

**ENVIRONMENTAL MITIGATION MONITORING
AND REPORTING PROGRAM**

**The City of Riverside
2025 General Plan,
Zoning Code Revision, Subdivision Code Revision, Noise Code Amendment,
Citywide Design and Sign Guidelines, and Magnolia Avenue Specific Plan**

Adopted by the City of Riverside November 20, 2007

Resolution No. 21535

Addendum – February 24, 2009

Resolution No. 21790

Project Files May Be Reviewed at:

City of Riverside
Community Development Department-Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

**Environmental Mitigation Monitoring
and Reporting Program for the
City of Riverside 2025 General Plan,
Zoning Code Revision, Subdivision Code Revision, Noise Code Amendment,
Citywide Design and Sign Guidelines, and Magnolia Avenue Specific Plan**

Section 1: Authority

This Environmental Mitigation Monitoring and Reporting Program has been prepared pursuant to Section 21081.6 of the California Environmental Quality Act, known as CEQA (Public Resources Code Section 21000 et seq.), to provide for the monitoring of mitigation measures required of the City of Riverside 2025 General Plan, Zoning Code Revision, Subdivision Code Revision, Noise Code Amendment, Citywide Design and Sign Guidelines, and Magnolia Avenue Specific Plan, as set forth in the Final Program Environmental Impact Report (Final PEIR) prepared for the project. This report will be kept on file in the offices of the City of Riverside Community Development Department, Planning Division, 3900 Main Street, 3rd Floor, Riverside, CA 92522.

Section 2: Monitoring Schedule

City staff will monitor compliance with the provisions of this program through individual permit applications, annual reporting, reviews of needs for utilities and other services, and as outlined in the following table. As a part of the City's regular review of the General Plan, City staff will prepare or cause to be prepared reports identifying compliance with mitigation measures, as appropriate, for inclusion in the General Plan Progress Report which is submitted to Planning Commission and City Council for approval. The report will be patterned after recent State Office of Planning and Research (OPR) handout on *General Plan Annual Progress Report Guidance*¹ that provides assistance to local governments on the general form and content of a reporting document for illustrating planning and development activities within the jurisdiction. After being approved, copies of the General Plan Progress Report will be forwarded to other appropriate City decision-making bodies, the State Office of Planning and Research, and the State Housing and Community Development office.

Section 3: Changes to Mitigation Measures

Any substantive change in the monitoring and reporting plan proposed by City staff shall be reported in writing to the Planning Director, and adopted by the City Council. Reference to such changes shall be made in the yearly Environmental Mitigation Monitoring Report prepared by City staff. Modifications to the mitigation measures may be made by the City Council subject to one of the following findings, documented by substantial evidence included in the record:

- a. The mitigation measure included in the Final PEIR and the Mitigation Monitoring and Reporting Program is no longer required because the significant environmental impact identified in the Final PEIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors.

OR

¹ The City as a Charter City is exempt from the requirements of Government Code Section 65400. Nevertheless, City staff shall prepare a regular progress report on General Plan implementation for the City Council.

- b. The modified or substitute mitigation measure to be included in the Mitigation Monitoring and Reporting Program provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the Final PEIR and the Mitigation Monitoring and Reporting Program; and

The modified or substitute mitigation measure does not have significant adverse effects on the environment in addition to or greater than those which were considered by the City Council and other responsible decision making bodies in their decisions on the Final PEIR and the General Plan project; and

The modified or substitute mitigation measures are feasible, and the City, through measures included in the Mitigation Monitoring and Reporting Program or other City procedures, can assure their implementation.

Section 4: Support Documentation

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the Mitigation Monitoring and Reporting Program and shall be made available to the public upon request.

Section 5: Format of Mitigation Monitoring Matrix

The mitigation monitoring matrix on the following pages identifies the environmental issue areas for which monitoring is required, the mitigation measures, the timing of implementation and monitoring/reporting, monitoring/reporting method, and the responsible party(ies).

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
Aesthetics	New sources of light, both inside the Mount Palomar Policy Area and other areas of the project, from street lights, commercial parking lots, parks, office buildings, residential security lighting and industrial areas all will contribute to light and glare and affect the nighttime sky.	MM Aes 1: To further reduce impacts related to light pollution, the City shall require at the time of issuance of building permits all development which introduces light sources, or modifications to existing light sources, to have shielding devices or other light pollution limiting characteristics such as hoods or lumen restrictions.	Prior to issuance of building permits for individual projects.	Planning Division Building & Safety Division	Site Plan Review and Issuance of Building Permits.
Air Quality	The operational (long-term) emissions at build-out of the City of Riverside's General Plan are above the SCAQMD thresholds and will have a significant impact on air quality in the Planning Area. Additionally, the City of Riverside is in non-attainment for ozone, carbon monoxide, PM-10, and PM-2.5. Thus, the evaluation of build-out generated emissions in relation to the thresholds of significance demonstrates that impacts to air quality from General Plan implementation are considered significant, even with mitigation incorporated.	MM Air 1: To mitigate for potential adverse impacts resulting from construction activities, proposed development projects that are subject to CEQA shall have construction-related air quality impacts analyzed using the latest available URBEMIS model, or other methods sanctioned by the SCAQMD. The analysis of construction-related air quality impacts shall be included in the development project's CEQA analysis, including recommended mitigation measures. Proposed mitigation measures may include extending the construction period as feasible in order to ensure air quality thresholds are not exceeded. The analysis shall address pollution levels near sensitive receptors and require mitigation to reduce emissions.	Site-Specific Environmental Review.	Planning Division	Compliance with Project Conditions of Approval.

² All agencies are City of Riverside Departments/Divisions unless otherwise noted.

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
	<p>Assuming relatively robust economic conditions over the next 20 years, construction activity will be a constant throughout the Planning Area. Although mitigation measures require that future development projects be analyzed for their short-term impacts, it is not known if all impacts can be reduced to less than significant levels, therefore at the General Plan level, impacts related to short-term (construction) emissions are considered significant.</p>	<p>MM Air 2: To mitigate for potential adverse impacts resulting from construction activities, development projects must abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:</p> <ul style="list-style-type: none"> • Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site; • Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads; • Wash off trucks and other equipment leaving the site; • Replace ground cover in disturbed areas immediately after construction; • Keep disturbed/loose soil moist at all times; • Suspend all grading activities when wind speeds exceed 25 miles per hour; • Enforce a 15 mile per hour speed limit on unpaved portions of the construction site. 	<p>Issuance of grading plans.</p>	<p>Public Works Department</p>	<p>Construction Inspection.</p>
		<p>MM Air 3: To reduce both mobile and stationary source emissions, to the extent feasible, the City will use Best Available Control Technologies and Best Available Retrofit Control Technology, as defined by SCAQMD, in the City's practices, including but not limited to advanced diesel particulate traps on City vehicles and purchase and use of aqueous diesel fuel vehicles.</p>	<p>Ongoing as fleet vehicles are replaced.</p>	<p>General Services, Fleet Division Public Works Department</p>	<p>General Plan Progress Report.</p>
		<p>MM Air 4: To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.</p>	<p>Prior to issuance of grading and/or building permits.</p>	<p>Building & Safety Division Public Works Department</p>	<p>Proof of power source to be provided from electric service provider.</p>

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
		<p>MM Air 5: To reduce construction related particulate matter air quality impacts of City projects the following measures shall be required:</p> <ol style="list-style-type: none"> 1. the generation of dust shall be controlled as required by the AQMD; 2. grading activities shall cease during periods of high winds (greater than 25 mph); 3. trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and 4. the contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan. 	<p>Prior to issuance of individual grading and/or building permit.</p> <p>The plan for traffic control shall be submitted with the grading and/or building plans.</p>	Public Works Department	Construction Inspection.
		<p>MM Air 6: Within a year of adoption of the General Plan 2025 Program the City will implement the Good Neighbor Guidelines prepared by Western Riverside Council of Governments in coordination with the South Coast Air Quality Management District. Implementation of these Guidelines will include, but are not limited to, measures to:</p> <ul style="list-style-type: none"> • minimize exposure to diesel emissions to neighbors in close proximity to a warehouse/distribution center; • substantially eliminate diesel trucks from unnecessarily traversing through residential neighborhoods; and • reduce diesel idling within the warehouse/distribution center. 	Within a year of adoption of the General Plan 2025.	Planning Division	General Plan Progress Report.

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
		<p>MM Air 7: As part of the CEQA process, the City shall require proposed development projects with potential operational air quality impacts to identify and mitigate those impacts. To ensure proper characterization and mitigation of those impacts, regional impacts shall be analyzed using the latest available URBEMIS model, or other analytical method determined in conjunction with the SCAQMD. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold analysis, CO Hot Spot analysis or other appropriate analyses as determined in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation. Mitigation should reduce identified impacts to the maximum extent feasible using, among others, measures identified in the Air Quality Element Policies of the General Plan and the most recent Air Quality Management Plan as well as mitigation from the most recent CEQA Air Quality Handbook available at the SCAQMD. Example topics include, but are not limited to, energy conservation, reduction of vehicle miles traveled, overall trip reduction, and reduction of particulate matter.</p>	Site-Specific Environmental Review.	Planning Division	Compliance with Project Conditions of Approval.
	<p>In accordance with CEQA, impacts that are less than significant individually, but cumulatively considerable, may be significant. Although there is no standard directly applicable to adoption and implementation of the General Plan, cumulative emissions resulting from buildout in 2025 will contribute criteria pollutants and global warming gases to the Basin.</p>	<p>MM Air 8: To reduce GHG emissions through reduced energy consumption and the procurement of lower-emission resources, Riverside Public Utilities (RPU) shall join the California Climate Action Registry (www.climateregistry.org) and comply with GHG regulations developed by the California Air Resources Board (CARB) and the California Energy Commission (CEC) pursuant to AB 32. RPU shall perform yearly GHG inventories according to the Power/Utility Protocol to identify and implement conservation measures and resource procurement practices that will reduce its GHG emissions.</p>	Annually.	Public Utilities Department	Riverside Public Utilities shall perform yearly Greenhouse Gas inventories.

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
		<p>MM Air 9: To reduce GHG emissions, the City's Environmental Relations Manager, working in conjunction with RPU shall develop, enhance, and/or implement programs to reduce energy consumption. Some examples of programs may be, but are not limited to:</p> <ul style="list-style-type: none"> • Replacing incandescent light bulbs with compact fluorescent lamps; • Participating in the Energy Star Programs; • Promotion of the use of energy efficient equipment and vehicles; • Promotion of commercial and residential solar energy rebate programs; and • Performance based, commercial/ industrial energy efficiency rebate program. 	Annually.	Environmental Relations Manager Public Utilities Department Planning Division	Staff Report to City Council.
		<p>MM Air 10: The City will implement an incentive based program, Green Builder Program, by the end of 2008 to reduce GHG emissions through the energy consumption of proposed new development. A Riverside Green Builder home must meet five criteria:</p> <ul style="list-style-type: none"> • Energy Efficiency – built to exceed California Title 24 energy efficiency standards by 15%; • Water Conservation – conserving 20,000 gallons of water per home per year; • Waste Reduction – at least 50% of construction waste diverted from landfills; • Wood Conservation – wood must be from a certified sustainable source and engineered wood products must be used; and • Indoor Air Quality – Heating, Ventilating and Air Conditioning (HVAC) designed by a licensed engineer to Air Conditioning Contractors of America (ACCA) manual J, S and D or equivalent Sheet Metal and Air Conditioning Contractor's National Association (SMACNA) or American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) standards. 	By December 31, 2008	Planning Division Building & Safety Division Riverside Public Utilities Department	General Plan Progress Report

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
		<p>MM Air 11: For all new residential projects located within 1,000-feet of any freeway full disclosure shall be provided on all rental, lease and sale documents to future tenants and/or buyers of a potential increased cancer risk due to the proximity of the freeway.</p>	<p>Site-Specific Environmental Review.</p>	<p>Planning Division</p>	<p>Compliance with Project Conditions of Approval.</p>
		<p>MM Air 12: All new truck terminals, warehouses and other shipping facilities requiring the use of refrigerated trucks and with more than 50 truck trips per day shall provide electrical hookups for the refrigerated units to reduce idling and its associated air quality pollutants. Additionally, future tenant improvements involving conversion of a warehouse for refrigeration storage shall include electrical hookups for refrigerated units.</p>	<p>Site-Specific Environmental Review.</p>	<p>Planning Division</p>	<p>Compliance with Project Conditions of Approval.</p>
	<p>In addition to mitigation measures MM Air 1 - 12, all projects shall be in compliance with the General Plan 2025 policies and AQMD regulations, including Policy AQ-3.4.</p>	<p>MM Air 13: Policy AQ-3.4: Require projects to mitigate, to the extent feasible, anticipated emissions which exceed AQMP Guidelines.</p>	<p>Site-Specific Environmental Review.</p>	<p>Planning Division</p>	<p>Compliance with Project Conditions of Approval.</p>

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
Biological Resources	Future projects will be required to comply with existing Federal, State, and local regulations. Impacts to certain species not covered by the MSHCP may require additional mitigation measures to insure potential impacts to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFG or U.S Fish and Wildlife services remain less than significant.	<p>MM Bio 1: Potential direct and indirect impacts to Federal Species of Concern, California Species of Special Concern, California Species Animals or plants on lists one through four of the California Native Plant Society (CNPS) Inventory and not covered under the MSHCP are considered potentially significant without mitigation. To reduce potential significant impacts to these sensitive species, habitat assessment shall be prepared by a qualified biologist for projects located on undeveloped sites. The report shall be submitted to the City Planning Division prior to issuance of grading permits.</p> <ul style="list-style-type: none"> • If the findings of the habitat assessment show no sensitive species or suitable habitat occur on site, and then no additional surveys or mitigation measures are required. • If the potential for sensitive species exist or suitable habitat exists on site, focused surveys or mitigation, if identified in the habitat assessment, shall be completed. Focused surveys conducted in the appropriate season for each species, as identified in the habitat assessment report, shall be conducted to determine presence/absence status. • If no sensitive species are identified through focused surveys, then no additional surveys or mitigation measures are required. • If sensitive species are found on site and are not avoided by project design, then additional mitigation measures as recommended by a qualified biologist and approved by the City of Riverside shall be implemented. 	Site-Specific Environmental Review and/or prior to the issuance of a grading permit.	Planning Division	Compliance with Project Conditions of Approval
	Implementation of the General Plan 2025 Program will not cause significant impacts to hillsides, arroyos and natural open space due to the polices and ordinances in place. Nevertheless, future projects will be	MM Bio 2: Policy LU-4.2: Enforce the hillside grading provisions of the City’s Grading Code (Title 17) to minimize ground disturbance associated with hillside development; respect existing land contours to maximum feasible extent.	Site-Specific Environmental Review.	Planning Division	Compliance with Project Conditions of Approval.

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
	required to comply with the policies of the General Plan 2025 including LU-4.2, LU-5.3 and LU-7.3.	<p>MM Bio 3: Policy LU-5.3: Encourage that any crossings of the City’s major arroyos and undisturbed blueline streams are span bridges or soft bottom arch culverts that minimize disturbance of the ground and any wetland area. At grade crossings are strongly discouraged in major arroyos. To minimize disturbance of the arroyo the design will take into consideration aesthetics, biological, hydrological and permitting (i.e., MSHCP, ACOE, DFG, etc.) requirements to promote the free movement of water and wildlife. In addition, areas of the arroyo disturbed by construction will be restored consistent with requirements of the MSHCP, as well as the ACOE’s 404 Permit Program and DFG’s Streambed Alteration Agreement Program as applicable.</p>	Site-Specific Environmental Review.	Planning Division	Compliance with Project Conditions of Approval.
		<p>MM Bio 4: Policy LU-7.3: Continue to require natural open space easements in conjunction with new development in hillside and arroyo areas over non-graded areas of the development.</p>	Site-Specific Environmental Review.	Planning Division	Compliance with Project Conditions of Approval.
Cultural Resources	<p>Implementation of the General Plan could cause disturbance on vacant lands that may cause the destruction of significant historical and unique archaeological resources, as defined in the CEQA Guidelines, Section 15064.5.</p> <p>For new development applications, the Planning Division staff will review Final PEIR Figure 5.5-1, Archaeological Sensitivity and Figure 5.5-2, Prehistoric Cultural Resources Sensitivity to ascertain the sensitivity level of the proposed site. In consultation with the City’s Historic Preservation Officer, a determination shall be made as to the appropriate level of survey that may be necessary.</p> <p>Prehistoric and historical archaeological sites and sites containing Native American human</p>	<p>MM Cultural 1: The City shall actively pursue a survey program to identify and document prehistoric and historical archaeological sites and sites containing Native American human remains. Although a comprehensive survey program may not be economically feasible by the City, the City shall require that all areas slated for development or other ground disturbing activities be surveyed for archaeological resources by qualified individuals who meet the Secretary of the Interior’s Standards and Guidelines regarding archaeological activities and methods prior to the City’s approval of project plans. If potentially significant prehistoric archaeological resources are encountered during the archaeological survey, the City shall require that the project proponent consult with Native American Heritage Commission in Sacramento to acquire a list of the appropriate Native American tribes that may have an interest in these resources; consultation with these Native Americans Tribes shall also be undertaken.</p>	Site-Specific Environmental Review and/or prior to the issuance of a demolition, grading and/or building permit.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
	remains may be identified as part of the results of the Phase I survey prepared in compliance with MM Cultural 1.	<p>MM Cultural 2: Avoidance is the preferred treatment for known prehistoric and historical archaeological sites and sites containing Native American human remains. Where feasible, project plans shall be developed to avoid known archaeological resources and sites containing human remains. Where avoidance of construction impacts is possible, the site shall be landscaped in a manner which will ensure that indirect impacts from increased public availability to these sites are avoided. Where avoidance is selected, archaeological resource sites and sites containing Native American human remains shall be placed within permanent conservation easements or dedicated open space areas.</p>	Site-Specific Environmental Review and/or prior to the issuance of a demolition and/or grading permit.	<p>Planning Division</p> <p>Public Works Department</p>	Compliance with Project Conditions of Approval.
		<p>MM Cultural 3: If, after consultation with the appropriate Tribe, the project archaeologist and the project engineer/architect, and in accordance with the law, avoidance and/or preservation in place of known prehistoric and historical archaeological resources and sites containing Native American human remains are not feasible management options, the following mitigation measures shall be initiated:</p> <p>a. Prior to the issuance of a grading permit for a project, the City’s consultant shall develop a Phase II (i.e., test-level) Research Design detailing how the archaeological resources investigation will be executed and providing specific research questions that will be addressed through the Phase II Testing Program. In general terms, the Phase II Testing Program should be designed to define site boundaries further and to assess the structure, content, nature, and depth of subsurface cultural deposits and features. Emphasis should also be placed on assessing site integrity, cultural significance and the site’s potential to address regional archaeological research questions. These data should be used for two purposes: to discuss culturally</p>	Prior to issuance of grading permit.	Planning Division	Issuance of grading permit.

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
		<p>sensitive recovery options with the appropriate Tribe(s) if the resource is of Native American origins, and to address the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) eligibility for the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The Research Design shall be submitted to the City's Cultural Heritage Board and/or Cultural Heritage Board staff and the appropriate Tribe for review and comment. Tribal comments must be received by the City Planning Division within 45 days. The City shall consider all comments, require revisions, if deemed necessary by the report writer and approve a final Research Design which shall be implemented. For sites determined ineligible for listing on either the CRHR or NRHP, execution of the Phase II Testing Program would suffice as the necessary level of data recovery and mitigation of project impacts to this resource.</p> <p>b. A participant-observer from the appropriate Native American Band or Tribe shall be used during all archaeological excavations involving sites of Native American concern.</p> <p>c. After approval of the Research Design and prior to the issuance of a grading permit, the City's consultant shall complete the Phase II Testing Program as specified in the Research Design. The results of this Program shall be presented in a technical report that follows the County of Riverside's Outline for Archaeological Testing. The Phase II Report shall be submitted to the appropriate Tribe and the City's Cultural Heritage Board for review and comment.</p> <p>d. If the cultural resource is identified as being potentially eligible for either the</p>			

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
		<p>CRHR or NRHP, a Phase III Data Recovery Program to mitigate project effects should be initiated. The Data Recovery Treatment Plan detailing the objectives of the Phase III Program should be developed, in consultation with the appropriate Tribe, and contain specific testable hypotheses pertinent to the Research Design and relative to the sites under study. The Phase III Data Recovery Treatment Plan should be submitted to the City's Cultural Heritage Board and/or the Cultural Heritage Board's staff and the appropriate Tribe for review and comment. Tribal comments must be received by the City Planning Division within 45 days. The City shall consider all comments, require revisions, if deemed necessary by the report writer and approve a final Treatment Plan which shall be implemented.</p> <p>e. After approval of the Treatment Plan, the Phase III Data Recovery Program for affected, eligible sites should be completed. Typically, a Phase III Data Recovery Program involves the excavation of a statistically representative sample of the site to preserve those resource values that qualify the site as being eligible for listing on the CRHR or NRHP. Again, a participant-observer from the appropriate Native American Band or Tribe shall be used during archaeological data-recovery excavations involving sites of Native American concern. At the conclusion of the Phase III Program, a Phase III Data Recovery Report should be prepared, following the County of Riverside's Outline for Archaeological Mitigation or Data Recovery. The Phase III Data Recovery Report should be submitted to the appropriate Tribe and the City's Cultural Heritage Board for review.</p> <p>f. All archaeological materials recovered</p>			

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
		<p>during implementation of the Phase II Testing or Phase III Data Recovery programs would be subject to analysis and/or processing as outlined in the Treatment Plan. If materials are of the type which will be transferred to a curation facility, they should be cleaned, described in detail, and analyzed including laboratory and analytical analysis. Materials to be curated may include archaeological specimens and samples, field notes, feature and burial records, maps, plans, profile drawings, photo logs, photographic negatives, consultants' reports of special studies, and copies of the final technical reports. All project related collections subject to curation should be suitably packaged and transferred to facility that meets the standards of 36 CFR 79 for long-term storage. Culturally sensitive treatment of certain artifacts may require treatment other than curation and as specified in the Treatment Plan, but it should be noted that provisions of the Native American Graves Protection Repatriation Act (NAGPRA) pertaining to Native American burials, sacred objects, and objects of cultural patrimony would come into effect when ownership of the collections transfer to a curation repository that receives Federal funding, unless otherwise agreed to with non-curation methods of treatment. The project proponent should bear the expense of identification, evaluation, and treatment of all cultural resources directly or indirectly affected by project-related construction activity. Such expenses may include, archaeological and Native American monitoring, pre-field planning, field work, post-field analysis, research, interim and summary report preparation, and final report production (including draft and final versions), and costs associated with the</p>			

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
		<p>curation of project documentation and the associated artifact collections. On behalf of the City and the project proponent, the final technical reports detailing the results of the Phase II Testing or Phase III Data Recovery programs should be submitted to the appropriate Native American Tribe and to the Eastern Information Center (EIC) of the California Historical Resources Information System (CHRIS) for their information and where it would be available to other researchers.</p>			
		<p>MM Cultural 4: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City’s General Plan Update:</p> <p>a. In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity.</p> <p>b. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project</p>	<p>Prior to issuance of grading permit.</p>	<p>Individual grading contractors</p> <p>Registered Professional Archaeologist</p>	<p>Compliance with Project Conditions of Approval.</p> <p>Final report to City Planning Division from archeologist; if resources are found.</p>

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
		<p>archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.</p> <p>c. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, <i>State CEQA Guidelines</i> 15064.5(e), and Public Resources Code 5097.98 <u>must</u> be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-enter the human remains and items associated with</p>			

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
		Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.			
		<p>MM Cultural 5: To address potential impacts to historic resources that may be adversely affected by future development allowed by the proposed project, mitigation including, but not limited to, the following shall be considered:</p> <p>For adverse impacts to individual historic resources, such as: those on the National Register, California Register or City Landmark, Structure of Merit eligible, mitigation considered shall include in the order of preference:</p> <ol style="list-style-type: none"> Avoidance. Changes to the structure provided pursuant to the Secretary of Interior’s Standards. Relocation of the Structure. Recordation of the structure to HABS/HAER standard if demolition is allowed. <p>For adverse impacts to a City designated Historic District, mitigation considered shall include, but not limited to, in order of preference:</p> <ol style="list-style-type: none"> Avoidance. Recordation of the properties to HABS/HAER standard if demolition is allowed. <p>Demolition is to be considered only if mitigation as described above is not feasible.</p>	Site-Specific Environmental Review and/or prior to the issuance of a grading permit.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
		<p>MM Cultural 6: Any application for projects within the Magnolia Avenue Specific Plan (MASP) boundaries for all undeveloped properties and for developed properties where the project application indicates the need for extensive excavation to a depth reaching native (i.e., previously undisturbed) soils, as determined by a geological survey, a requirement of the application will be the following:</p> <ol style="list-style-type: none"> Evaluation of the site by a qualified archaeologist retained by the Project 	Site-Specific Environmental Review and/or prior to the issuance of a grading permit.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
		<p>applicant(s), which would include at a minimum a records search, a Phase I walkover survey, and preparation of an archeological report containing the results of this evaluation. No further action is necessary unless the Phase I survey determines that a Phase II/III survey(s) are necessary. If a Phase II/III are necessary the following conditions of approval shall apply:</p> <ul style="list-style-type: none"> <li data-bbox="724 532 1159 776">i. Prior to issuance of grading permit(s) for the Project, a Project applicant shall retain an archaeological monitor to monitor all ground-disturbing activities to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation. <li data-bbox="682 808 1159 1328">b. At least 30 days prior to seeking a grading permit, a Project applicant shall contact the Pechanga Tribe and all other affiliated Native American tribes to notify the Tribes of grading, excavation and the monitoring program, and to coordinate with the City and the Tribe(s) to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities: project grading and development scheduling; terms of compensation, and treatment of final disposition of any cultural resources, sacred sites and human remains discovered on the site. <li data-bbox="682 1360 1159 1430">c. Prior to issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document 			

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
		<p>the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in (c) above, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Tribe(s) in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities and shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist.</p> <p>d. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin. Further, pursuant to California Public Resources 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 a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant" (MLD). The MLD shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.</p> <p>e. The landowner shall relinquish ownership</p>			

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
		<p>of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project to the MLD for proper treatment and disposition.</p> <p>f. All sacred sites shall be avoided and preserved as the preferred mitigation.</p> <p>g. If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Project applicant(s)/developer, the project archaeologist and the Tribe(s) shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the project applicant and the Tribe(s) cannot agree on the significance or the mitigation for such resources, these items will be presented to the City for decision. The City shall make the determination based on the provisions of the California Environmental Quality Act (CEQA) with respect to archaeological resources and shall take into account the religious beliefs, customs and practices of the Tribe(s).</p>			
Geology & Soils	<p>Portions of the Planning Area are on septic systems and have soils capable of sustaining septic tanks. For any development, including the North Orange Well Area, proposing to use septic systems impacts can be potentially significant.</p>	<p>MM Geo 1: To mitigate any potential adverse effects related to use of septic systems in new development, prior to approval of any discretionary action presented to the City of Riverside, an investigation shall be conducted by a registered hydrologist and geotechnical or soils engineer that addresses the site's suitability for septic systems and its impact to groundwater supplies, if such systems are proposed. Also, lots must be at least one acre in size. Approval must come from the County of Riverside Environmental Health Department and the Water Quality Control Board.</p>	<p>Site-Specific Environmental Review where the project is requesting the use of septic system.</p>	<p>Planning Division</p> <p>Building & Safety Division</p> <p>Public Works Department</p> <p>County of Riverside Environmental Health Department</p> <p>State Regional Water Quality</p>	<p>Issuance of approvals/ permits from the County of Riverside Environmental Health Department and State Regional Water Quality Control Board.</p>

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
				Control Board	
Hazards and Hazardous Materials	Although implementation of the General Plan will not cause impacts to Hazards and Hazardous Materials, subsequent project-related adverse impacts to sites containing hazardous materials and/or sites where known hazardous materials contamination may have existed may result upon ground disturbance.	MM Haz 1: To reduce project-related adverse impacts to sites containing hazardous materials and/or sites where known hazardous materials contamination may have existed that may be inadvertently discovered during construction of projects soils testing shall be conducted by a qualified soils engineer and submitted to the City for the evaluation of hazardous chemical levels in the soil. The report submitted to the City should indicate if remediation of the soils is necessary to achieve less than significant levels of hazardous chemical in the soils. Proper investigation, and remedial actions, if necessary, including a workplan should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.	Site-Specific Environmental Review.	Planning Division County of Riverside Environmental Health Department	Compliance with Project Conditions of Approval.
		MM Haz 2: All sites where the last known use was agriculture or related activities, including where weed abatement occurred, might contain pesticides, herbicides, agricultural chemical, organic waste or other related residue in onsite soil. Soils testing shall be conducted by a qualified soils engineer and submitted to the City for the evaluation of hazardous chemical levels in the soil. The report submitted to the City should indicate if remediation of the soils is necessary to achieve less than significant levels of hazardous chemical in the soils. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.	Site-Specific Environmental Review.	Planning Division County of Riverside Environmental Health Department	Compliance with Project Conditions of Approval.

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
	Development of individual sites within the Planning Area may result in the exposure of potentially hazardous materials, such as: asbestos-containing material, lead-based paint, and mercury- or PCB-containing material, such, materials should be removed properly and disposed of at appropriate landfills or recycled.	MM Haz 3: Within six months of adoption of the General Plan 2025 Program, the City shall include a notification on the demolition application form to inform the applicant of the potential applicability of the EPA's Universal Waste Rule and the California Code of Regulations, and that it is the applicant's responsibility to comply with any applicable regulations.	Within six months of adoption of the General Plan 2025 Program.	Planning Division	General Plan Progress Report.
Noise	Although future development must be sited or designed to comply with General Plan policies and implementation tools to reduce noise impacts to less than significant levels, the policies would do little to remediate noise effects on existing land uses. Existing land uses will be exposed to noise levels in excess of the General Plan Noise Element standards which will result in a significant impact.	MM Noise 1: To minimize impacts resulting from or to proposed projects such that noise levels exceed General Plan Noise Element standards, projects shall be reviewed against the noise compatibility matrix in the Noise Element of the General Plan (Table 5.11-D, of the FEIR) and Figures of the General Plan to determine suitability of the use in relation to adjacent land uses and noise sources such as roadways, freeways, and airports. To the extent required by the compatibility matrix or one of the figures, a noise study shall be required to evaluate noise levels against standards and to recommend suitable mitigation consistent with Title 24 regulations and the City's Noise Code. Mitigation may include but not be limited to: walls, berms, interior noise insulation, double paned windows, or other noise mitigation measures as appropriate, in the design of new residential or other noise sensitive land uses.	Site-Specific Environmental Review.	Planning Division	Compliance with Project Conditions of Approval.
		MM Noise 2: To reduce impacts from transportation related noise, the City shall identify and enforce routes where vehicles are limited by weight, enforce speed limits, and commit to identifying roads where speed limit reductions can address noise.	By January 1, 2010.	Public Works Department	General Plan Progress Report.

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
	Future infill projects along train routes may also be affected by vibration; therefore, there is no feasible mitigation available for this impact. Impacts would be significant yet intermittent to existing and proposed sensitive land uses located adjacent to rail lines.	MM Noise 3: To minimize impacts to proposed projects located next to the railroad tracks where noise and vibration impacts may be significant, a noise and vibration study shall be required to evaluate possible impacts and to recommend suitable mitigation consistent with Title 24 regulations and the City's Noise Code. Mitigation may include but not limited to: walls, berm, interior noise insulation, double paned windows, or other noise and vibration measures as appropriate, in the design of new land uses.	Site-Specific Environmental Review.	Planning Division	Compliance with Project Conditions of Approval.
	Construction activities are ongoing occurrences in the Planning Area. Both the General Plan and Municipal Code limit construction activities to specific times and days of the week. Further, even during those specified times, construction activity is subject to the noise standards provided in the Code, except for emergencies or if a variance is obtained.	MM Noise 4: To mitigate for temporary noise from construction activities to existing sensitive receptors when a variance is granted related to construction times, additional measures shall be applied by the City, to the extent feasible, to reduce noise impacts to sensitive receptors. Additional measures could include, but are not limited to: locating work at night away from sensitive receptors, limiting the duration of work needing to be completed under the variance, and ensuring construction equipment is properly fitted and maintained with mufflers.	During Construction.	Planning Division Public Works Department.	Compliance with Project Conditions of Approval.
	In addition to mitigation measures MM Noise 1 - 4, all projects shall be in compliance with the General Plan 2025 policies and City ordinances, including Policies N-1.5 and N-4.1.	MM Noise 5: Policy N-1.5: Avoid locating noise-sensitive land uses in existing and anticipated noise-impacted areas. MM Noise 6: Policy N-4.1: Ensure that noise impacts generated by vehicular sources are minimized through the use of noise reduction features (e.g., earthen berms, landscaped walls, lowered streets, improved technology).	Site-Specific Environmental Review.	Planning Division	Compliance with Project Conditions of Approval.
Public Services	The demand for police services may be increased with additional commercial developments.	MM PS 1: Crime Prevention Through Environmental Design (CPTED) will be applied to development projects requiring a Site Plan Review Permit and any other large development project proposed under the General Plan and MASP that the Zoning Administrator deems would benefit from such a review. The project will be required to be reviewed by RPD and Planning Division against CPTED principles. As long as these new development projects adhere to the needed principles in the CPTED, then impacts related to increased demand for police services will be reduced.	Site-Specific Environmental Review.	Planning Division Police Department	Compliance with Project Conditions of Approval.

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
	<p>The City currently is collecting a library parcel tax in the amount of \$19 per parcel, continuous until 2012; collection of this tax, thus, mitigates potential impacts to libraries until 2012. If that library tax lapses, however, the City's existing mechanism for collecting funds to enhance library facilities will no longer exist.</p>	<p>MM PS 2: The parcel tax for libraries, aka "Measure C", was successfully approved by the voters with the commitment that the revenue would expand and support existing library services including extended hours at all locations and the staffing to keep library branches open during those hours, computer and electronic database purchases, programs and services for youth. Prior to expiration of the library parcel tax, Measure C, the City will ensure adequate funding for library services through implementation of at least one of the following options, unless some other equally effective source is identified and implemented:</p> <ul style="list-style-type: none"> i. a renewal of Measure C with or without an increase in the parcel tax; ii. combination of the renewal of Measure C and increased general fund support; and/or iii. having the Library Department's funding being 100% general fund supported with funding service levels determined by the Council. 	By January 1, 2012.	Library	Library Strategic Plan.
Recreation	<p>Without the provision of new park and recreational facilities to serve projected new residents, the population increase anticipated over time has the potential to cause increased demand for existing park and recreation facilities, such that substantial physical deterioration of existing facilities may occur or be accelerated. Compliance with the City Park Development Impact Fees, the Riverside Renaissance SIP, General Plan policies and implementation of the Park and Recreation Master Plan will decrease impacts to existing parks, as well as require that in the future, adequate parks are provided, but it is possible that the required improvements will not be constructed in time to mitigate the project's cumulative impacts to below the level</p>	<p>MM Rec 1: All future development shall provide developed parks as part of their project approvals at the discretion of the City Parks, Recreation and Community Services Department, or pay applicable Park Development Fees to the City of Riverside Parks, Recreation and Community Services Department prior to issuance of building permits.</p> <p>MM Rec 2: Park Development Impact Fees shall be re-evaluated on an annual basis to insure that the fees collected from new development appropriately pay for the development of the required park acreage.</p>	Site-Specific Environmental Review.	Planning Division Parks, Recreation and Community Services Department	Compliance with Project Conditions of Approval.
			Annually.	Parks, Recreation and Community Services Department	General Plan Progress Report.

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
	of significance.				
Transportation	The City has made a determination that potential impacts caused by widening a roadway segment to accommodate regional cut-through traffic, or to accommodate local traffic in key areas, would cause greater adverse environmental impacts to the neighborhoods and businesses than the traffic congestion, and is therefore infeasible as mitigation. Therefore, implementation of the General Plan has the possibility to exceed the level of service standard (LOS D) established and impacts are significant. In addition, although not foreseeable, under the Maximum w/PRD scenario, nearly every roadway in the City and Sphere areas would operate at below LOS D, thereby resulting in a significant and unavoidable impact.	MM Trans 1: To reduce potential significant impacts to intersection LOS a project-specific traffic study shall be required for projects that generate 50 or more trips at an intersection at the PM peak hour, and for projects that affect intersections which currently, or as a result of a proposed development project, will operate at LOS E or F, to determine appropriate and feasible mitigation that shall be required by the City to reach LOS D, if possible considering existing conditions, site characteristics, economic feasibility, and other related factors.	Site-Specific Environmental Review.	Planning Division Public Works Department	Compliance with Project Conditions of Approval.
	Implementation of the General Plan will not substantially increase hazards due to a design feature or incompatible uses. While this impact is less than significant without mitigation, the City is proposing the addition of the following Mitigation Measure to further reduce already less than significant impacts to pedestrians:	MM Trans 2: All trails that may be proposed to cross rail lines or within the railroad right-of-way will be coordinated and approved by the Public Utilities Commission (PUC) as required by law. In addition, any new trails proposed to be built outside of the railroad right-of-way but parallel to the tracks will be designed in such a manner to ensure pedestrian safety through the use of fencing and other materials.	At time of trail proposal.	Public Works Department	Compliance with Project Conditions of Approval.
Utilities & Service Systems	Impacts to inadequate water supply if build-out of the Project exceeds the expected Typical development level are considered significant.	MM UTL 1: To mitigate potential impacts related to the need for expanded entitlements for water supply if population growth exceeds the Typical Project level, the City will review population and development trends with respect to water sources and supply in 2015 and 2020 to assure that growth is occurring as expected under	Prior to January 1, 2015 and again by January 1, 2020.	Public Utilities Department	Urban Water Management Plan update process.

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
		<p>the Typical Project development scenario which can be accommodated with the present and expected water sources. If the review finds that development is outpacing what would be expected under the Typical level, then mitigation and funding mechanisms shall be implemented to address expected deficiencies. Options for mitigation could include, but are not limited to, such approaches as outlined below:</p> <ol style="list-style-type: none"> 1. acquire additional water from WMWD or other wholesale provider, or 2. implement water conservation regulations to provide incentives and/or penalties to achieve necessary water conservation. 			
	<p>The Project will <u>not</u> result in a determination that inadequate wastewater capacity exists to serve the project's projected demand in addition to the provider's existing commitments. Therefore, impacts associated with the Typical level of Project development are considered less than significant. However, the proposed expansion will not meet the estimated wastewater treatment demand of 55.3 mgd for Maximum build-out or 64.0 for Maximum w/PRD.</p>	<p>MM UTL 2: To mitigate potential impacts to adequate wastewater treatment plant capacity, the City will review population and development trends with respect to capacity of the treatment plant in 2015 and 2020 to assure that growth is occurring as expected under the Typical Project development scenario which can be accommodated with the present plant and planned expansions. If the review finds that development is outpacing what would be expected under the Typical level, then mitigation and funding mechanisms shall be implemented to address expected capacity deficiencies. Options for mitigation could include, but are not limited to, such approaches as outlined below:</p> <ol style="list-style-type: none"> 1. upgrade the 52.2 mgd wastewater treatment plant to accommodate excess growth, or 2. construct a new 40 mgd wastewater treatment plant. This plant could be funded by new development (General Plan Policy PF-3.2), or 3. develop an agreement with WMWD to take on additional wastewater generated within the City's service area. 	<p>Prior to January 1, 2015 and again by January 1, 2020.</p>	<p>Public Works Department</p>	<p>Capital Improvement Plan process.</p>
	<p>It is speculative to assume when and by how much conservation and energy efficient development alone will</p>	<p>MM UTL 3: To mitigate potential impacts to adequate electric service capacity and sources, the City will review population and development</p>	<p>Prior to January 1, 2009 and every 2 years thereafter.</p>	<p>Public Utilities Department</p>	<p>Capital Improvement Plan process.</p>

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ²	Monitoring/Reporting Method
	reduce demand for electrical service. Therefore, without mitigation, possible impacts associated with the Maximum w/PRD analysis would be significant.	trends with respect to electricity consumption approximately every two years to assure that growth and demand are occurring as expected under the Typical Project development scenario which can be accommodated with the present facilities, two new peak generating units, and the RTRP. If the review finds that development and/or consumption is outpacing what would be expected under the Typical level, then mitigation and funding mechanisms shall be implemented to address expected capacity deficiencies. Options for mitigation could include, but are not limited to, such approaches as outlined below: <ol style="list-style-type: none"> 1. accelerated or mandated conservancy of electricity, or 2. construct new substations and transmission lines, or 3. develop renewable sources of energy generated within the City's service area. 			
	The Project at Typical buildout will contribute only about 8% of projected capacity. Cumulatively, however, if landfill expansion does not keep pace with growth in the region or if growth within the Planning Area exceeds Typical levels, cumulative impacts may be significant and unavoidable.	MM UTL 4: The City will review the County Waste Management Annual Reports to California Integrated Waste Management Board (CIWMB) every five years to ensure that projections still show adequate capacity to and through the year 2025. If levels show that landfill capacity is becoming limited or exhausted, then the City shall increase efforts to divert waste from landfills such as meeting Policy PF 5.1 which encourages innovative methods and strategies to reduce the amount of waste materials entering landfills, including achieving 100% recycling citywide for both residential and non-residential development.	Prior to January 1, 2012 and every 5 years thereafter.	Public Works Department	General Plan Progress Report.