

Mitigation Monitoring and Reporting Program

CEQA requires the adoption of feasible mitigation measures to reduce the severity and magnitude of significant environmental impacts associated with Project development. The Project's Draft EIR (DEIR) includes mitigation measures to reduce the potential environmental effects of the Project. CEQA also requires reporting on, and monitoring of, mitigation measures adopted as part of the environmental review process (Public Resources Code 21081.6). This Mitigation Monitoring and Reporting Program (MMRP) is designed to aid the City in its implementation and monitoring of measures adopted for the Project.

Pursuant to State CEQA Guidelines Section 15097, a written MMRP has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of Project oversight provided by the "Responsible Party" listed in the following table. "Reporting" refers to written compliance review that will be presented to the decision-making body or authorized staff person identified in the table below. A report can be required at various stages throughout the Project implementation or upon completion of the mitigation measure. For each mitigation measure contained in the EIR, specifications are made herein that identify the action required and the monitoring that must occur.

The mitigation measures contain several acronyms that are defined in the DEIR, but may not be defined in the following mitigation monitoring table. As used in the mitigation measures and consistent with the DEIR, these acronyms are defined as follows:

ADA	Americans with Disabilities Act
BACM	Best Available Control Measures
BMPs	Best Management Practices
CDFW	California Department of Fish and Wildlife
dBA	A-weighted system decibel
HPS	High pressure sodium
LED	Light Emitting Diode
LPS	Low pressure sodium
LOS	Level of Service
MBTA	Migratory Bird Treaty Act
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
NFPA	National Fire Protection Association
SCAQMD	South Coast Air Quality Management District
VMT	Vehicle Miles Traveled

Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
Aesthetics						
MM AES-1						
<p>Prior to the issuance of building permits, the applicant shall submit a photometric (lighting) plan for approval by the Community & Economic Development Department, Planning Division. The approved light design requirements shall be included on the final building plan sheets. The lighting plan shall incorporate the following requirements:</p> <ul style="list-style-type: none"> • The project shall be designed in such a manner as to prevent light spillage from the project to the adjacent and nearby open space areas • Lighting levels shall comply with Chapter 19.556 of the Riverside Municipal Code • Shielding shall be employed, where feasible • Any night lighting shall be directed away from natural open space areas and directed downward and towards the center of the development • No project lights shall blink, flash, oscillate, or be of unusually high intensity or brightness 	Approval of Photometric Plan	Prior to the issuance of building permits	Community & Economic Development Department - Planning Division and Building & Safety Division			

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<ul style="list-style-type: none"> • Energy-efficient LPS or HPS lamps shall be used exclusively throughout the project site to dampen glare • Exterior lights shall be only “warm” LED lights (<3000K color temperature). 						
Biological Resources						
MM BIO-1						
<p>Pursuant to the MBTA and Fish and Game Code, removal of any trees, shrubs, or any other potential nesting habitat should be conducted outside the avian nesting season.</p> <p>The nesting season generally extends from February 1 through August 31, beginning as early as January 1 for raptor species, but can vary slightly from year to year based upon seasonal weather conditions. If ground disturbance and vegetation removal cannot occur outside of the nesting season (September 1 through January 31), a pre-construction clearance survey for nesting birds shall be conducted within three (3) days of the start of any ground-disturbing activities to ensure that</p>	<p>Conduct pre-construction clearance survey for nesting birds and submit to the City.</p> <p>If negative findings, no further action required.</p> <p>Delineate buffer zones around nests, if active nests are found onsite.</p>	<p>Prior to the issuance of grading permits for construction that would start any time between February 1st and August 31st, which is during the nesting season, would require a pre-construction clearance survey for nesting birds.</p>	<p>Community & Economic Development Department, Planning Division</p> <p>Qualified Biologist</p>			

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<p>no nesting birds will be disturbed during construction.</p> <p>If the biologist finds an active nest on the Project site and determines that the nest may be impacted, the biologist shall delineate an appropriate buffer zone around the nest. The size of the buffer shall be determined by the biologist and shall be based on the nesting species, its sensitivity to disturbance, expected types of disturbance, and location in relation to the construction activities. These buffers are typically 300 feet from the nests of non-listed species and 500 feet from the nests of raptors and listed species. Any active nests observed during the survey shall be mapped on an aerial photograph.</p> <p>Only construction activities (if any) that have been approved by a Biological Monitor shall take place within the buffer zone until the nest is vacated. The biologist shall serve as a Construction Monitor when construction activities take place near active nest areas to</p>						

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<p>ensure that no inadvertent impacts on these nests occur.</p> <p>Results of the pre-construction survey and any subsequent monitoring shall be provided to the Property Owner/Developer and the City. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds.</p>						
MM BIO-2						
<p>In accordance with the <i>Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan</i>, a 30-day pre-construction survey for burrowing owls is required prior to initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, grading, tree removal, site watering, equipment staging) to ensure that no burrowing owls have colonized the site in the days or weeks preceding the ground-disturbing activities.</p>	<p>Submittal of a Preconstruction Survey for burrowing owls to the City. If negative findings, no further action required.</p> <p>If burrowing owls have colonized the site, submit an approved Burrowing Owl</p>	<p>Thirty days prior to any vegetation removal or ground-disturbing activities.</p>	<p>Community & Economic Development Department, Planning Division</p> <p>Qualified Biologist</p> <p>Regional Conservation Authority (RCA)</p> <p>California Department of Fish and Wildlife (CDFW)</p>			

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<p>If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure that burrowing owl have not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary.</p> <p>If burrowing owls are observed on the project site during the pre-construction surveys, a burrowing owl relocation plan shall be prepared and submitted to CDFW and the RCA for review and approval prior to commencement of vegetation clearing/grubbing,</p>	<p>Protection and Relocation Plan.</p> <p>Avoid any active burrows during the nesting season with a buffer identified by a qualified biologist</p>					

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<p>grading, and construction activities on the project site. The burrowing owl relocation plan shall outline methods to relocate any burrowing owls occurring on the project site and ensure compliance with the MSHCP, MBTA and California Fish and Game Code.</p> <p>If an active burrow is found during the breeding season (February 1 through August 31) occupied burrows will not be disturbed and will be provided with a protective buffer unless a qualified biologist verifies through noninvasive means that either: (1) the birds have not begun egg laying, or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. The size of the buffer will depend on the time of year and level of disturbance.</p>						
MM BIO-3						
To ensure grading activities and/or construction equipment does not encroach into the 0.53-acre conservation area on the southwest corner of the project site, prior to ground-disturbing and construction activities, temporary	Approval of Biological Monitoring Report requiring temporary flagging around	Prior to ground disturbing and construction activities.	Community & Economic Development Department - Planning Division Public Works Department			

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flagging (i.e. stakes with bright colored flagging or bright colored temporary construction fencing) shall be installed to visually demark the conservation area. A biological monitor shall be required to ensure that no encroachment into the conservation area occurs.	conservation area.		Qualified Biologist/ Biological Monitor Project Contractor			
MM BIO-4						
To minimize indirect impacts to species protected under Section 6.1.2 of the MSHCP, that have the potential to be present within the riparian habitat on the southwest corner of the project site, from noise generated by project construction equipment, the following measures shall be implemented prior to ground-disturbing and construction activities: <ul style="list-style-type: none"> Install a 12-foot high temporary noise barrier at the perimeter of the limits of disturbance between the construction activities and the adjacent riparian habitat on the southwest corner of the project site. The barrier shall be continuous without openings, holes or cracks, and shall reach 	Installation of a temporary noise barrier on southwest corner of the site to protect the adjacent riparian habitat.	Prior to ground disturbing and construction activities.	Public Works Department Qualified Biologist/ Biological Monitor Project Contractor			

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the ground. The barrier may be constructed with 1-inch plywood and provide a reduction of at least 13 dB(A) to ensure noise levels do not exceed 65 dB(A) at the on-site conservation area. Other materials providing the same reduction shall also be permitted						
MM BIO-5						
To minimize indirect impacts to species protected under Section 6.1.2 of the MSHCP, that have the potential to be present within the riparian habitat on the southwest corner of the project site, from noise generated by project construction equipment, the following measures shall be implemented during ground-disturbing and construction activities: <ul style="list-style-type: none"> Heavy grade rubber mats/pads shall be used within the bed of the trucks. These mats will help attenuate initial impact noise generated when an excavator drops rock and debris into the bed of the truck. These mats must be maintained and/or replaced as necessary. 	Approval of Grading Plan. Plans must be in compliance with the required specifications of the mitigation measure, and Biological Monitoring Report.	During any ground disturbing and construction activities.	Community & Economic Development Department - Planning Division Public Works Department Qualified Biologist/ Biological Monitor Project Contractor			

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<ul style="list-style-type: none"> • 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. • The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. • Equipment shall be shut off and not left to idle when not in use. • 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. • The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction. 						

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<ul style="list-style-type: none"> The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (7:00 am to 7:00 pm on weekdays, and 8:00 am to 5:00 pm on Saturdays). Limit the use of heavy equipment or vibratory rollers and soil compressors along the project boundaries to the greatest extent possible. It is acknowledged that some soil compression may be necessary along the project boundaries. Any jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors. 						
MM BIO-6						
Project Construction Vibration – If pile driving and rock blasting activities are needed, in order to minimize indirect impacts to species protected under Section 6.1.2 of the MSHCP from construction vibration generated by these activities, the following measures shall be implemented:	Conduct a pre-construction nesting bird clearance survey to confirm there are no active nests within 500 feet of the limits of disturbance.	Prior to any pile driving and rock blasting activities.	Public Works Department Qualified Biologist/ Biological Monitor Project Contractor			

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<ul style="list-style-type: none"> All pile driving and rock blasting activities shall be conducted outside of the avian nesting season (generally February 1 to August 31). Out of abundance of caution, a pre-construction nesting bird clearance survey shall be conducted prior to pile driving and rock blasting activities to ensure avian species are not actively nesting within the sensitive riparian habitat on the southwest corner of the project site or within 500 feet of the limits of disturbance. 						
MM BIO-7						
<p>The Project has been designed to avoid direct construction impacts to riparian plant communities and wildlife corridors by staying within previously disturbed areas. Avoidance and minimization measures shall be included in the Project specifications for implementation during construction to further reduce the potential for any temporary, indirect impacts to occur to these areas during ground-disturbing and construction activities, including the following:</p>	<p>Approval of Grading Plan. Plans must be in compliance with the required specifications of the mitigation measure, and Biological Monitoring Report.</p>	<p>During ground disturbing and construction activities.</p>	<p>Community & Economic Development Department - Planning Division</p> <p>Public Works Department</p> <p>Qualified Biologist/ Biological Monitor</p> <p>Project Contractor</p>			

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<ul style="list-style-type: none"> • During ground-disturbing and construction activities, a biological monitor shall be required to ensure that no encroachment into the conservation area occurs. The biological monitor shall be present and monitor flagging installation, as well as all grading and construction activities in the southwest corner of the site including installation of the retaining walls and landscaping. • During ground-disturbing and construction activities trash and other debris shall be properly disposed of and not left on-site in areas where it could fall into protected habitat. • During ground-disturbing and construction activities refueling, washing, or other vehicular maintenance activities shall occur a minimum of 100 feet away from riparian areas, including the conserved riparian habitat. • During ground-disturbing and construction activities equipment shall be maintained 						

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and checked at least on a daily basis for leaks. • During ground-disturbing and construction activities all vehicles leaks or other hazardous material leaks shall be contained and cleaned up immediately. All contaminated soil shall be removed from the site and disposed of properly.						
MM BIO-8						
During soil excavation, grading, or other subsurface disturbances, the construction contractor shall supervise provision and maintenance of all standard dust control Best Management Practices (BMPs) to reduce fugitive dust emissions, including but not limited to the following actions: • Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.	Approval of Grading Plan. Plans must be in compliance with the required specifications of the mitigation measure. Approval of Erosion Control Plan showing location of equipment and staging areas. Periodic inspections.	During soil excavation, grading, or subsurface disturbance activities.	Community & Economic Development Department - Planning Division Public Works Department Project Contractor			

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<ul style="list-style-type: none"> • Pave, periodically water, or apply acceptable non-toxic chemical stabilizer as identified in the SWPPP to construction access/egress points. • Minimize the amount of area disturbed by clearing, grading, earthmoving, or excavation operations at all times. • Operate all vehicles on graded areas at speeds less than 15 miles per hour. • Cover all stockpiles that would not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with an acceptable non-toxic chemical stabilizer as identified in the SWPPP. 						
MM BIO-9						
<p>During ground-disturbing and construction activities the on-site construction contractor shall implement the following measures to minimize short-term noise levels caused by construction activities. Measures to reduce construction noise shall be included in contractor specifications and</p>	<p>Approval of Grading Plan. Plans must be in compliance with the required specifications of the mitigation measure.</p>	<p>During ground-disturbing and construction activities.</p>	<p>Community & Economic Development Department - Planning Division</p> <p>Public Works Department</p> <p>Project Contractor</p>			

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<p>include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Properly outfit and maintain construction equipment with manufacturer-recommended noise-reduction devices to minimize construction-generated noise. • Operate all diesel equipment with closed engine doors and equip with factory-recommended mufflers. • Use electrical power, when feasible, to operate air compressors and similar power tools. • Employ additional noise attenuation techniques, as needed, to reduce excessive noise levels within the conserved Riparian/Riverine Habitat on-site, such as placement of temporary sound barriers or sound blankets at the top of slope adjacent to these areas. • Locate construction staging areas at least 100 feet from the conserved riparian habitat. 						

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MM BIO-10						
<p>To address potential short-term impacts to water quality within the on-site drainages from construction runoff that may carry storm water pollutants, a Stormwater Pollution Prevention Plan (SWPPP) shall be implemented by the construction contractor as required by the California General Construction Storm Water Permit pursuant the Regional Board regulations prior to grading permit issuance.</p> <p>The SWPPP shall identify BMPs related to the control of toxic substances, including construction fuels, oils, and other liquids. These BMPs would be implemented by the construction contractor prior to the start of any ground clearing activity, shall be subject to periodic inspections by the City and the Project's hydrological consultant, shall be maintained throughout the construction period and remain in place until all landscape and permanent BMPs are in place. BMPs shall be monitored and repaired if necessary, to ensure maximum erosion, sediment, and pollution control.</p>	<p>Inspection of Implemented BMPs identified on the SWPPP.</p> <p>Approval of Erosion Control Plan showing location of equipment storage, fueling, and staging areas.</p> <p>Periodic Inspections.</p>	<p>Prior to initiation of and during construction activities.</p>	<p>Public Works Department</p> <p>Project Contractor</p> <p>Project's Hydrological Consultant</p>			

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<ul style="list-style-type: none"> • The use of erosion control materials potentially harmful to fish and wildlife species, such as mono-filament netting (erosion control matting) or similar material, within and adjacent to conserved riparian habitat shall be prohibited. • All fiber rolls,¹ straw wattles, and/or hay bales utilized within and adjacent to the Project site shall be free of non-native plant materials. • Construction contractor shall comply with all litter and pollution laws. All contractors, subcontractors, and employees shall also obey these laws. • Water containing mud, silt, or other pollutants from grading, aggregate washing, or other activities shall not be allowed to enter the conserved riparian habitat or be placed in locations that may be subjected to high storm flows. 						

¹ Fiber rolls or erosion control mesh shall be made of loose-weave mesh that is not fused at the intersections of the weave, such as jute, or coconut (coir) fiber, or other products without welded weaves. Non-welded weaves reduce entanglement risks to wildlife by allowing animals to push through the weave, which expands when spread.

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<ul style="list-style-type: none"> • Spoil sites shall not be located within jurisdictional areas and MSHCP Conservation Areas or locations that may be subjected to high storm flows, where spoil could be washed back into the conserved riparian habitat where it would impact streambed habitat and aquatic or riparian vegetation. • Raw cement/concrete or washings thereof, asphalt, paint, or other coating material, oil or other petroleum products, or any other substances which could be hazardous to fish and wildlife resources resulting from Project related activities shall be prevented from contaminating the soil and/or entering the conserved riparian habitat. These materials, placed within or where they may enter the conserved riparian habitat or any party working under contract to the construction contractor, shall be removed immediately. • No equipment maintenance shall be done within or near the conserved riparian habitat 						

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where petroleum products or other pollutants from the equipment may enter these areas under any flow.						
MM BIO-11						
<p>The following measures shall also be incorporated into the construction documents and specifications, and implemented by the contractor, to avoid potential construction-related impacts to the conserved riparian habitat outside of the approved disturbance limits:</p> <ul style="list-style-type: none"> • Prior to grading and construction activities construction worker training shall be provided by a qualified biologist at the first on-site construction meeting; • Prior to grading and construction activities Project boundaries shall be clearly marked and or signs shall be erected near the top of slope adjacent to the conserved riparian habitat to prevent accidental/unauthorized intrusions during construction; and • During all construction activities staging areas for storage of 	<p>Approval of Grading Plan. Plans must be in compliance with the required specifications of the mitigation measure. Qualified Biologist to provide construction worker training and provide sign-in/attendance sheet to the City.</p> <p>Mark project boundaries.</p> <p>Mark staging areas.</p>	<p>Prior to and during grading and construction activities.</p>	<p>Community & Economic Development Department - Planning Division Public Works Department</p> <p>Project Contractor</p> <p>Qualified Biologist/ Biological Monitor</p>			

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materials and heavy equipment, and for fueling, cleaning, or maintenance of construction vehicles or equipment, shall be prohibited within 20 feet from the top of slope adjacent to the conserved riparian habitat.						
MM BIO-12						
<p>During construction the Project shall incorporate special edge treatments to minimize edge effects by providing a safe transition between developed areas and the conserved riparian habitat, and which would be compatible with Project operation and the protection and sustainability of conserved areas. The following special edge treatments are applicable to the Project, and shall be implemented:</p> <ul style="list-style-type: none"> • The Project is required to stage construction vehicles and equipment outside of the limits of CDFW jurisdictional streambed and riparian habitat to the maximum feasible distance; • Construction-related noise shall not exceed 65 dBA at the on-site conservation area; and 	Approval of Grading Plan. Plans must be in compliance with the required specifications of the mitigation measure, and Biological Monitoring Report.	During construction and grading activities.	Public Works Department Project Contractor Qualified Biologist/Biological Monitor			

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<ul style="list-style-type: none"> Any manufactured slopes shall be kept within the boundaries of the Project footprint and not encroach into the conserved riparian habitat or the MSHCP Conservation Area. 						
MM BIO-13						
<p>Prior to issuance of a grading permit, the applicant and/or grading contractor shall submit to the Community & Economic Development Department, Planning Division proof that a qualified biologist has been retained and is available to conduct biological monitoring of ground-disturbing and construction activities, as identified in MM BIO-3 and MM BIO-7.</p>	<p>Submit proof that a qualified Biologist for monitoring ground-disturbing and construction activities has been retained.</p>	<p>Prior to issuance of grading permits.</p>	<p>Community & Economic Development Department - Planning Division</p> <p>Project Applicant</p> <p>Project Contractor</p>			
MM BIO-14						
<p>Prior to issuance of a grading permit, the conservation area in the southwest corner of the project site shall be plotted on the grading plans, as well as the temporary flagging (identified in MM BIO-3) and the temporary noise barrier (identified in MM BIO-4). The grading plans shall be reviewed and approved by the Public Works Department and the Community &</p>	<p>Approval of Grading Plan. Plans must show location of conservation area, temporary flagging around conservation area, and temporary noise barrier.</p>	<p>Prior to issuance of grading permits.</p>	<p>Community & Economic Development Department - Planning Division</p> <p>Public Works Department</p>			

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Economic Development Department, Planning Division.						
MM BIO-15						
Prior to issuance of a grading permit, all Mitigation Measures that must be satisfied prior to, and during, ground-disturbing and construction activities (MM BIO-1, -2, -3, -4, -5, -6, -7, -8, -10, -11, and -12) shall be added to the grading plans as notes. The grading plans shall be reviewed and approved by the Public Works Department and the Community & Economic Development Department, Planning Division.	Approval of Grading Plan. Plans must be in compliance with the required specifications of the mitigation measure, and Biological Monitoring Report.	Prior to issuance of grading permits.	Community & Economic Development Department - Planning Division Public Works Department			
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 consulting tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and consulting tribes to discuss any proposed changes and review any new	Provide copy of consultation logs showing Applicant's effort to contact interested tribes and the outcome of any such consultation Halt any work in the event of inadvertent	Prior to issuance of grading permits.	Community & Economic Development Department, Planning Division Historic Preservation Officer Project Applicant			

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<p>impacts and/or potential avoidance/preservation of the cultural resources on the Project site.</p> <p>The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the project site if the site design and/or proposed grades should be revised.</p> <p>In the event of inadvertent discoveries of archaeological resources, work shall temporarily halt until agreements are executed with consulting tribes, to provide tribal monitoring for ground-disturbing activities.</p>	discoveries of archeological resources.					
MM CUL-2						
At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground-disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing	Provide evidence to the City that a qualified Archeological Monitor has been retained.	Thirty days prior to issuance of grading permits and before any ground disturbing activities.	Community & Economic Development Department - Planning Division Historic Preservation Officer			

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<p>activities in an effort to identify any unknown archaeological resources.</p> <p>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:</p> <p>a. Project grading and development scheduling:</p> <p>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</p>	<p>Submit the approved Archaeological Monitoring Plan.</p> <p>Provide copy of consultation logs showing Applicant's effort to contact interested tribes and outcome of each consultation.</p>					

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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						
In the event Native American cultural resources are inadvertently discovered during the course of grading for this Project, the following procedures will be carried	Developer to provide emails contacting consulting	Within 24 hours of any discovery of Native American	Community & Economic Development Department - Planning Division			

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<p>out for treatment and disposition of the discoveries:</p> <ol style="list-style-type: none"> 1. Consulting Tribes Notified: within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. 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 	<p>tribe(s) to the City.</p>	<p>cultural resources</p>				

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<p>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:</p> <p>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</p>						

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Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
<p>shall not occur until all cataloguing and basic recordation have been completed;</p> <p>b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;</p> <p>c. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western</p>						

Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
<p>Science Center or Museum of Riverside by default; and</p> <p>d. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native 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,</p>						

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Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
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						
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.	Sign-in sheet from Cultural Sensitivity Training for all construction personnel to be provided to City and included in the Phase IV Monitoring Report	Prior to start of grading	Community & Economic Development Department - Planning Division			

Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
Geology and Soils						
MM GEO-1						
<p>Deep dynamic compaction (DDC) shall be used for ground improvement at this site to accomplish the following:</p> <p>Objective 1, Depth of Improvement. Densify the undocumented fill as it may occur beneath the finished pad levels of structures to depths of up to 25 feet.</p> <p>Objective 2, Foundation Bearing. Densify the near-surface soils sufficient to develop an allowable bearing pressure (i.e., contact stress) as great as about 6,000 pressure per square foot (psf) for shallow foundations.</p>	Approval of Grading Plan.	During grading/ ground improvement activities	Community & Economic Development Department - Planning Division Public Works Department Project Contractor			
Transportation						
MM TRANS-1						
In order to reduce VMT, prior to issuance of occupancy permit the Project shall provide for on-site pedestrian sidewalk connections linking the site to existing pedestrian sidewalk network along Central Avenue that would provide pedestrian connectivity to existing	Inspection of completed pedestrian sidewalk connections linking the site to existing sidewalk network.	Prior to issuance of Certificate of Occupancy.	Public Works Department			

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Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
and planned commercial and residential uses in the area.						
MM TRANS-2						
In order to reduce VMT, prior to issuance of occupancy permit a high visibility crosswalk feature with an accessible pedestrian signal shall be provided along Central Avenue.	Inspection of completed pedestrian signal and high visibility crosswalk features.	Prior to issuance of Certificate of Occupancy.	Public Works Department			
MM TRANS-3						
In order to reduce VMT, prior to issuance of occupancy permit an ADA compliant bus turnout shall be provided along the Project site's frontage on Central Avenue.	Inspection of completed ADA compliant bus turnout.	Prior to issuance of Certificate of Occupancy.	Department of Public Works Riverside Transit Authority (RTA)			
Wildfire						
MM FIRE-1						
Prior to issuance of building permits, water and power utilities shall be installed and approved by the appropriate inspecting City department (Riverside Fire Department and/or Public Utilities) prior to the delivery of combustible building construction materials to the Project site. An approved permanent water supply capable of supplying the required fire flow for each fire protection system shall be installed and shall be a looped system served from two points.	Approval of Fire Service Underground and Fire Access Plans. Installation and inspection of the water and power utilities	Prior to issuance of building permits. Prior to the delivery of combustible building construction materials and issuance of building permits.	Fire Department City of Riverside Public Utilities Project Contractor			

Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
MM FIRE-2						
Fuel treatment in the Project shall require meeting the minimum City fuel treatments of 50-feet of Irrigated Zone 1 (described in Section 5.13.3 Project Design Considerations), which includes all manufactured slopes located within the Project. Irrigated Zone 1 additionally includes 30 feet of fuel treatment on either side of each roadway. Thinning Zone 2 fuel treatment (described in Section 5.13.3 Project Design Considerations) shall be required between 50 and 100 feet of any structure. The establishment of the Project fuel treatment Zones 1 and 2 shall be reviewed and must be approved by the Riverside Fire Department prior to the issuance of building permits.	Approval of plan identifying boundaries of Project Fuel Treatment Zones 1 and 2.	Prior to issuance of building permits.	Fire Department			
MM FIRE-3						
Irrigated Zone 1 is the defensible space zone and shall be free of all combustible construction and materials. The establishment of the Irrigated Zone 1 shall be inspected and must be approved by the Riverside Fire Department prior to the issuance of occupancy permits.	Submittal and approval of Landscape and Irrigation Plans showing compliance with this mitigation measure.	Prior to issuance of building permit – Submit plans for Landscape and Irrigation Design Review	Fire Department Community & Economic Development Department - Planning Division			

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Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
<p>Containerized plants and landscaping located in Zone 1 shall meet the following requirements of this mitigation measure:</p> <ul style="list-style-type: none"> Plants in this zone shall be fire resistant and shall not include any pyrophytes that are high in oils and resins such as pines, eucalyptus, cedar, cypress or juniper species. Thick, succulent or leathery leaf species with high moisture content are the most 'fire resistant'. Refer to APPENDIX 'A' of the Project's Fire Protection, which is incorporated by reference into this mitigation measure, Plan for the Prohibited Plant list. Zone 1 shall be cleared of all fire prone and prohibited plant species (refer to APPENDIX 'A' of the Project's Fire Protection Plan). All landscaping shall be fire-resistant. Landscaping elements shall be coordinated with the Case Planner through Landscape and Irrigation Design Review. 		<p>Prior to the issuance of Certificate of Occupancy - Installation of landscaping.</p>				

Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
MM FIRE-4						
<p>The following maintenance measures shall be implemented for Irrigated Zone 1. Maintenance shall be performed year-round by the Project owner/manager and a Maintenance Schedule Log shall be kept on site at all times and made available upon City Staff request.</p> <ul style="list-style-type: none"> • Maintenance shall be year-round by the owner as required by the Fire Protection Plan in addition to the Weed Abatement Program in accordance with Riverside Municipal Code 6.15.020, which is managed by the Code Enforcement Division. • Remove and replace any dead or dying plant material monthly. • Native annual and perennial grasses will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they shall be cut to four inches or less in height. • Trees shall be maintained to a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the 	<p>Maintenance shall be performed year-round by the Project owner/manager and a Maintenance Schedule Log shall be kept on site at all times and made available upon City Staff request.</p>	<p>Year-round</p>	<p>Project Owner/Manager</p>			

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Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
<p>canopy of each tree. All trees must be maintained to the current ANSI A300 standards [<i>Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)</i>]</p> <ul style="list-style-type: none"> The owner/manager shall be responsible for maintaining Fuel Modification Zone 1. All highly flammable plant species identified in Appendix A of the Project's Fire Protection Plan, which is incorporated by reference into this mitigation measure, shall be permanently removed from the Irrigated Zone 1 due to their susceptibility to wildland fire. 						
MM FIRE-5						
<p>Zone 2 is the fuel treatment zone, 50-to-100-feet away from any structure and shall include the removal of 50% of the above ground vegetation and the application of mulch to maintain soil moisture, reduce soil erosion and reduce weed growth. The Thinning Zone 2 plan shall be reviewed and approved through the Landscape and Irrigation Design Review process. Vegetation located in Zone 2 shall meet the following</p>	<p>Submittal and approval of Landscape and Irrigation Plans showing compliance with this mitigation measure.</p>	<p>Prior to issuance of building permit - Submit plans for Landscape and Irrigation Design Review</p> <p>Prior to the issuance of Certificate of Occupancy - Removal of</p>	<p>Fire Department</p> <p>Community & Economic Development Department, Planning Division</p> <p>Project Applicant</p> <p>Project Contractor</p>			

Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
requirements of this mitigation measure: <ul style="list-style-type: none"> Mulches, chips and other small multi-cuttings (cut to less than 2 inches in diameter and 4 inches in length) shall be evenly spread over the area to prevent weed and grass encroachment into the treated area. Allowances for the needs of protected species and habitats shall be considered in this zone. The Thinning Zone 2 Plan shall include a note not allowing combustible construction or materials in Zone 2. 		required vegetation and application of mulch.				
MM FIRE-6						
Prior to issuance of occupancy permits, the western side boundary of Zone 2 abutting wildland fuels shall be permanently marked on the ground where it transitions to wildland fuels for the purpose of guiding annual fuel treatment maintenance and inspection operations. As the most reliable markers are steel fence posts with a baked on painted finish, these types of markers shall be installed and maintained/replaced as needed.	Installation of markers on western side boundary of Zone 2.	Prior to issuance of Certificate of Occupancy.	Fire Department Project Applicant Project Contractor			

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Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
These Fuel Modification Zone markers shall be spaced no more than 100 feet apart so that the markers on each side of an installed marker can be seen from that marker. (See APPENDIX 'F' of the Project's Fire Protection Plan for an example).						
MM FIRE-7						
<p>The following required maintenance measures shall be implemented for Thinning Zone 2. Maintenance shall be performed year-round by the Project owner/manager and a Maintenance Schedule Log shall be kept on site at all times and made available upon City Staff request.</p> <ul style="list-style-type: none"> • Thinning/removal of the native vegetation shall be completed to create 50 percent of open space, with no vegetation. • All native grasses or weeds shall be mowed or weed-whipped to a 4-inch stubble height by June 15th or earlier if they dry out earlier. • All dead, woody debris, and exotic or native flammable vegetation shall be removed 	Maintenance shall be performed year-round by the Project owner/manager and a Maintenance Schedule Log shall be kept on site at all times and made available upon City Staff request.	Year-round	Project Owner/Manager			

Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
<p>(refer to APPENDIX 'A' of the Project's Fire Protection Plan, which is incorporated by reference into this mitigation measure)</p> <ul style="list-style-type: none"> Annually maintain all tree crowns to keep a separation of six feet between the ground fuels (shrubs and ground covers) and the lower limbs. All trees shall be maintained to the current ANSI A300 standards [<i>Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)</i>] Annually prune vegetation (refer to APPENDIX 'B' of the Project's Fire Protection Plan) to maintain a 50% thinning from the original vegetation cover. Selected native plant clusters shall be separated by at least 1 ½ times the fully developed height of the retained plants. Annually, native annual and perennial grasses are allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they shall be cut to 4 inches or less in height. Note that the 						

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Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
<p>Code Enforcement Division regulates weed abatement year-round and requires weed abatement to be performed by May 15th. The owners shall provide an additional cutting should the rainy season be prolonged into June.</p> <ul style="list-style-type: none"> • Annually remove all dead and dying vegetation and highly flammable exotic species (refer to APPENDIX 'B' of the Project's Fire Protection Plan, which is incorporated by reference into this mitigation measure) by June 15th of each year or when the fuels become cured, whichever occurs first. • Any vegetative biomass (debris and trimmings) produced by thinning and pruning shall be removed from the site or converted to mulch by course chipping or multi-cut into 4-inch lengths and evenly distributed to a maximum depth of four (4) inches. • Mulches, chips, and other small multi-cuttings (cut to less than two (2) inches in diameter and four (4) inches in length) shall 						

Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
<p>be evenly spread over the area to prevent grass and weed encroachment within the treated areas. This mulching concept helps to maintain soil moisture for the designated plants, reduces the growth of annual grass, minimizes soil erosion, and recycles plant residue thus reducing disposal cost.</p> <ul style="list-style-type: none"> The owner/manager shall be responsible for maintaining Fuel Modification Zone 2. All highly flammable plant species identified in Appendix A of the Project's Fire Protection Plan, which is incorporated by reference into this mitigation measure, shall be permanently removed from the Thinning Zone 2 due to their susceptibility to wildland fire. 						
MM FIRE-8						
In order to reduce potential wildfire risks to the Project, as being partially located within and adjacent to, a mapped Very High Fire Hazard Severity Zone (VHFHSZ) zone, the following additional structural protection elements shall be designed and installed during	Approval of building construction documents. Plans must be in compliance with the required specifications of	Prior to issuance of building permits.	Fire Department Community & Economic Development Department, Building and Safety Division			

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Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
<p>construction. These elements shall be included in the Construction Drawings, to be reviewed and approved by the Riverside Fire Department and Building and Safety Division, prior to issuance of building permit.</p> <ul style="list-style-type: none"> • All buildings (1-7) shall be compartmentalized with two-hour fire walls, as required to be compliant with standard NFPA 13R sprinkler systems. • Buildings 4 and 5 shall be protected with standard NFPA 13R fire sprinkler systems. • Buildings 1, 2, 3, 6 and 7 shall be protected with full NFPA 13 sprinkler systems. • Buildings 1, 2, 3, and 7 shall have two-hour exterior wall assemblies (gypsum board assembly, not type III construction with fire retardant-treated lumber). • The northern portion of Building 6 shall have two-hour exterior wall assemblies (gypsum board assembly, not type III construction with fire retardant-treated lumber), as this portion 	<p>the mitigation measure.</p>					

Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
<p>of the building is within or facing the VHFHSZ.</p> <ul style="list-style-type: none"> • Carports within the defensible space area(s), within 50 feet of buildings, shall be constructed of non-combustible material. 						
MM FIRE-9						
<p>All non-habitable accessory structures such as decks, balconies, patio covers, gazebos and fences shall built from non-combustible materials as described in APPENDIX D of the Project's Fire Protection Plan. The owner/manager is not restricted from having concrete/brick patios or walkways within the Fuel Modification Zones in compliance with other codes. Refer to APPENDIX 'D' of the Project's Fire Protection Plan, which is incorporated by reference into this mitigation measure, for photos and descriptions of non-combustible decks, patio covers, and railings for these non-habitable accessory structures. These elements shall be included in the Construction Drawings, to be reviewed and approved by the Riverside Fire Department and Building and</p>	<p>Approval of building construction documents. Plans must be in compliance with the required specifications of the mitigation measure.</p>	<p>Prior to issuance of building permits.</p>	<p>Fire Department Community & Economic Development Department, Building and Safety Division</p>			

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Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
Safety Division, prior to issuance of building permit.						
MM FIRE-10						
<p>To further mitigate the hazard of showering embers from a wildfire in the adjacent wildlands and for the lack of 100 feet of fuel treatment for Building 7, the following additional construction requirements shall be implemented:</p> <ul style="list-style-type: none"> All vents in the structures shall be “Brandguard”, “O’Hagin Fire & Ice® Line – Flame and Ember Resistant” or equivalent type vents. All operable windows shall be provided with metal mesh bug screens over the operable opening to replace traditional vinyl bug screens to prevent embers from entering the structure during high wind conditions when windows may be inadvertently left open. All swinging exterior doors shall be self-closing (e.g., pneumatic or spring-loaded hinges) and self-latching. <p>These elements shall be included in the Construction Drawings, to be reviewed and approved by the</p>	<p>Approval of building construction documents. Plans must be in compliance with the required specifications of the mitigation measure.</p>	<p>Prior to the issuance of building permits.</p>	<p>Fire Department Community & Economic Development Department, Building and Safety Division</p>			

Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
Riverside Fire Department and Building and Safety Division, prior to issuance of building permit.						
MM FIRE-11						
A copy of the Project's Fire Protection Plan shall be available in the Crestview Apartments Manager's Office for review by any potential renter or employee. The Office shall provide a copy of this Fire Protection Plan to any new owner at the close of escrow. Subsequent sellers shall include copies of the Fire Protection Plan in all escrow papers.	Provide a copy of the Project's Fire Protection Plan.	Prior to the lease or sale of the property, and prior to employment.	Property Owner/Manager			
MM FIRE-12						
The Crestview Apartments owner/manager shall be responsible for conducting a safety training for all new employees that includes the recommendations outlined in the Fire Protection Plan (Section 8.0, Owner, Occupant/Employee Education, page 25). The Crestview Apartments Manager's office shall keep a log of all new employee safety trainings on file for inspection at any time by the City of Riverside Staff.	Provide safety training for all new employees, and keep a log of all new employee safety trainings on file for inspection at any time by the City of Riverside Staff.	Upon hire of new employees.	Property Owner/Manager			

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Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
MM FIRE-13						
Water supplies for fire protection and hydrants shall be provided in accordance with the 2019 California Fire Code, or applicable Fire Code at time of building permit issuance, as amended by the City. The minimum fire flow shall be 3,000 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a 4-hour duration for all buildings classified as R-2 occupancies per the State Fire Code.	Approval of building construction documents. Plans must be in compliance with the required specifications of the mitigation measure.	Prior to issuance of building permits.	Fire Department Project Contractor			
MM FIRE-14						
Fire hydrant installation shall conform to City standards and the 2019 NFPA 14, Standard for the Installation of Standpipe, Private Hydrant, and Hose Systems. Hydrant spacing shall be not less than 300 feet between hydrants, as measured from an approved emergency access route and shall be placed at all road intersections. Fire hydrants shall be tested, accepted and placed in service prior to the delivery of any combustible materials to the Project site.	Fire hydrants shall be tested, accepted, and placed in service.	Prior to delivery of any combustible materials on site.	Fire Department Public Utilities, Water Project Contractor			

Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
MM FIRE-15						
The Project plans shall retain two means of public access into the Project. One via Sycamore Canyon Boulevard from the north and the second from the east. Rolling gates shall be installed for the northern entrance and west of Building 3.	Approval of building construction documents. Plans must be in compliance with the required specifications of the mitigation measure.	Prior to issuance of building permits.	City of Riverside Fire Department Community & Economic Development Department, Building and Safety Division			
MM FIRE-16						
Driveways and access roads within the development shall be termed 'Fire Access Roads'. All fire access roads shall meet the requirements of the Riverside Fire Department and shall be all weather surface capable of supporting loads of 80,000 pounds gross vehicle weight. Unless otherwise approved by the Riverside Fire Department Fire Marshal, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. Access to all exterior portions of each structure must be within 150 feet of the available fire department access. The required turning radius of a fire apparatus access road	Approval of building construction documents. Plans must be in compliance with the required specifications of the mitigation measure.	Prior to issuance of building permits.	Fire Department			

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Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
shall be 28-foot inside radius and a minimum 48-foot outside radius on all turns in the fire apparatus access road, in accordance with City standards, unless otherwise approved by the fire code official. Fire lanes shall be marked in accordance with City standards.						
MM FIRE-17						
Gates to be installed shall meet Riverside Fire Department standards and shall be approved by the Riverside Fire Department prior to fabrication and installation. A Knox override key switch or similar device must be installed outside the gate in an approved, readily visible, and unobstructed location at or near the gate to provide emergency access. Gates accessing major roadways shall also be equipped with approved emergency traffic control-activating strobe light sensor(s), or other devices approved by the Fire Chief, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure. All gates shall always be equipped to allow for automatic	Approval of building construction documents. Plans must be in compliance with the required specifications of the mitigation measure.	Prior to issuance of building permits.	Fire Department Community & Economic Development Department, Building and Safety Division			

Mitigation Measures	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
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egress from the Crestview Apartments.						

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Best Available Control Measures (BACM) and Conditions of Approval (COA)

Best Available Control Measures (BACM) & Conditions of Approval (COA)	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
BACM AQ-1						
<p>The contractor shall adhere to applicable measures contained in Table 1 of Rule 403 including, but not limited to:</p> <ul style="list-style-type: none"> • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day. • The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are limited to 15 miles per hour or less. 	<p>Approval of Grading Plan, Plans must be in compliance with the required specifications of the mitigation measure.</p> <p>Periodic Inspection by City.</p>	<p>Prior to issuance of grading permits</p> <p>During Grading and Construction.</p>	<p>Community & Economic Development Department - Planning Division</p> <p>Public Works Department</p>			
BACM AQ-2						
<p>The following measures shall be incorporated into Project plans and</p>	<p>Provide requirements on construction</p>	<p>Prior to issuance of building permits.</p>	<p>Community & Economic Development Department, Building & Safety</p>			

Best Available Control Measures (BACM) & Conditions of Approval (COA)	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
specifications as implementation of SCAQMD Rule 1113: • Only “Low-Volatile Organic Compounds (VOC)” paints (no more than 50 gram/liter of VOC) consistent with SCAQMD Rule 1113 shall be used.	drawing specifications.	Construction	Project Contractor			
BACM AQ-3						
The Project is required to comply with SCAQMD Rule 445, which prohibits the use of wood burning stoves and fireplaces in new development.	Provide requirements on construction drawing specifications.	Prior to issuance of building permits. Construction	Community & Economic Development Department, Building & Safety Project Contractor			
COA CUL-1						
In the event that human remains (or remains that may be human) are discovered at the Project site during grading or earthmoving, the construction contractors, Project Archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Riverside Community & Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code	Halt construction within 100 feet of discovery of human remains and contact the Riverside County Coroner and the City	Construction	Community & Economic Development Department – Planning Division			

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Best Available Control Measures (BACM) & Conditions of Approval (COA)	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
<p>Section 7050.5(b) unless more current State law requirements are in effect at the time of the discovery. Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.</p> <p>The specific locations of Native American burials and reburials will</p>						

Best Available Control Measures (BACM) & Conditions of Approval (COA)	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
<p>be proprietary and not disclosed to the general public. The County Coroner will notify the Native American Heritage Commission in accordance with California Public Resources Code 5097.98. According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). The disposition of the remains shall be determined in consultation between the Project proponent and the MLD. In the event that the Project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).</p>						
COA LAND USE-1						
<p>In order to alleviate an LOS deficiency and associated conflict with General Plan policies, prior to issuance of occupancy permits, the Sycamore Canyon Boulevard and Central Avenue intersection traffic</p>	<p>Inspection of completed modification to Sycamore Canyon Boulevard and</p>	<p>Prior to issuance of Certificate of Occupancy.</p>	<p>Public Works Department</p>			

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Best Available Control Measures (BACM) & Conditions of Approval (COA)	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
signal shall be modified to implement overlap phasing on the northbound (NB) right turn lane. However, the Project will not be conditioned to pay fair share for these improvements as the adjacent Sycamore Commercial Development will construct them.	Central Avenue intersection traffic signal.					
COA LAND USE-2						
In order to alleviate an LOS deficiency and associated conflict with GP policies, prior to issuance of occupancy permits, the Sycamore Canyon Boulevard and Central Avenue intersection traffic signal shall be modified to add a 2 nd NB right turn lane and to implement overlap phasing on the eastbound (EB) right turn lane. The Project shall contribute its fair share of 8.6% of the cost to the County of Riverside.	Inspection of completed modification to Sycamore Canyon Boulevard and Central Avenue intersection traffic signal. Receipt of payment of fair share contribution.	Prior to issuance of Certificate of Occupancy.	Public Works Department			
COA LAND USE-3						
In order to alleviate an LOS deficiency and associated conflict with General Plan policies, prior to issuance of occupancy permits, Watkins Drive & SR-60/I-215 Westbound (WB) on-ramp shall be improved with installation of a traffic	Inspection of improvements to Watkins Drive & SR-60/I-215 Westbound (WB) on-ramp.	Prior to issuance of Certificate of Occupancy.	Public Works Department			

Best Available Control Measures (BACM) & Conditions of Approval (COA)	Action Required/ Monitoring Method	Implementation Timing	Responsible Monitoring Party/Agency	Compliance Verification		
				Initial	Date	Comments
signal, addition of a 2 nd NB left turn lane, and addition of a 2 nd Southbound (SB) through lane. The Project shall contribute its fair share of 4.2% of the cost to the County of Riverside and Caltrans.	Receipt of payment of fair share contribution.					