risk of containing LBMs or ACM. Compliance with existing regulations would ensure that the public would not be exposed to any unusual or excessive risks related to hazardous materials as a result of this project. As such, impacts associated with the upset and accident conditions involving the release of hazardous materials into the environment would be a **less than significant impact** directly, indirectly and cumulatively.				
9c. 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: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools,***				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Figure 5.13-3 AUSD Boundaries, Table 5.13-E AUSD Schools, Figure 5.13-4 – Other School District Boundaries, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code) **Less Than Significant Impact.** John F. Kennedy Elementary School, the nearest public school to the Project site, is approximately 0.75 miles to the southeast of the Project. Although hazardous materials and/or waste generated from construction of the proposed Project may pose a health risk to nearby existing or proposed schools, the construction contractor and any other construction companies retained for the Project that handle hazardous materials are required to comply with the provisions of the City's Fire Code and any additional regulations as required in the California Health and Safety Code Article 1 Chapter 6.95 for the Business Emergency Plan. Once operational, the residential units within the Project site would more than likely store minimal amounts of hazardous materials (e.g., bleaches, oil, and fuel). Residents would be required to comply with the City's Fire Code and, if a hazardous waste release occurs, would contact the fire department to secure such releases. If a hazardous release occurs, the amount of release is expected to be nominal, and would not affect John F. Kennedy Elementary School. Compliance with existing federal and State regulations impacts associated with the exposure of schools to hazardous materials caused by this project will result in a **less than significant** impact directly, indirectly, and cumulatively.				
9d. 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: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)*** **No Impact.** A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the project would have **no impact** to creating any significant hazard to the public or environment directly, indirectly or cumulatively.				
9e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
9e. Response: ***(Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP and March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (2014), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005)*** **Less Than Significant Impact.** The project lies within Compatibility Zone D of the March Air Reserve Base (MARB) Airport Land Use Compatibility Plan (ALUC). The MARC-ALUC Plan does not include density limit on residential developments within Compatibility Zone D. The proposed Project is also located outside of the noise contours as described in the MARB ALUC Plan. The Project has been reviewed for consistency with the MARB ALUC Plan and has been deemed consistent. As such, implementation of the proposed Project would not result in on-site residents or employees on site being affected by a safety hazard or excessive noise from an airport; therefore a **less than significant impact** would occur directly, indirectly, or cumulatively.				
9f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
9f. Response: ***(Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside's EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM's Strategic Plan)*** **Less Than Significant Impact.** The project will be served by Ferrari Drive and Dauchy Avenue, as well as a network of on-site private streets to be constructed along with the residential homes. All streets have been designed to meet the Public Works				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
and Fire Departments' specifications. As part of the project's construction, temporary street closings on Ferrari Avenue may be necessary. Any street closing will be of short duration so as not to interfere or impede with any emergency response or evacuation plan. The proposed Project would be constructed and operated in accordance with the City's Emergency Operations Plan to ensure a coordinated and effective planned response by the City Police and Fire Departments to extraordinary emergency situations and disasters. The proposed Project will comply with the 2019 California Fire Code Section 503-Fire Apparatus Access Roads. Sections 503.1.1 Buildings and Facilities; 503.2.1 Dimensions of the 2019 California Fire Code Section will all be followed in development of the proposed Project. Therefore, the project will have a **less than significant impact** directly, indirectly and cumulatively to an emergency response or evacuation plan.				
9g. 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 PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside's EOP, 2002*** http://intranet/Portal/uploads/Riv_City_EOP_complete.pdf***, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM's Strategic Plan)*** **Less Than Significant Impact.** The proposed Project is located in a semi-urbanized portion of Riverside within a Local Responsibility Area (LRA) and is categorized as LRA Non-Wildland/Non-Urban and outside of any High Fire Hazard Severity Zone, as defined by the California Department of Forestry and Fire Protection (CAL FIRE) and the Fire Hazard Severity Zone Map program. However, current roadway dedication within Ferrari Drive along the project frontage - as well as a portion of Dauchy Avenue along the northern portion of the Project does lie within the Very High Fire Hazard Severity Zone. No proposed development within the Project lies within the Very High Fire Hazard Severity Zone. The proposed amount of construction is not expected to pose a significant risk to future homeowners within the Project since the future homes will be outside of the Very High Fire Hazard Severity Zone. The proposed Project would be developed with an internal circulation system consisting of neighborhood streets that would connect to Ferrari Drive and Victor Hugo Drive. The internal neighborhood streets and access points to the Project site would be developed to meet the minimum roadway widths of Title 18 (Subdivision Code) and the City's Fire Code Section 503 (California Fire Code 2007). The Fire Code and City of Riverside would also confirm locations of fire hydrants within the Project site to serve the 53 single family residential units adequately. With implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department review and approval, impacts from wildland fires due to Project implementation are **less than significant** directly, indirectly, and cumulatively.				
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: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water and Project Specific Hydrology Study and Water Quality Management Plan prepared by Woodard Group on September 2021)*** **Less than Significant Impact.** The Project is located within the San Ana River Watershed. The Project site is vacant (except for an unoccupied residential building and associated structures on the northwest portion of the site) and is completely pervious under existing conditions. Once developed, the proposed Project would increase the impervious surface of the site by 350,043 square feet. The site clearing and grading phases would disturb vegetation and surface soils, potentially resulting in erosion and sedimentation. If left exposed and with no vegetative cover, the site's bare soil would be subject to wind and water erosion. Since the Project involves more than one acre of ground disturbance, it is subject to NPDES requirements and must implement an SWPPP. Implementation of site-specific BMPs as established by the SWPPP would ensure all impacts related to erosion and sedimentation from ground disturbance are less than significant. No mitigation is required.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
There are no known existing water quality problems associated with the Project site. There are no major drainage improvements on the Project site and storm water runoff currently discharges into two locations, situated at the west and southwest of the Project site. A preliminary project-specific Water Quality Management Plan (WQMP) has been prepared for the project pursuant to City of Riverside Water Quality Ordinance (Municipal Code Section 14.12.315) requirements. To address potential water contaminants, the Project is required to comply with applicable federal, State, and local water quality regulations, including the design and maintenance of the DMAs detailed in the Project-specific WQMP. The WQMP has been reviewed and approved as a routine action during the processing of the Project by the City; therefore, it is reasonable that the required measures and features detailed in the WQMP to safeguard water quality would be incorporated into the proposed Project. Given compliance with all applicable federal, State, and local laws regulating surface water quality, the proposed Project as designed is anticipated to result in a **less than significant impact** directly, indirectly, and cumulatively to any water quality standards or waste discharge.				
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: Western Municipal Water District, 2015 Urban Water Management Plan Update, Table 7-3: Retail Supply and Demand Comparison for a Normal Year; Table 7-4: Wholesale Supply and Demand Comparison for a Normal Year; Table 7-5: Retail Supply and Demand in a Single-Dry Year; Table 7-6: Wholesale Supply and Demand in a Single-Dry Year; Table 7-7 Retail Supply and Demand Comparison in Multiple-Dry Years; Table 7-8: Wholesale Supply and Demand Comparison in Multiple-Dry Years, pgs. 7-5 through 7-7; 2020 Western Municipal Water District Urban Water Management Plan)*** **Less Than Significant Impact.** According to the 2020 Western Municipal Water District (WMWD) Urban Water Management Plan (UWMP), WMWD provides water to the Project site. Groundwater is a major source of water supply for WMWD and its retail agencies, comprising 13 percent of purchased water and 85 percent of locally produced water, representing 21 percent of WMWD's total supply in 2015. Most groundwater sources available to WMWD are adjudicated or subject to groundwater management plans. There are four primary groundwater basins that supply WMWD, including: Riverside-Arlington Basin (and Arlington subbasin), the Temecula-Murrieta Basin, the San Bernardino Basin Area, and the Chino Basin. A full discussion on water supplies is included in Section 19b of this Initial Study. Sufficient water supplies are available to serve existing and projected future water demand under normal, dry and multiple-dry conditions. Therefore, the proposed Project was found to have a **less than significant** impact directly, indirectly, or cumulatively to groundwater supplies.				
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?	☐	☐	☒	☐
10i Response: ***(Source: Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan)*** **Less Than Significant Impact.** The project is subject to NPDES requirements; areas of one acre or more of disturbance are subject to preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) for the prevention of runoff during construction. Erosion, siltation and other possible pollutants associated with long-term implementation of projects are addressed as part of the Water Quality Management Plan (WQMP) and grading permit process. The WQMP for this Project has indicated that, with implementation of the water quality basins, there will be a **less than significant impact** directly, indirectly or cumulatively to existing drainage patterns.				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or-off-site?	☐	☐	☒	☐

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10ii Response: ***(Source: Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan)*** **Less Than Significant Impact.** The project site is not located within a flood plain. Underground storm drains and streets are designed to accommodate the 10-year storm flow from curb to curb, while 100-year storms are accommodated within street rights-of-way. The runoff from the project in a developed condition has been studied and is required to be attenuated on-site, so although the drainage pattern will be altered, the off-site discharge is the same as the undeveloped condition. Therefore, there will be **less than significant impact** directly, indirectly or cumulatively in the rate or amount of surface runoff that it will not result in flooding on- or off-site.				
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	☐	☐	☒	☐
10iii Response: (Source: ***Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan)*** **Less Than Significant Impact.** The project is over one acre in size and is required to have coverage under the State's General Permit for Construction Activities (SWPPP). As stated in the Permit, during and after construction, best management practices (BMPs) will be implemented to reduce/eliminate adverse water quality impacts resulting from development. Furthermore, the City has ensured that the proposed development does not cause adverse water quality impacts, pursuant to its Municipal Separate Storm System (MS4) permit through the project's WQMP. The proposed development will increase the amount of impervious surface area in the City. This impervious area includes sidewalks, roadways, and building rooftops; all sources of runoff that may carry pollutants and therefore has the potential to degrade water quality. This development has been required to prepare and implement a WQMP. Preliminary BMP's, in compliance with the WQMP, have been approved by Public Works. The purpose of this requirement is to ensure that additional drainage from impervious surfaces is treated before it enters the storm drain system. The water quality basins in Lots "D", and "J" have been designed to treat the increased polluted flows. The installation of water quality basins are mandatory design features intended to satisfy State water quality regulations, and are not considered unique mitigation. Therefore, impacts are considered **less than significant.**				
iv. Impede or redirect flood flows?	☐	☐	☒	☐
10iv Response: (Source: ***Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan)*** **Less Than Significant Impact.** This project is not within a flood hazard area. However, the project is over one acre in size and is required to have coverage under the State's General Permit for Construction Activities (SWPPP). As stated in the Permit, during and after construction, best management practices (BMPs) will be implemented to reduce/eliminate adverse water quality impacts resulting from development. Furthermore, the City has ensured that the proposed development does not cause adverse water quality impacts, pursuant to its Municipal Separate Storm System (MS4) permit through the project's WQMP. The proposed development will increase the amount of impervious surface area in the City. This impervious area includes paved parking areas, sidewalks, roadways, and building rooftops; all sources of runoff that may carry pollutants and therefore has the potential to degrade water quality. This development has been required to prepare and implement a WQMP. Preliminary BMP's, in compliance with the WQMP, have been approved by Public Works. With these standard implementation measures, impacts to flood flows are **less than significant.**				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
10d. Response: ***(Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality)***				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Less Than Significant Impact. The Project site is located inland and no large bodies of water are located within the site's vicinity; therefore, the potential of tsunamis or seiches affecting the subject site is low. Further, the proposed project site and its surroundings have generally undulating topography with average natural slope of over 15%; the steepest slopes as well as natural drainage areas have been avoided as much as possible. Additionally, the project is within an urbanized area not within proximity to Lake Mathews, Lake Evans, the Santa Ana River, Lake Hills, Norco Hills, Box Springs Mountain Area, or any of the nine arroyos that traverse the City and its sphere of influence. The Project site is located outside the FIRM detailed study limits and is currently within a Zone D area. Given the existing topography of the Project site, the potential for flooding within the Project site is not likely to occur. Given the proposed Project's location and since there are no features nearby that would pose a threat from seiche, tsunami, or flooding, impacts are considered **less than significant** directly, indirectly, and cumulatively.				
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐
10e. Response ***(Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality, and Project Specific WQMP prepared by Andrew Woodard and Associates dated April 21, 2023)*****:** **Less Than Significant Impact.** Since the proposed Project involves more than one acre of ground disturbance, it is subject to NPDES requirements and must implement an SWPPP. Compliance with NPDES and implementation of an SWPPP would ensure the proposed Project does not conflict or obstruct applicable City water quality control plans. The WQMP would be reviewed and approved as a routine action during the processing of the Project by the City; therefore, it is reasonable that the required measures and features detailed in the WQMP to safeguard the existing drainage pattern of the site and area would be incorporated into the proposed Project. Sufficient water supplies are available to serve existing and projected future water demand under normal, dry and multiple-dry conditions. As the Project site would not require a zoning designation or land use designation amendment, it can be assumed that the existing land use and zoning designations of the site (buildout density of the site) have been considered in the WMWD 2015 Urban Water Management Plan. Therefore, implementation of the proposed Project would not conflict with or obstruct implementation of the current groundwater management plan for the City of Riverside. Impacts would be **less than significant** directly, indirectly, and cumulatively.				
11. LAND USE AND PLANNING: Would the project:				
a. Physically divide an established community?	☐	☐	☒	☐
11a. Response: ***(Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers)*** **Less Than Significant Impact.** The proposed project has been designed to be consistent with the pattern of development of the surrounding area providing adequate access, circulation and connectivity consistent with the General Plan 2025, and in compliance with the requirements of the Zoning and Subdivision Codes. There is no existing established community on the Project site. The proposed Project would develop a currently mostly vacant (underutilized) site with a new residential neighborhood which would allow for the continuation of the established community to the north, west, and south of the site. The Project would not include features such as roads (except for internal roads connecting to existing Ferrari Drive and Victor Hugo Drive), highways, a transit system, or a non-consistent use that would constitute a physical divide in the established community. Therefore, the project impacts related to the community are **less than significant**.				
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, Figure LU-7 – Redevelopment Areas, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines, Western Riverside County Multiple Species Habitat Conservation Plan Compliance Analysis for the 24.43-Acre Dauchy Avenue Project Site, City of Riverside, Western Riverside County, California conducted by Cadre Environmental on September 15, 2021)***				

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

Less Than Significant Impact. The proposed Project would develop 53 single-family residential units on lots spanning in size from 5,175 square feet to 30,979 square feet.

The proposed project density would be 2.14 dwelling units/net acre, which is consistent with the General Plan Very Low Density Residential Land Use Designation of 3.2 dwelling units/acre. Pursuant to Section 19.780.060 of the Municipal Code, the benchmark density for the R-1-½ Acre Zone with a Planned Residential Development Permit is 3.0 dwelling units/acre and 0.5 dwelling units/acre for the RC Zone. Based on the overall density of the site pursuant to the site plans, the proposed Project is consistent with the density requirements and development standards under Section 19.780.060 of the City of Riverside Municipal Code.

As shown in City of Riverside 2025 General Plan *Land Use and Urban Design Element*, the Project site is located within the Alessandro Heights neighborhood of the City. As such, these relevant objectives and policies apply:

- *Objective LU-33: Protect and preserve the natural features of Alessandro Heights while continuing to provide opportunities for residential development compatible with the natural environmental features of the area.*
  - This objective is met by the Project design. Natural features are avoided to the greatest extent possible, and the entrance and exit to the subdivision will not interfere with existing residential developments.

- *Policy LU-33.1: Ensure that circulation improvements in and through the neighborhood are designed so as to minimally impact the natural qualities and features.*
  - This policy is met by the Project design. Natural features are avoided to the greatest extent possible, and the entrance and exit to the subdivision will not interfere with existing residential developments.

- *Policy LU-33.2: Maintain the low-density, large-lot character of the neighborhood through appropriate zoning.*
  - No zone changes are proposed as part of this Project. The project is consistent with all development standards of the R-1-1/2 Acre and RC Zones. Therefore, the Project complies with this policy.

The project is consistent with the City's General Plan 2025, the MSHCP, and the MARB-ALUCP, and is not a project of Statewide, Regional or Areawide Significance. As such, this project will have a **less than significant impact** on any land use plan, policy, or regulation directly, indirectly or cumulatively.

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 2025 Figure – OS-1 – Mineral Resources)***

No Impact. State-classified MRZ-2 and MRZ-4 Mineral Resource Zones are shown in Figure 5.10-1, Mineral Resources of the GP 2025 FPEIR. The proposed project is located in MRZ-4. The MRZ-4 designation indicates there is insufficient data to assign any other MRZ designation. The majority of the Project site is undeveloped; however, there is one residence located on the Project site. Due to the location of the Project site (in a semi-urban area of Riverside and in an MRZ-4), unknown mineral deposits would more than likely not be discovered or disturbed during proposed Project construction activities.

There is no active mining under a valid permit occurring on site, the project is not adjacent to areas supporting feldspar, silica, limestone and/or other rock products and that the project does not meet necessary criteria for marketability and threshold values to support mineral resources as specified by the Department of Conservation, implementation of the proposed Project would have a **no impact** on statewide and regional mineral deposits directly, indirectly, or cumulatively.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 2025 Figure – OS-1 – Mineral Resources)***

No Impact. The GP 2025 FPEIR determined that there are no specific areas with the City of Sphere Area which have locally-important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. Additionally, as described above in Response 12a, the Project site is not located within MRZ-2 or MRZ-3 areas and implementation of the proposed Project would not result in mineral resource losses. The proposed project is consistent with the General Plan 2025. Therefore, there is **no impact**.

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 in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐

13a. Response: ***(Source: General Plan Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code, and Project Specific Noise Impact Analysis prepared by Urban Crossroads on July 9, 2021 and updated on August 3, 2022)***

Less Than Significant Impact.

Construction

Construction noise sources are regulated within the City of Riverside under Section 7.35.020(G) of the City's Municipal Code which prohibits construction activities between the hours of 7:00 PM and 7:00 AM on weekdays, between the hours of 5:00 PM and 8:00 AM on Saturdays, or at any time on Sunday or a federal holiday.

Although construction activity may be exempt from the noise standards in the City's Municipal Code, CEQA requires that potential noise impacts still be evaluated for significance.

The City of Riverside has not adopted a numerical threshold that identifies what a substantial increase would be. For purposes of this analysis, the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment (2018) criteria will be used to establish significance thresholds. The FTA provides reasonable criteria for assessing construction noise impacts based on the potential for adverse community reaction. For residential uses, the daytime noise threshold is 80 dBA L_{eq} averaged over an 8- hour period ($L_{eq\ (8\text{-}hr)}$; and the nighttime noise threshold is 70 dBA $L_{eq\ (8\text{-}hr)}$. In compliance with the City's Code, it is assumed that construction would not occur during the nighttime hours.

The proposed Project would develop and operate 53 single-family residences on the Project site. Construction noise levels will vary significantly based upon the size and topographical features of the active construction zone, duration of the workday, and types of equipment employed. A Noise Analysis was prepared for the Project to analyze potential construction and operational noise impacts. As shown on Table 13-1, construction equipment used for the Project generates noise up to 75.3 dBA at a distance of 50 feet from the noise source. However, typical operating cycles for construction equipment involves one or two minutes of full power operation followed by three to four minutes at lower power settings. Thus, construction equipment noise is not continuous. A summary of noise level data for a variety of construction equipment is listed in Table 13-1.

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

Table 13-1. Construction Equipment Noise Emissions and Acoustical Usage Factor

Construction Stage	Reference Construction Activity[1]	Reference Noise Level @ 50 Feet (dBA L_{eq})	Highest Reference Noise Level (dBA L_{eq})
Site Preparation	Scraper, Water Truck, & Dozer Activity	75.3	75.3
	Backhoe	64.2	
	Water Truck Pass-By & Backup Alarm	71.9	
Grading	Rough Grading Activities	73.5	73.5
	Water Truck Pass-By & Backup Alarm	71.9	
	Construction Vehicle Maintenance Activities	67.5	
Building Construction	Foundation Trenching	68.2	71.6
	Framing	62.3	
	Concrete Mixer Backup Alarms & Air Brakes	71.6	
Paving	Concrete Mixer Truck Movements	71.2	71.2
	Concrete Paver Activities	65.6	
	Concrete Mixer Pour & Paving Activities	65.9	
Architectural Coating	Air Compressors	65.2	65.2
	Generator	64.9	
	Crane	62.3	

[1] Reference construction noise level measurements taken by Urban Crossroads, Inc.

Construction noise associated with the project was calculated utilizing methodology from FTA Transit Noise and Vibration Impact Assessment Manual (2018) together with several key construction parameters including: distance to each sensitive receiver, equipment usage, percent usage factor, and baseline parameters for the project site. The equipment used to calculate the construction noise levels for each phase were based on the assumptions provided in the CalEEMod Emission Summary prepared for the proposed project (April 2021). Distances to receptors were based on the acoustical center of the proposed construction activity. Therefore, the distance to each receptor used in the modeling was the estimated distance from the acoustical center of the project site to the receptor. Construction noise levels were calculated for each phase. To be conservative, the noise generated by each piece of equipment was added together for each phase of construction; however, it is unlikely (and unrealistic) that every piece of equipment will be used at the same time, at the same distance from the receptor, for each phase of construction.

Furthermore, per FTA, daytime construction noise levels would not be anticipated to exceed 80 dBA L_{eq} for an 8-hour period at residential uses. Therefore, as the highest construction noise levels are less than 80 dBA, project construction would not be anticipated to exceed FTA thresholds. In addition to adherence to the City of Riverside Municipal Code which limits the construction hours, the following best management practices (BMPs) are recommended that would further reduce noise levels associated with the construction of the proposed project:

1. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
2. The contractor shall place all stationary construction equipment so that emitted noise is directed away from noise sensitive receptors nearest the project site.
3. As applicable, all equipment shall be shut off and not left to idle when not in use.

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

4. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
5. Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.
6. The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.
7. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.

Therefore, the Project would result in a **less than significant impact** on temporary noise.

Operation

Potential noise impacts associated with increases in ambient noise from operation of stationary noise sources are based on the following criteria. Noise level increases below 3 dBA would not be perceptible to the human ear in an outdoor environment, and an increase or decrease in noise level of at least 5 dBA is required before any noticeable change in community response would be expected.[1] Therefore, the City's ambient noise threshold for stationary sources is a clearly perceptible increase of 5 dBA in for ambient noise increases to be considered significant.[2]

The following section provides an analysis of potential long-term offsite and onsite noise impacts associated with the ongoing operations of the proposed project.

Potential On-Site Noise Impacts

Parking Noise

Noise would be generated by parking activities along the street, in drive-ways, and in private garages. Sources of noise associated with parking would include engines accelerating, doors slamming, car alarms, and people talking. Noise levels associated with parking would fluctuate with the amount of automobile and human activity. It is anticipated that the types of parking related noise would be substantially similar to the noise generated by the existing street parking and roadway activity in the vicinity of the project site. Therefore, noise impacts associated with parking would be less than significant and no mitigation measures are required.

Stationary Noise Sources

The proposed Project includes on-site ground-floor HVAC units for each residential unit that could potentially operate 24 hours per day and would generate noise levels of 66.5 dBA Leq at 5 feet. At a distance of 20 feet, the noise levels from the HVAC units would be reduced to 54.5 dBA, and further reduced by 5 dBA by shielding from the proposed 6-foot-high perimeter wall, which would reduce noise volumes at 20 feet to approximately 4.9.5 dBA. Although the operation of this equipment would generate noise, the location of all mechanical equipment would be reviewed during the City's permitting process and would be required to comply with the regulations under Section 7.25.010 of the Municipal Code. Therefore, impacts related to stationary noise sources would be less than significant with compliance to existing regulations. No mitigation measures are required.

Stationary Noise Sources

The proposed Project includes on-site ground-floor HVAC units for each residential unit that could potentially operate 24 hours per day and would generate noise levels of 66.5 dBA Leq at 5 feet. At a distance of 20 feet, the noise levels from the HVAC units would be reduced to 54.5 dBA, and further reduced by 5 dBA by shielding from the proposed 6-foot-high perimeter wall, which would reduce noise volumes at 20 feet to approximately 4.9.5 dBA. Although the operation of this equipment would generate noise, the location of all mechanical equipment would be reviewed during the City's permitting process and would be required to comply with the regulations under Section 7.25.010 of the Municipal Code. Therefore,

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

impacts related to stationary noise sources would be less than significant with compliance to existing regulations. No mitigation measures are required.

The City of Riverside has the following noise standards, as established by the Noise Code (Title 7 – Ord.6723.1):

Table 13-2: Riverside Municipal Code- Title 7 Interior and Exterior Noise Standards for Residential Uses

Land Use	Time Period	Noise Standards (dBA)	
		Exterior	Interior
Residential	7 a.m. – 10 p.m.	55	45
	10 p.m. – 7 a.m.	45	35

It should be noted that the City of Riverside also considers Community Noise Equivalent Level (CNEL) of 65 or less to be "conditionally acceptable". 46 of the proposed lots meet the baseline exterior noise level standards; seven others are considered to have a "conditionally acceptable" ambient exterior noise level.

The City has also established interior noise levels for residential properties in accordance with Table 7.30.015:

Table 13-2: Interior sound level limits

Land Use	Time Period	Interior Noise Level Standards (dBA)[1]		
		L_8 (5 mins)	L_2 (1 min)	L_{max} (0 min)
Residential	Daytime	45	50	55
	Nighttime	35	40	45

[1] The percent noise level is the level exceeded "n" percent of the time during the measurement period. L_{50} is the noise level exceeded 50% of the time.
[2] City of Riverside Municipal Code, Title 7 Noise Control, Section 7.30.015 (A) (Appendix 3.1).
"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

The interior noise level analysis shows that the City of Riverside 45 dBA L_{eq} daytime and 35 dBA L_{eq} nighttime interior noise standards can be satisfied using mechanical ventilation and standard windows with a minimum Sound Transmission (STC) rating of 27.

According to City of Riverside General Plan Noise Element *Noise/Land Use Noise Compatibility Criteria* for single-family residential land use, the CITY OF RIVERSIDE Project will experience unmitigated exterior noise levels that are considered *conditionally acceptable* at Lots 1, 2, 11 through 14, and 53, and all other lots would be exposed to less than 60 CNEL, which would be considered *normally acceptable*. For *conditionally acceptable* noise/land use compatibility, new construction or development should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Therefore, no exterior noise mitigation is required to satisfy the City of Riverside General Plan Noise Element *Noise/Land Use Noise Compatibility Criteria*.

Since this Project will meet all City of Riverside standards for interior noise levels and, will generate at worst, a conditionally acceptable" exterior noise level, **impacts are considered less than significant.**

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

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13b. Response: ***(Source: General Plan Figure N-1 –Figure N-9 – March ARB Noise Contours, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report and Noise Impact Analysis prepared by Urban Crossroads on July 9, 2021)*** **Less Than Significant Impact.** Construction related activities although short term, are the most common source of groundborne noise and vibration that could affect occupants of neighboring uses. The acoustical analysis has assessed the potential for noise and ground-borne vibration impacts related to noise land use compatibility, construction-related noise per GP 2025 FPEIR, Table 5.11-G, Vibration Source Levels for Construction Equipment, on-site stationary noise sources, and vehicular-related noise. The acoustical analysis found impacts related to groundborne vibration and groundborne noise levels as a result of the project to be **less than significant** directly, indirectly and cumulatively.				
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: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contour, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP, March Air Reserve Base/March inland Port Comprehensive Land Use Plan (2014), Air Installation Compatible Use Zone Study for March Air Reserve Base (November 2014) and Noise Impact Analysis prepared by Urban Crossroads on July 9, 2021)*** **Less Than Significant Impact.** Although the proposed project is located within the MARB ALUC area, the proposed project is not located within any of the airport noise contour areas as depicted on Figures N-8 and N-9 of the Noise Element of the General Plan 2025. For this reason, the project would not expose people residing or working in the project area to excessive noise levels related to airport noise. Therefore, impacts will be **less than significant** directly, indirectly and cumulatively on people residing or working in the project area to excessive noise levels.				
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 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections– 2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG's RCP and RTP)*** **Less Than Significant Impact.** The project involves new homes_that may directly induce population growth, and may involve additional infrastructure that could indirectly induce population growth. Using Riverside County's estimated population per dwelling unit formula of 2.98 persons per dwelling unit, a total of 158 occupants of these homes may be expected. However, the project is consistent with the VLDR and HR land use designations established under the General Plan 2025 Program and the additional infrastructure is consistent with the General Plan 2025 Program. The General Plan 2025 Final PEIR determined that Citywide future development anticipated under the General Plan 2025 Typical scenario would not have significant population growth impacts. Because the proposed project is consistent with the General Plan 2025 Typical growth scenario and population growth impacts were previously evaluated in the GP 2025 FPEIR the project does not result in new impacts beyond those previously evaluated in the GP 2025 FPEIR; therefore, the impacts will be **less than significant** both directly and indirectly.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

14b. Response: ***(Source: CADME Land Use 2003 Layer, pictures from site), FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025***

No Impact. The project site is currently vacant except for an existing residence to be demolished. Development of the project will result in the construction of 53 homes, expected to house 158 residents. The project will not displace 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: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)***

Less Than Significant Impact. The City of Riverside Fire Department provides fire protection services to the subject site. The project consists of the development of 53 residential lots. The nearest fire station is Fire Station 11, located at 19595 Orange Terrace Parkway, which is approximately 1 ¾ miles to the southeast of the project site.

Implementation of the proposed Project would add 158 residents to the City of Riverside; however, this increase in residents is accounted for in the General Plan 2025 Land Use Plan and the development density of the site is consistent with City Zoning Development Standards. The operation of the City's Fire Department would continue to provide adequate service as the City develops to its buildout potential.

Implementation of the proposed Project would generate an incremental increase in the demand for fire protection services; however, the increase in population would be limited by density development standards per the City's Zoning Code and would not demand an increase in fire service such that new or expanded facilities would be needed.

The proposed Project would implement General Plan 2025 policies pertaining to fire protection, comply with existing codes and standards (California Fire Code and Riverside Municipal Code Section 16.32.10) and comply with Chapter 16.52.010 of the City's Municipal Code pertaining to the payment for development fees to be utilized for the purchase of land for and the construction of fire stations and the acquisition of equipment and furnishings to equip fire stations. The site plan has been reviewed by the City Fire Department for compliance with design standards pertaining to fire protection, and conditions of approval have been provided. The project will have a **less than significant impact** on fire protection services either directly, indirectly or cumulatively.

b. Police protection?	☐	☐	☒	☐

15b. Response: ***(Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)***

Less Than Significant Impact. The Riverside Police Department (RPD) provides law enforcement services to the City of Riverside and the Project site. The Neighborhood Policing Center East located at 8181 Lincoln Avenue approximately 4.1 miles northwest of the Project site is the nearest police station to the Project site.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Implementation of the Project would add 158 residents to the existing population of the City. Residential development, such as that proposed by the Project, typically generates calls for law enforcement service due to residential break-ins, vehicle burglaries and break-ins, and general disturbances. The design of the proposed Project will include a 6-foot tall perimeter wall, exterior building lighting, and street lighting, all considered features of Crime Prevention through Environmental Design technique, to reduce on-site crime and thus reduce law enforcement calls of service to the Project site. An incremental increase in law enforcement calls to the Project site could occur; however, such calls would be consistent to the types of calls RPD responds to at similar residential developments within the City. Additionally, the proposed Project's anticipated population contribution to the City of Riverside is consistent with what was analyzed in the 2025 General Plan; as such, potential impacts of the population growth from the proposed Project has already been considered in potential impacts to the RPD. Implementation of the Project would not degrade the RPD's performance to the point that a new facility or expansion of an existing facility would be needed. With implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there would be a **less than significant impact** on the demand for additional law enforcement facilities of services either directly, indirectly, or cumulatively.				
c. Schools?	☐	☐	☒	☐
15c. Response: ***(Source: California Department of Education, https://www.cde.ca.gov/ds/sd/cb/dataquest.asp; FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Figure 5.13-3 – AUSD Boundaries, , Table 5.13-G – Student Generation for RUSD By Education Level)*** **Less Than Significant Impact.** The proposed Project is located within the Riverside Unified School District (RUSD), which had a 2019–2020 total enrollment of 41,617 students. The following schools within the RUSD would provide education services to students of the proposed project: • John F. Kennedy Elementary School is located at 19125 Schoolhouse Lane, approximately 0.8 mile southeast of the project site. This school had a 2020–2021 enrollment of 1,018 students. • Amelia Earhart Middle School is located at 20202 Aptos Street, approximately 1.9 miles east of the project site. This school had a 2020–2021 enrollment of 926 students. • Martin Luther King High School is located at 9301 Wood Road, approximately 1.3 miles southeast of the project site. This school had a 2020–2021 enrollment of 3,071 students. According to the Final EIR of the General Plan 2025, RUSD contains many schools that are near or over capacity and are located in areas where vacant land to accommodate future growth is not available. The school district is in need of new elementary and high school sites to meet the needs of the projected student population within its district as the City of Riverside reaches full buildout. Table 5.13-G in the Final EIR of the General Plan 2025, indicates that the maximum with PRD development buildout of land within the RUSD boundary would generate 136,716 students. Based on the student generation factor of RUSD, the proposed Project is estimated to generate 37 students (0.70 X 53 residential units) who would attend schools within RUSD. The total students generated includes 20 elementary school students (0.38 X 53 residential units), 6 middle school students (0.11 X 53 residential units), and 11 high school students (0.21 X 53 residential units). It should be noted that the generation of students for the Project site has been anticipated in the Riverside General Plan 2025 based on the site's existing land use and zoning designations. The Project Applicant would be required to pay RUSD impact fees for new residential construction and, pursuant to Government Code Section 65995, such impact fee payment would offset potentially significant impacts to school facilities due to Project implementation. Direct, indirect, or cumulative impacts on schools would be **less than significant**.				
d. Parks?	☐	☐	☒	☐
15d. Response: ***(Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative)***				

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

Less Than Significant Impact. Taft Park, located at 6826 New Ridge Drive (Basilone Drive), is the closest public park to the Project site (approximately 1.3 miles). This park is approximately 7.2 acres and contains two basketball half courts, two tennis courts, two playgrounds, and picnic tables. The project consists of the development of 53 residential lots. Additionally, the Project includes a 10,807 square foot lot for private active recreational facilities to service the future residents (Lot "G"), along with a 83,019 square foot lot for private passive recreational facilities (Lot "B").

The General Plan EIR indicates that the City currently has a parkland to population ratio standard of 3 acres per 1,000 population. The proposed project will develop 53 residential units and, if fully occupied, would house 158 residents. Based on the parkland to population ratio, the proposed Project would generate a demand of 0.47 acre of parkland.

The proposed Project would include the development of common open space recreation areas space with a variety of amenities in two locations within the site. The two recreation lots would equate to approximately 2.1 acres of land and would include picnic tables, grassy areas, walkways, and a children's playground.

The population generated by the proposed Project has the potential to incrementally increase the use of off-site nearby parks; however, such use would be nominal due to the fact that the project would provide common open space recreation areas to be used by the residents as part of its design. Furthermore, the Project Applicant would be required to pay parkland development impact fees for regional parks, local parks, and aquatics facilities to ensure that enough parkland is provided to residents in the City of Riverside. The proposed Project would not generate the need to develop new parks or expand existing parks within the City. Project impacts would be **less than significant**.

e. Other public facilities?	☐	☐	☒	☐

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

Less Than Significant Impact. The City of Riverside provides library services to its residents through a Main Library located at 3581 Mission Inn Avenue and six branch libraries (Arlington Neighborhood Library, Casa Blanca Family Learning Center, Marcy Branch, La Sierra Neighborhood Library, Orange Terrace Library, and Eastside Library and Cybrary) located throughout the City. The City of Riverside Public Library System provides over 600,000 books and other library materials to residents in the City. The Orange Terrace Library, located at 20010-B Orange Terrace Pkwy (approximately 1.5 miles southeast of the Project site), is the closest library that would serve residents occupying the Project site. Additionally, community centers, senior centers, and service centers are other public facilities provided by the City to provide various services to residents. The centers offer a wide range of services that include senior-related activities, computer training, English as a second language classes, fitness and wellness programs, early childhood programs, aquatics, social recreation programs, specialty classes, sports programs, field trips, and a variety of cultural and holiday activities. Ysmael Villegas Center, located at 7260 Marguerita Avenue, is the closest community center that would serve Project residents; the Cesar Chavez Center, located at 2060 University Avenue, is the closest service center that would serve Project residents; and Janet Goeske Senior Center, located at5257 Sierra Avenue, is the closest senior center that would serve Project residents.

The population increase generated by the proposed Project would result in an incremental increase in the use of public libraries and other public facilities. However, the proposed Project's anticipated population contribution to the City of Riverside is consistent with what was analyzed in the 2025 General Plan; as such, potential impacts of the population growth from the proposed Project has already been considered in potential impacts to the other public facilities within the City. Implementation of the proposed Project would not require the construction of new, or expansion of existing public facilities. Project impacts would be **less than significant**.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)***

Less Than Significant Impact. Taft Park, located at 6826 New Ridge Drive (Basilone Drive), is the closest public park to the Project site (approximately 1.3 miles). This park is approximately 7.2 acres and contains two basketball half courts, two tennis courts, two playgrounds, and picnic tables. The project consists of the development of 53 residential lots. Additionally, the Project includes a 10,807 square foot lot for private active recreational facilities to serve the future residents (Lot "G"), along with a 83,019 square foot lot for private passive recreational facilities (Lot "B").

The General Plan EIR indicates that the City currently has a parkland to population ratio standard of 3 acres per 1,000 population. The proposed project will develop 53 residential units and, if fully occupied, would house 158 residents. Based on the parkland to population ratio, the proposed Project would generate a demand of 0.47 acre of parkland.

The proposed Project is consistent with Zoning development standards and would include the development of common open space recreation areas with a variety of amenities in two locations within the site. The two recreation lots would equate to approximately 2.1 acres of land and would include picnic tables, grassy areas, walkways, and a children's playground.

As the Project will include on-site recreational amenities and pay parkland development impact fees as a condition of approval, implementation of the proposed Project would not increase the use or deterioration of the City's recreational amenities. Direct, indirect, or cumulative impacts would be **less than significant**.

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: Project site plan

No Impact. The Project includes private recreational areas for the use of future residents. The recreational areas will be graded along with the rest of the Project, and thus will not have any additional environmental impacts than the Project. Therefore, there is **no impact** to this issue.

17. TRANSPORTATION 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: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG's RTP, and Vehicle Miles Traveled Analysis prepared by Urban Crossroads on January 15, 2021 and Supplemental Memo dated September 20, 2021)***

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

Less than significant impact

Given the size and location of this Project, it will not conflict or otherwise interfere with any program plan, ordinance, or policy addressing the circulation system. The RTA bus routes follow Trautwein Road, which is not adjacent to this Project. Additionally, there are no planned bicycle pathways on the exterior of the Project. Pedestrian facilities and pathways are included in the interior of the Project, as is a trail system in certain open space areas of the Project.

Automobile delay is no longer considered a significant environmental impact under adopted CEQA guidelines. Although the City of Riverside adopted the guidelines to address changes to CEQA pursuant to SB-743 to include Vehicle Miles Traveled as a new threshold, the city also has adopted Level of Service (LOS) criteria for roadways and intersections located within the City. In accordance with the City of Riverside TIA Guidelines, projects generating less than 100 peak hour trips based on the latest version of the ITE Trip Generation Manual do not require a LOS analysis as these projects are presumed to have a less effect on the surrounding streets.

The proposed project will generate less than 100 peak hour trips. The proposed project is also consistent with the General Plan LOS policy. Therefore, traffic conflicts with a program, plan, ordinance, or policy addressing the circulation system 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: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG's RTP, and Vehicle Miles Traveled Analysis prepared by Vehicle Miles Traveled Analysis prepared by Urban Crossroads on May 25, 2023)***

Less than significant with mitigation.

Regulatory Background

In response to Senate Bill (SB) 743, the California Natural Resource Agency certified and adopted CEQA Guidelines in December 2018 which now identify VMT (Vehicle Miles Travels) as the most appropriate metric to evaluate a project's transportation impact (CEQA Guidelines §15064.3). Effective July 1, 2020, roadway congestion, typically measured in terms of level of service (LOS), automobile delay or roadway capacity, generally will no longer constitute a significant environmental impact under CEQA.

The City of Riverside has recently released the Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment, July 2020 (TIA Guidelines). The TIA Guidelines describe the preferred analysis methodology and thresholds of significance for evaluating VMT impacts under CEQA. According to the TIA Guidelines, a Level of Service (LOS) analysis is not required for this project as it would consist of less than 150 single-family residences and generate less than 100 peak hour trips.

VMT Screening Criteria

The TIA Guidelines provide screening criteria for the VMT evaluation of land use projects. Projects that meet at least one of the screening criteria may be presumed to cause a less than significant impact to VMT without requiring further analysis.

Table 17-1 summarizes the initial project screening assessment. As shown in Table 1, the project does not satisfy any of the initial VMT screening criteria, thus further analysis of potential impacts is required.

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

Table 17-1 VMT
Screening Criteria

City of Riverside Screening Criteria	Does Project Qualify?
Transit Priority Screening	No
Low VMT Area Screening	No
Project Type Screening	No

The following CEQA VMT Impact Thresholds are identified in the City of Riverside TIA Guidelines:

• For residential projects, the baseline or cumulative project-generated VMT per capita exceeds 15% below the current jurisdictional baseline VMT per capita.

Table 17-2 shows the VMT threshold of significance for residential projects.

Table 17-2 City of Riverside
VMT Per Capita

	Base Year (2018)	Cumulative Year (2045)	Baseline (2022)
City of Riverside VMT	5,276,844	6,497,620	5,457,699
Population	324,025	404,739	335,983
HB VMT per Capita	16.29	16.05	16.25

The City of Riverside's jurisdictional baseline average is 16.25 VMT per capita.

VMT Impact Analysis

The City Guidelines identify that for residential land uses the measure of VMT should be VMT per capita. RIVCOM was utilized to calculate project generated VMT for the residential land uses and that value was then divided by the Project's population estimate to derive project generated VMT per capita. Project- generated VMT per capita was then calculated for both the base year model (2018) and cumulative year model (2045). Then straight-line linear interpolation was used to determine the Project's baseline (2022) VMT per capita. Table 3 presents HB VMT as calculated from RIVCOM for the Project's residential land uses, the number of Project population, and Project VMT per capita.

Table 17-3 summarizes the Project Generated VMT per Capital for the proposed project.

Table 17-3
Project Generated VMT per Capita

	Base Year (2018)	Cumulative Year (2045)	Baseline (2022)
Project VMT	2,989	2,908	2,977
Project Population	169	169	169
HB VMT per Capita	17.68	17.21	17.61

Project comparison to Significance Threshold Table 17-4 illustrates the VMT comparison between project generated VMT in the Baseline and Cumulative Conditions to the baseline City of Riverside jurisdictional average. Based on the comparison, the project is 27.52% above the City's threshold in the baseline scenario and 24.62% above the City's threshold for the cumulative scenario.

Table 17-4

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

Project VMT Per Capita Comparison

	Baseline	Cumulative
City of Riverside	13.81	13.81
Project	17.61	17.21
Percent Change	+27.52%	+24.62%
Potentially Significant?	Yes	Yes

VMT Impacts

Based on the VMT analysis, Project's baseline and cumulative VMT per Capita for the residential land use exceeds the City threshold of 15% below the current baseline and cumulative City VMT per Capita. With implementation of the mitigation measures, project would result in a less than significant VMT impact.

VMT Reduction Measures

Measure 1:

The Project intends to develop external sidewalk connectivity along Ferrari Drive on the northern boundary of the Project, east along Dauchy Road, and south on Victor Hugo leading into the Project site. The total external sidewalks along Ferrari Drive, Dauchy Road, and Victor Hugo are calculated to be 2,697.94 feet. The Project's internal private sidewalks have a combined total of 4,899.18 feet. The Project will develop a total of 7,597.12 feet or 1.44 miles. As calculated the Project's inclusion of TDM measure 1 will reduce the Project's VMT impact by 2.2%.

Measure 2:

The City of Riverside is developing a VMT fee program for those projects that cannot meet the VMT reduction requirement. The Project and the City has made an Interim VMT Mitigation Fee agreement, which has accepted by both parties. Under the terms and conditions of the City's acceptance letter, the Project will fully mitigate its VMT impact.

The terms are similar to other VMT mitigation fees in other jurisdictions and amounts to $2,500 per dwelling unit for each of the proposed 53 Single Family Dwelling Units for a total of $132,500, and is payable at the issuance of grading permits. The advance payment will be retained until the City establishes and adopts a VMT Mitigation Impact Fee for residential developments. If the interim advanced payment is higher than the adopted VMT Mitigation Impact Fee for residential developments, then the City will reimburse the applicant for the difference in the payment. Conversely, the City will reserve the right to adjust the applicant's VMT Mitigation Impact Fee prior to issuance of the site's certificate of occupancy in response to any findings of an adopted VMT Mitigation Program. These fees will be utilized to implement traffic reduction measures throughout the City, and is considered adequate mitigation for this project.

Therefore, the Project's VMT impact is considered less than significant.

Mitigation Measures:

MM-TRANS 1: The Project intends to develop external sidewalk connectivity along Ferrari Drive on the northern boundary of the Project, east along Dauchy Road, and south on Victor Hugo leading into the Project site.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
MM-TRANS 2: The developer shall pay the City's VMT Mitigation Bank Fees in the total amount of $132,500 per the agreement by both parties prior to the issuance of site grading permits. These fees will be retained until the City establishes and adopts a VMT Mitigation Impact Fee. Therefore, the increase in traffic in relation to the existing traffic load and capacity of the street system is **less than significant with mitigation**.				
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 Site Plans, Lane Striping and Signing Plans)*** **No Impact.** The design of the proposed Project does not include any geometric design features or incompatible uses that could substantially increase hazards. The proposed Project would develop a neighborhood consisting of 53 residential units on varying sized lots, an internal circulation system (neighborhood roads), two common open space areas, and lots occupied by water quality management basins. The design of the Project does not include features that would increase hazards related to traffic. The internal circulation of the site would be consistent with similar developments in the City and would allow parking (driveway and on-street) and access for residents. The internal street system, intersections, and street improvements have all been designed to meet City Public Works requirements, and are only available to the future residents, their guests, and various service vehicles. Building setbacks would be consistent with the development standards of the PRD Permit and base zoning designations. Residences have been sited to ensure there is adequate line of sight for vehicles exiting/ entering the site via Ferrari Drive or Victor Hugo Drive. Implementation of the proposed Project would not substantially increase hazards due to a geometric design feature or incompatible use. Since the project has been designed to meet Public Works standards, there is **no impact** from hazards from a geometric design feature.				
d. Result in inadequate emergency access?	☐	☐	☒	☐
17e. Response: ***(Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code)*** **Less Than Significant Impact.** The proposed Project would comply with the 2019 California Fire Code Section 503-Fire Apparatus Access Roads. Sections 503.1.1 Buildings and Facilities; and 503.2.1 The Project will be constructed in accordance with the dimensions of the 2019 California Fire Code Section. During construction, the Project site would remain accessible for emergency vehicles through Ferrari Drive and Dauchy Avenues. The Project Site Plan indicates that access to the Project site, once operational, would be provided via newly constructed private streets connecting to Ferrari Drive and Dauchy Avenue via Victor Hugo Drive. The internal circulation system would be designed to a width to accommodate emergency vehicles pursuant to the 2019 California Fire Code requirements and City of Riverside. Prior to Project approval, the Riverside City Fire Department would review the Final Site Plan to ensure adequate emergency access to the site is provided. The Project has been designed to be in compliance with the applicable 2019 California Fire Code and has been approved by the Riverside Fire Department. Direct, indirect, and cumulative Project impacts would be **less than significant** and no mitigation is required.				

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

18a. Response: (*Source: AB52 Consultation, and Cultural Resource Report for the Dauchy Avenue Project conducted by Brian Smith and Associates dated December 2, 2021 and revised April 7, 2021)*

Less than significant with mitigation

A Cultural Resources Assessment (CRA), April 2021, was prepared by Brian F. Smith and associates in accordance with City of Riverside report guidelines and CEQA significance evaluation criteria, for the proposed Project to provide the City of Riverside the necessary information and analysis to determine, as mandated by CEQA, whether the proposed Project would cause substantial adverse change the significance of any tribal resource that may exist in or around the Project site. The Project site is currently vacant except for one abandoned residence and ancillary structures. The CRA of the Dauchy Avenue Project did not identify any historic or prehistoric resources. No archaeological sites, features, or artifacts were identified during the field reconnaissance and, as a result, no impacts to cultural resources are anticipated as a result of the proposed development. . Based upon the presence of 90 known cultural resources located within a one-mile radius of the project boundary, including two bedrock milling feature sites that are located within 50 meters of the southern property boundary, the potential for unidentified buried cultural materials exists within the Dauchy Avenue Project that may be exposed during grading. Two Native American tribes requested consultation with the City: Rincon Band of Luiseño Indians, and the Pechanga Band of Mission Indians. As such, the City conducted government-to-government consultation on April 27, 2022 and June 10, 2022, respectively. The Pechanga Band requested a site visit with City staff, which occurred on July 5, 2022.

Mitigation measures as discussed in Section 5b are to be implemented, and thus there will be a **less than significant impact with mitigation incorporated**.

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

18b. Response: *(Source: AB52 Consultation, and Cultural Resource Report for the Dauchy Avenue Project conducted by Brian Smith and Associates dated December 2, 2021 and revised April 7, 2021))*

Less than significant with mitigation

A Cultural Resources Assessment (CRA), April 2021, was prepared by Brian F. Smith and associates in accordance with City of Riverside report guidelines and CEQA significance evaluation criteria, for the proposed Project to provide the City of Riverside the necessary information and analysis to determine, as mandated by CEQA, whether the proposed Project would cause substantial adverse change the significance of significant cultural resource that may exist in or around the Project site. The Project site is currently vacant except for one abandoned residence and ancillary structures. The CRA of the Dauchy Avenue Project did not identify any historic or prehistoric resources. No archaeological sites, features, or artifacts were identified during the field reconnaissance and, as a result, no impacts to cultural resources are anticipated as a result of the

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

proposed development. . Based upon the presence of 90 known cultural resources located within a one-mile radius of the project boundary, including two bedrock milling feature sites that are located within 50 meters of the southern property boundary, the potential for unidentified buried cultural materials exists within the Dauchy Avenue Project that may be exposed during grading.

In accordance with AB-52, on February 8, 2022 the City sent invitation to consult letters to the nine tribes who have requested to be included on the City's Agency Notification list. Of the nine tribes, two Native American tribes requested consultation with the City, Rincon Band of Luiseño Indians, and the Pechanga Band of Mission Indians. As such, the City conducted government-to-government consultation. Consultation with Rincon Band of Luiseno Indians occurred on April 27, 2022 and Pechanga Band of Mission Indians on June 10, 2022, respectively. The Pechanga Band requested a site visit with City staff, which occurred on July 5, 2022 and indicated that the site was located within an recognized Traditional Cultural Place. The tribes requested archeological and tribal monitoring, a monitoring report, and protocols for discovery of cultural material and human remains. The Pechanga Band was in agreeance with the proposed standard mitigation measures and closed consultation on July 25, 2023. The Rincon Band of Luiseno Indians was also in agreeance with the proposed standard mitigation measures and closed consultation on April 29, 2022.

Mitigation measures as discussed in Section 5b are to be implemented, and thus there will be a **less than significant impact with mitigation incorporated**.

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 stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

19a. Response: ***(Source: General Plan 2025 Table PF-1 – RPU PROJECTED DOMESTIC WATER Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, , RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, , Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)***

Less Than Significant Impact. Project plans show that Western Municipal Water District provides water and sewer service to the vicinity. Electricity and natural gas are provided by Riverside Public Utilities and SoCal Gas, respectively. A discussion of each of these utilities is below:

Water: A 12-inch water line exists along Dauchy Avenue. The proposed Project would connect to these existing water lines in order to provide both potable water to the Project residents and for Project landscaping. Water distribution lines would be installed and looped through the Project site in order to provide water supply to each of the single-family residential units. Water for landscape irrigation would be separately metered. The necessary on-site water distribution line installation is included as a design feature of the Project and would not result in any physical environmental effects beyond what is analyzed in this environmental document. Off-site improvements to water lines located in the surrounding streets would not be required as the piping is correctly sized to continue to provide adequate water delivery to the Project site. As a condition of approval, the Project Applicant would required a will-serve letter from WMWD verifying that the Project would be adequately served by the district, prior to final map approval. Implementation of the proposed Project would not require or result in the relocation or construction of new water infrastructure that would cause significant environmental effects. Direct, indirect, and cumulative Project impacts to water would be less than significant and no mitigation is required.

Wastewater: The Project site will build a new sewer main that will connect to an existing sewer lift station in Dauchy Avenue. The proposed Project would include an internal wastewater distribution system connecting the on-site uses to the existing infrastructure in Dauchy Avenue. From here, wastewater would be conveyed to the City wastewater treatment plant located on Acorn Avenue, north of Jurupa Avenue. As part of the Project design, an internal wastewater distribution system would be developed on site; however, such installation would not result in any physical environmental effects beyond those that are

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

analyzed in this environmental document. As part of the Project's approval, the applicant is be required to provide sewer-loading calculations to the City to ensure the existing piping is correctly sized to continue to provide adequate service to the Project site. Any required improvements to the existing piping would occur within City right-of-way or on properties that have already been developed, so no additional physical impacts to the environment are expected. Direct, indirect, and cumulative Project impacts would be less than significant and no mitigation measures are required.

Storm Water: The Project site is currently served by existing storm water drain lines in Dauchy Avenue. Onsite storm water drainage infrastructure would be developed as part of the Project design in conformance with the Final WQMP and Hydrology study prepared for the Project. The on-site storm water drainage facilities would connect to existing storm water infrastructure in the City's right-of-way. Two bioretention basins and one underground infiltration chamber would be developed on the Project site.

Off-site storm water drainage facilities would not be impacted by the development of this Project. Lots "C" and "J" will function was Water Quality Management Basins. With the implementation of the two biorentention / water quality basins and the underground infiltration system, the off-site drainage to neighboring properties will remain the same.

Electrical/Gas Utilities: The proposed Project would tie into existing electrical and natural gas infrastructure that exists in roads adjacent to the site. Such connections may require trenching on the adjacent roads; however, construction to connect to existing electrical and natural gas infrastructure would be temporary. Implementation of the proposed Project would not require the relocation or construction of new electrical/natural gas infrastructure off site that would cause significant environmental effects. Direct, indirect, and cumulative Project impacts would be less than significant and no mitigation is required.

Telecommunications: The proposed Project would tie into existing telecommunication infrastructure that exists in roads adjacent to the site. Such connections may require trenching on the adjacent roads; however, construction to connect to existing telecommunication infrastructure would be temporary. Implementation of the proposed Project would not require the relocation or construction of new telecommunication infrastructure off site that would cause significant environmental effects. Direct, indirect, and cumulative Project impacts would 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: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025, Table 5.16-H – Current and Projected Domestic Water Supply (acre-ft/year)***

Less Than Significant Impact. Although the proposed Project is located within the City of Riverside, the WMWD provides water to the Project site. The WMWD would have sufficient water supplies available to adequately serve the Project during normal, dry, and multiple dry year scenarios. The proposed Project would connect to existing water infrastructure to provide the necessary construction and operational water needs of site occupants. The connection point for water lines would be from infrastructure within the Dauchy Avenue right-of-way. The WMWD 2015 Urban Water Management Plan Update estimates water supply and demand during normal, dry, and multiple-dry years as shown in **Table V: WMWD Projected Water Supply/Demand (acre-feet/year).**

The WMWD's 2015 Urban Water Management Plan estimated a daily per capita water demand of 352 gallons. Implementation of the proposed Project would result in a maximum population of 158 residents (2.98 persons/household X 53 units), with an estimated water usage of 53,152 gallons per day (0.16 acre-feet/day) or 19,413,768 gallons per year (59.57 acre-feet/year). This represents 0.09 percent of anticipated WMWD's retail water supplies in 2020, a 0.07 percent of anticipated WMWD's retail water supplies in 2040 (assuming worst-case multiple dry years), a 0.04 percent of anticipated WMWD's wholesale water supplies in 2020, and a 0.03 percent of anticipated WMWD's wholesale water supplies in 2040 (assuming worst-case multiple dry years).

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

As shown in **Table V**, sufficient water supplies are available to serve existing and projected future water demand under normal, dry and multiple-dry conditions.

Table V: Riverside Projected Water Supply/Demand (acre-feet/year)

	Normal Year		Dry Year		Multiple-Dry Year	
Years	**Supply**	**Demand**	**Supply**	**Demand**	**Supply**	**Demand**
Retail						
2020	69,718	30,814	69,718	30,814	69,718	30,814
2025	76,264	33,714	76,264	33,714	76,264	33,714
2030	79,672	36,415	79,672	36,415	79,672	36,415
2035	92,030	39,170	92,030	39,170	92,030	39,170
2040	90,400	41,704	90,400	41,704	90,400	41,704
Wholesale						
2020	152,491	110,787	152,491	110,787	152,491	110,787
2025	159,389	114,039	159,389	114,039	159,389	114,039
2030	169,372	123,515	169,372	123,515	169,372	123,515
2035	178,155	122,895	178,155	122,895	178,155	122,895
2040	184,095	132,999	184,095	132,999	184,095	132,999

Source: Western Municipal Water District, *2015 Urban Water Management Plan Update*, Table 7-3: Retail Supply and Demand Comparison for a Normal Year; Table 7-4: Wholesale Supply and Demand Comparison for a Normal Year; Table 7-5: Retail Supply and Demand in a Single-Dry Year; Table 7-6: Wholesale Supply and Demand in a Single-Dry Year; Table 7-7 Retail Supply and Demand Comparison in Multiple-Dry Years; Table 7-8: Wholesale Supply and Demand Comparison in Multiple-Dry Years, pgs. 7-5 through 7-7.

Therefore, the proposed Project was found to have a **less than significant impact** on water supplies either directly, indirectly, or cumulatively during normal, dry, and multiple-dry years.

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: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area and Wastewater Integrated Master Plan and Certified EIR)***

Less Than Significant Impact. Less Than Significant Impact. The proposed Project would install new sewer lines to serve each residence that would connect to the existing 4-inch sewer line within Dauchy Avenue which conveys wastewater flows from the Project to the Western Riverside 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 would generate an average of 206 gallons per day (gpd) (CIP 2014). Therefore, the proposed 96-residence Project would result in an average daily flow of 19,776 gpd.

Wastewater from the Project site would be conveyed to the WRCWRA plant, which has a tertiary treatment capacity of 14 mgd and handled 7.76 mgd in 2020 (WRCRWA 2020). Thus, the existing wastewater facilities have the capacity to accommodate the additional 19,776 gpd that would be generated from operation of the proposed Project, and impacts related to wastewater treatment capacity would be **less than significant**.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)***

Less Than Significant Impact. Less than Significant Impact. A large portion of the solid waste from the City is currently disposed of at the Badlands Sanitary Landfill that is located 19.5 miles from the site and is permitted to accept 4,800 tons per day of solid waste through 2022. In June 2021 the Badland Sanitary Landfill averaged 3,128 tons per day and had a maximum disposal of 3,696 tons per day; thus, having an average daily additional capacity of 1,672 tons per day and a minimum additional capacity of 1,104 tons per day (CalRecycle 2021). In addition, solid waste from the Project site is likely to be disposed of at the closest landfill to the Project site, which is the El Sobrante Sanitary Landfill that is located 18 miles southwest of the Project site at 10910 Dawson Canyon Road in Corona. The El Sobrante Sanitary Landfill is permitted to accept 16,054 tons of solid waste per day through 2050. In March 2021, the landfill averaged 10,443 tons per day and had a maximum disposal of 12,566 tons per day; thus, having an average daily additional capacity of 5,611 tons per day and a minimum additional capacity of 3,488 tons per day (CalRecycle 2021).

Implementation of the proposed Project would result in additional solid waste generation from the proposed 53 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 53 residences would generate approximately 530 pounds per day of solid waste that would be collected weekly from the City's solid waste collection service. The pickup from the Project site would total 3,710 pounds (1.86 tons) weekly.

However, state regulations per AB 341 require diversion of 75 percent of solid waste from landfills. Thus, it is anticipated that solid waste landfill disposal from operation of the Project would be reduced to approximately 927.5 pounds (0.47 tons) per week. As described above, the Badland Sanitary Landfill has a minimum additional capacity of 1,104 tons per day and the El Sobrante Sanitary Landfill has a minimum additional capacity of 3,488 tons per day. Therefore, has sufficient permitted capacity to accommodate the Project's solid waste disposal needs. Impacts related to landfill capacity would be **less than significant**.

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

19e. Response: ***(Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)***

No Impact. The proposed Project would 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 341 that requires all development to divert 75 percent of solid waste pursuant to state regulations. Implementation of the proposed Project would be consistent with all state regulations. The proposed Project must comply with the City's waste disposal requirements as well as the California Green Building Code and, as such, would not conflict with any federal, State, or local regulations related to solid waste. Therefore, there would be **no impacts** related to solid waste statues.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

20a. Response: ***(Source: Project information, City of Riverside GIS/CADME map layers, Riverside County GIS)***

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Less Than Significant Impact. The Project site is currently vacant (except for an abandoned residence and associated outbuildings) and is currently accessed by existing Ferrari Drive (a dirt road) and Dauchy Avenue (a partially improved road). Implementation of the proposed Project would require construction activities both Ferrari Drive and Dauchy Avenue along the Project frontage. and therefore would not impair the City's adopted emergency response plan or emergency evacuation plan. Design of the Project would also include the construction of an internal circulation system (private residential streets) that would connect to Ferrari Drive and Victor Hugo Drive in the same general area where the site is accessed under its existing vacant state. The design of the Project will comply with Section 19.780.060 of the Riverside Municipal Code related to the development standards for Planned Residential Development (PRD) Permits. Prior to issuance of the building permits, the City Fire Department would review site plans for the proposed Project to ensure that design features would not substantially impair emergency response or emergency evacuation plans of the City. Direct, indirect and cumulative project impacts would be **less than significant**.				
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
20b. Response: ***(Source: Project information, City of Riverside GIS/CADME map layers, Riverside County GIS)*** **Less than significant impact.** The Project is adjacent to, but not in, a Very High Fire Hazard severity zone. The topography of the areas to the north and west that are in the Very High Fire Hazard Zone have relatively flat topography. The prevailing winds in this particular area generally are not considered strong, except for the Santa Ana winds, which originate in the hot, dry climate of the deserts to the east. During the Santa Ana winds, occurring sporadically during September to May of each year, winds blow from east to west, which is away from the Project site in comparison to nearby Very High Fire Hazard severity zones. Impacts are considered **less than significant**.				
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
20c. Response: ***(Source: Project information, City of Riverside GIS/CADME map layers, Riverside County GIS)*** **No Impact.** The Project is not designated as within a Very Fire Hazard severity zone. The nearest Very High Fire Hazard severity zones are adjacent to the project to the north, and several hundred feet to the west. The installation of the required improvements to Ferrari Drive on the northern boundary of the Project will create a wider fire break to the Very High Fire Hazard severity zone to the north of this Project, thereby protecting future residence from the risk of wildfires. The design of the Project has been reviewed and approved by the City Fire Department, which has not required any special design considerations to address this issue. **There are no impacts.**				
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒
20d. Response: ***(Source: Project information, City of Riverside GIS/CADME map layers, Riverside County GIS)*** **No Impact.** The proposed Project is located on a site that is topographically variable (maximum elevation changes on the site of about 50 feet) and is surrounded by land that is topographically undulating. A residential neighborhood is located east of the Project site, and large and an undeveloped lot single family residential subdivision lies to the north. Other existing residential large lots lie to the west and south of the site. The closest elevated terrain is the Temescal Mountains (approximately 5 miles southwest of the site); as a result, future residents and the structures on the proposed Project site would most likely not be exposed to significant risks from downslope flooding, landslides, or drainage changes due to wildland fires. The proposed Project site is located in Federal Emergency Management Agency Zone D Area of Undetermined Flood Hazard. The closest Flood Hazard area is located just off of the Project site to the south, approximately at the terminus of Richard M Nixon Court.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
With implementation of the recommendations of the Water Quality Management Plan, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. **No impact** either directly, indirectly or cumulatively would occur.				
21. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
21a. Response: ***(Source: General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, and Western Riverside County Multiple Species Habitat Conservation Plan Compliance Analysis for the 24.73-Acre Dauchy Avenue Project Site, City of Riverside, Western Riverside County, California, conducted by Cadre Environmental on September 15, 2021. FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 - Archaeological Sensitivity, Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D, Title 20 of the Riverside Municipal Code, and Cultural Resource Report for the Dauchy Avenue Project prepared by Brian Smith and Associates on December 2, 2020 and revised on April 7, 2021)*** **Less Than Significant with Mitigation.** Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section of this Initial Study, and were all found to be **less than significant with mitigation**. Additionally, potential impacts to cultural, archaeological and paleontological resources related to major periods of California and the City of Riverside's history or prehistory were discussed in the Cultural Resources Section of this Initial Study, and were found to be **less than significant with mitigation.**				
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: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program, Vehicle Miles Traveled Analysis prepared by Vehicle Miles Traveled Analysis prepared by Urban Crossroads on January 15, 2021 and Supplemental Memo dated September 20, 2021)*** **Less Than Significant With Mitigation Incorporated.** The expected growth associated with the proposed Project has been previously analyzed under the 2025 General Plan EIR. The 2025 General Plan EIR took into consideration the cumulative impact of buildout of the City (which included development of the Project site under its current land use designation and zoning designation) and determined that cumulative impacts with buildout of the City would be less than significant. The proposed Project, throughout this Initial Study/Mitigated Negative Declaration, has considered all impacts on a project-level analysis. Where impacts were determined to occur, the proposed Project would implement mitigation measures, which would reduce impacts on a project-level basis, and would ensure the proposed Project does not cumulatively contribute to impacts discussed under the 2025 General Plan EIR. All cumulative impacts related to the resource topics in this environmental document were determined to be less than significant or rendered **less than significant with mitigation** incorporated.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

21c. Response: ***(Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program, Vehicle Miles Traveled Analysis prepared by Vehicle Miles Traveled Analysis prepared by Urban Crossroads on January 15, 2021 and Supplemental Memo dated September 20, 2021, Cultural Resource Report for the Dauchy Avenue Project prepared by Brian Smith and Associates on December 2, 2020 and revised on April 7, 2021,)***

Less Than Significant Impact with Mitigation. Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology & water quality, noise, population and housing, public facilities, hazards and hazardous materials, and recreation sections of this initial study. Project impacts related to transportation traffic are potentially significant, however can be mitigated to a less than significant level. Based on the analysis and conclusions in this initial study, the project, with mitigation, will not cause substantial adverse effects, directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed project are **less than significant with mitigation**.

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	**MM BIO-1, Riverpark Mitigation Bank** Permanent impacts to 0.096-acres of jurisdictional features will be mitigated at a 2:1 ratio through the purchase of 0.192 acres of re-establishment credits at the Riverpark Mitigation Bank. An agreement for sale of credits from the Riverpark Mitigation Bank will be submitted to the City of Riverside prior to grading permit issuance.	Prior to issuance of grading permits	City of Riverside Planning Division	Confirmation of the proof of purchase of the mitigation credits. Proof of purchase would consist of (1) a receipt from the Riverpark Mitigation Bank for the Applicant's purchase of re-establishment credits, plus (2) a copy of the purchase contract/ agreement between Riverpark Mitigation Bank and the applicant.
	MM BIO–2, Conservation Easement Prior to grading permit issuance, a conservation easement in favor of a conservation-mission third party (for oversight and compliance verification) shall be placed over all onsite "avoidance areas," including riparian/riverine resources within the western blue-line drainage, unnamed drainage A, and adjacent upland habitats.	Prior to issuance of grading permits	City of Riverside Planning Division	Verification for a third-party conservation - mission party prior to grading permit issuance.
	MM BIO-3, Erosion Control Prior to the initiation of construction, the construction contractor shall install temporary erosion control measures around avoided drainages and conservation areas to reduce impacts to onsite drainages and open space habitat from the excess sedimentation, siltation and erosion. These measures shall consist of the installation of silt fencing, coirs, berms, or dikes to protect storm drain inlets and drainages.	Prior to issuance of grading permits	City of Riverside Planning Division City of Riverside Public Works Department	Confirm erosion control measures during grading plan review.
	MM BIO-4, Construction Mitigation During construction of the Project, the construction contractor shall implement the following measures during construction to avoid impacts to Unnamed	During grading and building activities	Project applicant/ developer	Review and approval of the final WQMP and/ or SWPPP

[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
	Drainage A and its single tributary, and western blue-line drainage and its associated tributaries: • No changing of oil or other fluids, or discarding of any trash or other construction waste materials shall occur on the Project Site. • Any equipment or vehicles driven and/or operated within or adjacent to onsite drains shall be checked and maintained daily, to prevent leaks of materials into onsite drainages. No equipment maintenance shall be conducted near onsite drains.			
	MM BIO-5, Agency Approvals Prior to grading permit issuance, no impacts shall occur to onsite drainages until appropriate permits have been obtained from the US Army Corps of Engineers (Corps) Section 404 Nation Wide Permit, Regional Water Quality Control Board (RWQCB) Section 401 Water Quality Certificate, and/or California Department of Fish and Wildlife (CDFW) Section 1602 Streambed Alteration Agreement. Specifically, the following permits or certifications will be required: • USACE Section 404 Nation Wide Permit • RWQCB 401 Water Quality Certificate • CDFW Section 1602 Streambed Alteration Agreement	Prior to issuance of grading permits	City of Riverside Planning Division	Provide proof that appropriate permits have been obtained
Cultural Resources	**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 and interested 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 Applicant shall make	Prior to the issuance of grading permits	City of Riverside Planning Division City of Riverside Public Works Department	The Applicant shall notify the City

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	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 an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include: a. Project grading and development scheduling; b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;	Prior to Grading Permit	City of Riverside Planning Division City of Riverside Public Works Department	Submission of an Archaeological Monitoring Plan

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and e. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CUL-4.			
	MM-CUL-3 Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries: 4. Consulting Tribes Notified: within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall provide the city evidence of notification to consulting tribes. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation. 5. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and 6. 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	During Construction	City of Riverside Planning Division	Submission of a Phase IV Monitoring Report

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	Riverside Community and Economic Development Department with evidence of same: e. 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; f. 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; g. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Museum of Riverside by default; and h. 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			

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party[1]	Monitoring/Reporting Method
	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-4: Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.	Prior to the issuance of grading permits	City of Riverside Planning Division City of Riverside Building and Safety Division City of Riverside Public Works Department	Submission of a Phase IV Monitoring Report
Transportation	**MM-TRANS 1:** The Project intends to develop external sidewalk connectivity along Ferrari Drive on the northern boundary of the Project, east along Dauchy Road, and south on Victor Hugo leading into the Project site.	Issuance of occupancy	Public Works Department And Planning Department	Demonstrate sidewalk improvements on precise grading plans
	MM-TRANS 2: The developer shall pay the City's VMT Mitigation Bank Fees in the total amount of $132,500 per the agreement by both parties prior to the issuance of site grading permits.	Issuance of grading permits	Public Works Department And Planning Department	Provide proof of payment