



City of Arts & Innovation

# COMMUNITY DEVELOPMENT DEPARTMENT

## Planning Division

### Draft Mitigated Negative Declaration

WARD: 2

1. **Case Number:** P13-0145
2. **Project Title:** Investment Building Group – Mass Grading Project
3. **Lead Agency:** City of Riverside  
Community Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522
4. **Contact Person:** Moises A. Lopez, Associate Planner  
**Phone Number:** (951) 826-5264  
**Email:** mlopez@riversideca.gov
5. **Project Location:** Assessor's Parcel Number 263-050-074; the project area is located on the westerly side of Sycamore Canyon Boulevard, between Eastridge Avenue and Alessandro Boulevard.
6. **Project Applicant/Project Sponsor's Name and Address:**

Brian Bargemann Investment Building Group 5100 Campus Drive, Suite 300 Newport Beach, CA 92660	Sandy Chandler Albert A. Webb Associates 3788 McCray Street Riverside, CA 92506
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7. **General Plan Designation:** B/OP – Business/Office Park and P – Public Park
8. **Zoning:** BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones
9. **Description of Project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

This proposal is a request by Brian Bargemann of Investment Building Group for the preparation of an Environmental Initial Study to facilitate the mass grading of a portion of an approximately 30.18 acre vacant parcel. The subject parcel is located on the westerly side of Sycamore Canyon Boulevard, between Eastridge Avenue and Alessandro Boulevard, adjacent to the Sycamore Canyon Wilderness Park. A single drainage feature, subject to the jurisdiction of the United States Army Corps of Engineers, California Department of Fish and Game, and the Regional Water Quality Control Board, traverses the southwest portion of the subject parcel.

While no development project is proposed at this time, the proposed mass grading will serve to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside's Sycamore Canyon Business Park Water Quality Basins Project is constructed. The approximately 1.68 acre Central Basin – located on the westernmost portion of the subject parcel to be mass graded – is a component of the drainage plan for the Sycamore Canyon Business Park which is intended to treat runoff

water from the Sycamore Canyon Business Park Specific Plan area and Sycamore Canyon Boulevard. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject parcel largely situated towards the northeast portion of the subject parcel. Graded areas will generally slope at a grade of one percent and drain into a temporary de-silting basin sited towards the northwest portion of the area to be mass graded. All runoff is captured by graded swales and directed to the temporary de-silting basin. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature.

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

	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
<b>Project Site</b>	Vacant	B/OP – Business/Office Park and P – Public Park	BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones
<b>North</b>	Warehouses	B/OP – Business/Office Park	BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones
<b>East</b>	Warehouses	B/OP – Business/Office Park	BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones
<b>South</b>	Sycamore Canyon Wilderness Park and Warehouses	B/OP – Business/Office Park and P – Public Park	BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones and PF-SP – Public Facilities and Specific Plan (Sycamore Canyon Business Park) Overlay Zones
<b>West</b>	Sycamore Canyon Wilderness Park	P – Public Park	PF-SP – Public Facilities and Specific Plan (Sycamore Canyon Business Park) Overlay Zones

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

- a. None.

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

- a. General Plan 2025
- b. GP 2025 FPEIR
- c. Michael Brandman Associates – Field Verification of Jurisdictional Delineation of Waters and Wetlands Based on the Original Report Prepared by MBA and dated September 15, 2005, January 18, 2013.

- d. First Carbon Solutions – Review of Cultural Resource Record Search Associated with a Cultural Resource Survey of APN: 263-050-074. City of Riverside, California, July 10, 2013.
- e. Michael Brandman Associates – Sycamore Canyon Industrial Park Habitat Assessment (Burrowing Owl) and MSHCP Consistency Analysis, July 2, 2007.
- f. Albert A. Webb Associates – Stormwater Pollution Prevention Plan – Sycamore Canyon Business Park (Mass Grading), February 27, 2013.

### 13. Acronyms

AICUZ -	Air Installation Compatible Use Zone Study
AQMP -	Air Quality Management Plan
AUSD -	Alvord Unified School District
CEQA -	California Environmental Quality Act
CMP -	Congestion Management Plan
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
EOP -	Emergency Operations Plan
FEMA -	Federal Emergency Management Agency
FPEIR -	GP 2025 Final Programmatic Environmental Impact Report
GIS -	Geographic Information System
GhG -	Green House Gas
GP 2025 -	General Plan 2025
IS -	Initial Study
LHMP -	Local Hazard Mitigation Plan
MARB/MIP -	March Air Reserve Base/March Inland Port
MJPA-JLUS -	March Joint Powers Authority - Joint Land Use Study
MSHCP -	Multiple-Species Habitat Conservation Plan
MVUSD -	Moreno Valley Unified School District
NCCP -	Natural Communities Conservation Plan
OEM -	Office of Emergency Services
OPR -	Office of Planning & Research, State
PEIR -	Program Environmental Impact Report
PW -	Public Works, Riverside
RCALUC -	Riverside County Airport Land Use Commission
RCALUCP -	Riverside County Airport Land Use Compatibility Plan
RCP -	Regional Comprehensive Plan
RCTC -	Riverside County Transportation Commission
RMC -	Riverside Municipal Code
RPD -	Riverside Police Department
RPU -	Riverside Public Utilities
RTIP -	Regional Transportation Improvement Plan
RTP -	Regional Transportation Plan
RUSD -	Riverside Unified School District
SCAG -	Southern California Association of Governments
SCAQMD -	South Coast Air Quality Management District
SCH -	State Clearinghouse
SKR-HCP -	Stephens' Kangaroo Rat - Habitat Conservation Plan
SWPPP -	Storm Water Pollution Prevention Plan
USGS -	United States Geologic Survey
WMWD -	Western Municipal Water District
WQMP -	Water Quality Management Plan

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Air Quality             |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources  | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Hazards & Hazardous Materials  | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning               | <input type="checkbox"/> Mineral Resources              | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing              | <input type="checkbox"/> Public Service                 | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic          | <input type="checkbox"/> Utilities/Service Systems      | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the Lead Agency)

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

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

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

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

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

Printed Name & Title \_\_\_\_\_

For \_\_\_\_\_ City of Riverside



City of Arts & Innovation

# COMMUNITY DEVELOPMENT DEPARTMENT

## Planning Division

### Environmental Initial Study

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. **Earlier Analysis Used.** Identify and state where they are available for review.
  - b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measure which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question; and
  - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>1. AESTHETICS.</b> Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>1a. Response:</b> <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)</i></p>				
<p>The City’s General Plan 2025 policies aim at balancing development interests with broader community preservation objectives. The proposed project may affect scenic views/vistas because the site is located within proximity of Sycamore Canyon Wilderness Park which includes several prominent natural features such as rock outcroppings. The proposed mass grading will serve to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The approximately 1.68 acre Central Basin – located on the westernmost portion of the subject parcel to be mass graded – is a component of the drainage plan for the Sycamore Canyon Business Park which is intended to treat runoff water from the Sycamore Canyon Business Park Specific Plan area and Sycamore Canyon Boulevard. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. Graded areas will generally slope at a grade of one percent and drain into a temporary de-silting basin sited towards the northwest portion of the area to be mass graded. All runoff is captured by graded swales and directed to the temporary de-silting basin. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Through compliance and implementation of the General Plan 2025 and Sycamore Canyon Business Park Specific Plan’s policies and compliance with Zoning and Grading Code requirements, impacts related to scenic vistas, direct, indirect and cumulative impacts to scenic vistas are <b>less than significant impacts</b>.</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>1b. Response:</b> <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City’s Urban Forest Tree Policy Manual, Title 20 – Cultural Resources)</i></p>				
<p>There are no scenic highways within the City that could potentially be impacted. In addition the proposed project is not located along or within view of a scenic boulevard, parkway or special boulevard as designated by the City’s General Plan 2025 and therefore will not have any effect on any scenic resources within a scenic roadway. With implementation of the General Plan 2025 policies and Sycamore Canyon Business Park Specific Plan’s policies and compliance with Zoning and Grading Code requirements, scenic resources will be protected. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. Graded areas will generally slope at a grade of one percent and drain into a temporary de-silting basin sited towards the northwest portion of the area to be mass graded. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Therefore, any potential adverse direct, indirect or cumulative impacts from this project will be <b>less than significant impact</b>.</p>				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>1c. Response:</b> <i>(Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines, and Sycamore Canyon Business Park Specific Plan)</i></p> <p>The City’s General Plan 2025 policies aim at balancing development interests with broader community preservation objectives. The proposed mass grading will serve to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The approximately 1.68 acre Central Basin – located on the westernmost portion of the subject parcel to be mass graded – is a component of the drainage plan for the Sycamore Canyon Business Park which is intended to treat runoff water from the Sycamore Canyon Business Park Specific Plan area and Sycamore Canyon Boulevard. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Through compliance and implementation of the General Plan 2025 and Sycamore Canyon Business Park Specific Plan’s policies and compliance with Zoning and Grading Code requirements, direct, indirect and cumulative impacts on the visual character and quality of the area are <b>less than significant impacts</b>.</p>				
<p>d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>1d. Response:</b> <i>(Source: General Plan 2025, General Plan 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines, and Sycamore Canyon Business Park Specific Plan)</i></p> <p>The project would not result in a new source of substantial light or glare which would adversely affect day or nighttime views as the project consists of the mass grading of an approximately 15.8 acre portion of an approximately 30.18 acre parcel where no development project is proposed at this time. Moreover, the project site is not within the Mount Palomar Lighting Area and no new lighting is proposed. As such the project will have no impact directly, indirectly or cumulatively which would adversely affect day or nighttime views.</p>				
<p><b>2. AGRICULTURE AND FOREST RESOURCES:</b></p>				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>2a. Response:</b> <i>(Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability &amp; General Plan 2025 FPEIR)</i></p> <p>A review of Figure OS-2 – Agricultural Suitability of the General Plan 2025 reveals that the project site is designated as Farmland of Local Importance. The General Plan 2025 Program concluded that implementation of the General Plan 2025 will influence the conversion of farmland by facilitating development, particularly on those sites designated Farmland of Local Importance but where land use and zoning designations preclude agriculture as a future use. To that end, impacts related to the conversion of Farmland of Local Importance were determined to be significant and unavoidable given that no</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
feasible mitigation measures exist to reduce a project's impact to agricultural resources to a less than significant level. Given that a project of this type at this location is consistent with the City's existing land use and zoning designations, impacts to agricultural resources were considered by the General Plan 2025 Final Programmatic Environmental Impact Report (GP2025 FPEIR) for which there was a Statement of Overriding Considerations adopted. Therefore, any impact to agricultural uses associated with a project of this scale at this location has already been analyzed and considered as part of the GP 2025 FPEIR.				
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2b. Response:</b> (Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19)				
The site is within a built environment and no Williamson Act contracts are implemented on the site. The proposed project will not conflict with existing zoning for agricultural uses or any applicable Williamson Act contracts. Therefore, <b>no impacts</b> will occur from this project directly, indirectly or cumulatively.				
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2c. Response:</b> (Source: GIS Map – Forest Data)				
The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland. Therefore, <b>no impacts</b> will occur from this project directly, indirectly or cumulatively.				
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2d. Response:</b> (Source: GIS Map – Forest Data)				
The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland, therefore <b>no impacts</b> will occur from this project directly, indirectly or cumulatively.				
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>2e. Response:</b> (Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, GIS Map – Forest Data)				
See Responses 2a and 2d.				
<b>3. AIR QUALITY.</b>				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3a. Response:</b> (Source: South Coast Air Quality Management District's 2007 Air Quality Management Plan (AQMP))				
The proposed mass grading will serve to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside's Sycamore Canyon Business Park Water Quality Basins Project is constructed. The approximately 1.68 acre Central Basin – located on the westernmost portion of the subject parcel to be mass graded – is a component of the drainage plan for the Sycamore Canyon Business Park which is intended to treat runoff water from the Sycamore Canyon Business Park Specific Plan area and Sycamore Canyon Boulevard. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
is proposed at this time.				
<p>The Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive program that will lead the SCAB into compliance with all Federal and State air quality standards. The City of Riverside is located within the Riverside County sub region of the SCAG projections. The General Plan 2025 FPEIR determined that implementation of the General Plan 2025 would generally meet attainment forecasts and attainment of the standards of the AQMP. The General Plan 2025 contains policies to promote mixed use, pedestrian-friendly communities that serve to reduce air pollutant emissions over time and this project is consistent with these policies. Because the proposed project is consistent with the 2007 AQMP, the proposed project will not conflict or obstruct implementation of the applicable air quality plan – AQMP and therefore this project will have <b>no impact</b> directly, indirectly or cumulatively to the implementation of an air quality plan.</p>				
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**3b. Response:** (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 AQMP, CalEEMod)

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

<b>CalEEMod MODEL RESULTS SHORT-TERM IMPACTS</b>						
Activity	Daily Emissions (lbs/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
<b>SCAQMD Daily Thresholds Construction</b>	75	100	550	150	150	55
<b>Daily Project - Emissions Construction</b>	1.25	11.11	7.14	9.58	0.87	0.75
<b>Exceeds Y/N Threshold?</b>	N	N	N	N	N	N

<b>CalEEMod MODEL RESULTS LONG-TERM IMPACTS</b>						
Activity	Daily Emissions (lbs/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
<b>SCAQMD Daily Thresholds Operation</b>	55	55	550	150	150	55
<b>Daily Project - Emissions Operational</b>	0	0	0	0	0	0
<b>Exceeds Y/N Threshold?</b>	N	N	N	N	N	N

The above tables compare the project emissions (short-term and long-term) to the SCAQMD daily thresholds and shows that established thresholds will not be exceeded. To ensure short term emissions are further reduced, the General Plan 2025 Program required mitigation measures that have been applied to this project, MM AIR 5. Therefore, because the project will not violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, and will be subject to further mitigation the impacts directly, indirectly and cumulatively will be **less than significant impacts with mitigation** to ambient air quality and to contributing to an existing air quality violation.

**MM Air 1:** To reduce construction related particulate matter air quality impacts of City projects the following measures shall be required:

1. the generation of dust shall be controlled as required by the AQMD;
2. grading activities shall cease during period of high winds (greater than 25mph);
3. trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
4. the contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approval traffic control plan.				
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3c. Response:</b> (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod 2007 Model)</p>				
<p>The proposed mass grading will serve to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside's Sycamore Canyon Business Park Water Quality Basins Project is constructed. The approximately 1.68 acre Central Basin – located on the westernmost portion of the subject parcel to be mass graded – is a component of the drainage plan for the Sycamore Canyon Business Park which is intended to treat runoff water from the Sycamore Canyon Business Park Specific Plan area and Sycamore Canyon Boulevard. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time.</p> <p>Per the GP 2025 FPEIR, AQMP thresholds indicate future construction activities under the General Plan are projected to result in significant levels of NOx and ROG, both ozone precursors, PM-10, PM-2.5 and CO. Although long-term emissions are expected to decrease by 2025, all criteria pollutants remain above the SCAQMD thresholds. The portion of the Basin within which the City is located is designated as a non-attainment area for ozone, PM-10 and PM-2.5 under State standards, and as a non-attainment area for ozone, carbon monoxide, PM-10, and PM-2.5 under Federal standards.</p> <p>Because the proposed project is consistent with the General Plan 2025, cumulative impacts related to criteria pollutants as a result of the project were previously evaluated as part of the cumulative analysis of build out anticipated under the General Plan 2025 Program. As a result, the proposed project does not result in any new significant impacts that were not previously evaluated and for which a statement of overriding considerations was adopted as part of the General Plan 2025 FPEIR. Therefore, cumulative air quality emissions impacts are <b>less than significant</b>.</p>				
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>3d. Response:</b> (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod)</p> <p>The project will not be located in proximity to any sensitive receptors (i.e. residential areas, day care centers, etc.) because the nearest sensitive receptors will be located approximately 2,800 feet (0.5 mile) south of the project site. Therefore, <b>no direct, indirect or cumulative impact</b> to the sensitive receptor will occur.</p>				
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><b>3e. Response:</b>  While exact quantification of objectionable odors cannot be determined due to the subjective nature of what is considered “objectionable,” the nature of the proposed project presents a potential for the generation of objectionable odors associated with grading activities. However, grading activities will generate airborne odors like diesel exhaust emissions. However, said emissions would occur only during daylight hours, be short-term in duration, and would be isolated to the immediate vicinity of the project site. Therefore, they would not expose a substantial number of people to objectionable odors on a permanent basis. Therefore, the project will not cause objectionable odors affecting a substantial number of people and a <b>less than significant impact</b> directly, indirectly and cumulatively will occur.</p>				
<p><b>4. BIOLOGICAL RESOURCES.</b>  Would the project:</p>				
<p>a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4a. Response:</b> <i>(Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area and Michael Brandman Associates – Sycamore Canyon Industrial Park Habitat Assessment (Burrowing Owl) and MSHCP Consistency Analysis, July 2, 2007.)</i></p> <p>While the project site is located within a built-up area, and is generally surrounded by existing development, the project site is adjacent to the Sycamore Canyon Wilderness park. The proposed mass grading will serve to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The approximately 1.68 acre Central Basin – located on the westernmost portion of the subject parcel to be mass graded – is a component of the drainage plan for the Sycamore Canyon Business Park which is intended to treat runoff water from the Sycamore Canyon Business Park Specific Plan area and Sycamore Canyon Boulevard. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time.</p> <p>A search of the MSHCP database and other appropriate databases identified the project site as being potentially suitable for burrowing owl. A Habitat Assessment was prepared by Michael Brandman Associates for the project. The findings of the habitat assessment concluded that no burrowing owls or burrows potentially occupied by burrowing owl were detected during the survey. Therefore, no additional site visits are required for the survey. Although burrowing owl does not currently utilize the site, habitat on the site is suitable for this species and could eventually become occupied. A pre-construction survey within 30-days prior to disturbance will be required in order to fulfill MSHCP requirements for avoiding take of owls or active owl nests.</p> <p>The habitat assessment also concluded the project site is suitable for avian nesting habitat. For all bird species vegetation removal should be conducted outside the avian season (March-July) to avoid impacts to nesting birds. If vegetation clearance occurs during the breeding bird season, a pre-construction bird survey would be required at least seven days before vegetation disturbance activities. If passerine birds are found to be nesting or there is evidence of nesting behavior inside the impact area, a buffer as determined by a qualified biologist will be required around the nest where no vegetation disturbance would be permitted. The biologist would closely monitor the nest until it is determined that the nest is no longer active, at which time vegetation removal could continue.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>The riparian/riverine habitat present within the project site is occupied by the Least Bell's Vireo. The Least Bell's Vireo habitat will be avoided and preserved as open space, which meets the MSHCP requirement that "90 percent of the occupied portions of the property that provide for long-term conservation value for the vireo shall be conserved." Since the habitat has been confirmed to be occupied by the Least Bell's Vireo, no focused surveys were required. Grading activities near Sycamore Canyon need to be conducted outside of the Least Bell's Vireo breeding season (April-July) to avoid potential indirect noise and motion impacts to nesting individuals. If grading activities occur during this time period, a pre-construction survey to determine potential Least Bell's Vireo territories and nests is recommended.</p> <p>Based on the information and analysis noted previously, the project will have a <b>less than significant impact with mitigation</b> directly, indirectly and cumulatively.</p> <p><b>MM Biology 1:</b> Although burrowing owl does not currently utilize the site, habitat on the site is suitable for this species and could eventually become occupied. A pre-construction survey within 30-days prior to disturbance will be required in order to fulfill MSHCP requirements for avoiding take of owls or active owl nests.</p> <p><b>MM Biology 2:</b> If passerine birds are found to be nesting or there is evidence of nesting behavior inside the impact area, a buffer as determined by a qualified biologist will be required around the nest where no vegetation disturbance would be permitted. The biologist would closely monitor the nest until it is determined that the nest is no longer active, at which time vegetation removal could continue.</p> <p><b>MM Biology 3:</b> Grading activities near Sycamore Canyon need to be conducted outside of the Least Bell's Vireo breeding season (April-July) to avoid potential indirect noise and motion impacts to nesting individuals. If grading activities occur during this time period, a pre-construction survey to determine potential Least Bell's Vireo territories and nests is recommended.</p>				
<p>b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4b. Response:</b> (Source: General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, and Michael Brandman Associates – Sycamore Canyon Industrial Park Habitat Assessment (Burrowing Owl) and MSHCP Consistency Analysis, July 2, 2007.)</p> <p>As required under the MSHCP, a habitat assessment was prepared by a qualified biologist for the project. The habitat assessment finds the proposed project complies with Section 6.1.2 of the MSHCP, which outlines the requirements and protection of riparian/riverine areas within the plan area. Due to the presence of riparian/riverine habitat, a formal jurisdictional delineation was also conducted. Based on the Grading Plan, jurisdictional waters will be avoided by the project. It is recommended that jurisdictional areas, including riparian/riverine habitat be protected by erecting drift fencing prior to clearing and grubbing. However, should the final Grading Plan result in impacts to jurisdictional waters, regulatory permits will be required prior to initiation of grading activities. In addition, impacts to riparian/riverine habitat would require the preparation of a DBESP analysis.</p> <p>Further, given the proximity of the project site to Sycamore Canyon, a MSHCP Conservation Area that includes CDFG's Ecological Reserve, the project will follow the Urban/Wildlands Interface Guidelines (Section 6.1.1 of the MSHCP) to avoid or minimize indirect impacts. In particular, native trees, such as California Sycamore, should be planted for landscaping along the riparian-urban edge to act as a visual and sound filter. With incorporation of these guidelines, the project should minimize edge effects to the riparian habitat and to occupied Least Bell's Vireo habitat.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>Through compliance with MSHCP Section 6.1.2 and other applicable requirements, impacts to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services are found to have a <b>less than significant impact with mitigation</b> directly, indirectly and cumulatively.</p> <p><b>MM Biology 4:</b> Jurisdictional areas, including riparian/riverine habitat shall be protected by erecting drift fencing prior to clearing and grubbing. However, should the final Grading Plan result in impacts to jurisdictional waters, regulatory permits will be required prior to initiation of grading activities. In addition, impacts to riparian/riverine habitat would require the preparation of a DBESP analysis.</p>				
<p>c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4c. Response:</b> <i>(Source: City of Riverside GIS/CADME USGS Quad Map Layer, and Michael Brandman Associates – Field Verification of Jurisdictional Delineation of Waters and Wetlands Based on the Original Report Prepared by MBA and dated September 15, 2005, January 18, 2013.)</i></p> <p>The project site is located adjacent to Sycamore Canyon Wilderness Park which includes a meandering drainage feature that flows from east to west. During the field verification survey, it was observed that the project site contains one jurisdictional drainage feature that meets the criteria to be considered jurisdictional. The potentially jurisdictional feature contains evidence of an ordinary high water mark, a noticeable change in soil and vegetation composition, and hydrologic connectivity to a Navigable Water. As currently designed, this proposal will avoid all potentially jurisdictional areas on the project site and no direct impacts are expected to occur. Notwithstanding, mitigation measures are proposed to address potential indirect impacts by avoiding grading activities during the bird breeding and nesting season (MM Biology 1-3), as well as the installation of silt fencing and drainage controls to prevent water flow and sediment from entering jurisdictional areas from grading activities on the upland portions of the site. Therefore, the proposed project would have a <b>less than significant impact with mitigation</b> to federally protected wetlands as defined by Section 404 of the Clean Water Act directly, indirectly and cumulatively.</p> <p><b>MM Biology 5:</b> Silt fences and drainage controls shall be used to prevent water and sediment from entering jurisdictional areas from grading activities on the upland portions of the site.</p>				
<p>d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4d. Response:</b> <i>(Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage and Michael Brandman Associates – Sycamore Canyon Industrial Park Habitat Assessment (Burrowing Owl) and MSHCP Consistency Analysis, July 2, 2007.)</i></p> <p>See Response 4a. The proposed project is subject to the MSHCP and is consistent with the General Plan 2025. The proposed project will not conflict with General Plan 2025 Policy OS-6.4 which requires the City to continue efforts to establish a wildlife movement corridor between Sycamore Canyon Wilderness Park and the Box Springs Mountain Regional Park as identified in the MSHCP and the City’s General Plan 2025. The project is also consistent with General Plan 2025 Policy OS-6.1 which addresses preserving wildlife migration areas in general. Therefore, through implementation of the General Plan 2025 policies discussed here, as well as those policies which preserve open space in general, the project will have a <b>less than significant impact with mitigation</b> directly, indirectly and cumulatively for impacts to the movement of any native resident or migratory fish or wildlife species or the establishment of native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p>				
<p>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>4e. Response:</b> <i>(Source: MSHCP, Title 16 Section 16.72.040 – Establishing the Western Riverside County MSHCP Mitigation Fee, Title 16 Section 16.40.040 – Establishing a Threatened and Endangered Species Fees, City of Riverside Urban Forest Tree Policy Manual, and Michael Brandman Associates – Sycamore Canyon Industrial</i></p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<i>Park Habitat Assessment (Burrowing Owl) and MSHCP Consistency Analysis, July 2, 2007.)</i>				
<p>While the project site is located within a built-up area, and is generally surrounded by existing development, the project site is adjacent to the Sycamore Canyon Wilderness park. The proposed mass grading will serve to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The approximately 1.68 acre Central Basin – located on the westernmost portion of the subject parcel to be mass graded – is a component of the drainage plan for the Sycamore Canyon Business Park which is intended to treat runoff water from the Sycamore Canyon Business Park Specific Plan area and Sycamore Canyon Boulevard. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time.</p> <p>Implementation of the proposed project is subject to all applicable Federal, State, and local policies and regulations related to the protection of biological resources and tree preservation. In addition, the project is required to comply with Riverside Municipal Code Section 16.72.040 establishing the MSHCP mitigation fee and Section 16.40.040 establishing the Threatened and Endangered Species Fees.</p> <p>Any project within the City of Riverside’s boundaries that proposes planting a street tree within a City right-of-way must follow the Urban Forest Tree Policy Manual. The Manual documents guidelines for the planting, pruning, preservation, and removal of all trees in City rights-of-way. The specifications in the Manual are based on national standards for tree care established by the International Society of Arboriculture, the National Arborists Association, and the American National Standards Institute. Any future project will be in compliance with the Tree Policy Manual when planting a tree within a City right-of-way, and therefore, impacts will be less than significant.</p> <p>In addition, the General Plan 2025 includes policies to ensure that future development would not conflict with any local policies or ordinances protecting biological resources, including tree preservation policies. This project has been reviewed against these policies and found to be in compliance with the policies. For these reasons, the project will have a <b>less than significant impact</b> directly, indirectly and cumulatively on local policies or ordinances protecting biological resources and tree preservation.</p>				
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>4f. Response:</b> <i>(Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens’ Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, and El Sobrante Landfill Habitat Conservation Plan)</i></p>				
<p>A habitat assessment prepared by a qualified biologist for the project. The habitat assessment found the proposed project to be located within SKR HCP and in compliance with that plan, with payment of the SKR mitigation fee. Therefore, impacts directly, indirectly and cumulatively are <b>less than significant impacts</b> to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.</p>				
<p><b>5. CULTURAL RESOURCES.</b> Would the project:</p>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5a. Response:</b> <i>(Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code, and First Carbon Solutions – Review of Cultural Resource Record)</i></p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p><i>Search Associated with a Cultural Resource Survey of APN: 263-050-074. City of Riverside, California, July 10, 2013)</i></p> <p>A cultural resources assessment was prepared by First Carbon Solutions for the project that included a records search, literature review, and field survey for the project site. The cultural resources assessment noted that a previously unrecorded bedrock-milling site and two undocumented prehistoric isolated finds were detected during the Phase I survey. Of these resources, the bedrock-milling site was evaluated for significance during Phase II testing, and was determined to be an insignificant historic resource under CEQA guidelines; this cultural resource does not require a mitigation program. The process of archeological mitigation monitoring during grading activities should reflect that the project site is moderately sensitive. Since stone artifacts are rare for sites in this vicinity, the discovery of buried stone tools or debitage during grading may indicate the location of a significant buried resource. To this end, direct impacts to significant cultural resources must be mitigated following CEQA guidelines. Through compliance with the mitigation measures, direct, indirect and cumulative impacts to historic resources will be <b>less than significant with mitigation</b>.</p> <p><b>MM Cultural Resource 1:</b> The project archeologist must create a mitigation-monitoring plan prior to earthmoving within the project site, and a pre-grad meeting associated with the details of that plan must occur between the monitoring archeologist(s) and the grading contractor prior to grading. The mitigation-monitoring plan document must contain a description of how and where artifacts will be curated if found during monitoring, and contingency plans associated with Native American tribal representation if the recovered artifacts are considered sacred items by one or more Native American tribes.</p> <p><b>MM Cultural Resource 2:</b> Monitoring of development-related excavation is required during all construction-related earthmoving. Earthmoving should be monitored on a full-time basis. The Project Archeologist may, at his or her discretion, terminate monitoring if and only if, no buried cultural resources have been detected. If buried cultural resources are detected during monitoring, monitoring must continue until 100 percent of previously undisturbed soil within the project has been disturbed and inspected by the monitor(s).</p> <p><b>MM Cultural Resource 3:</b> Should previously unidentified cultural resource sites (prehistoric or historic cultural resources) be encountered during monitoring, they should be Phase I tested and evaluated for significance following CEQA Guidelines prior to allowing a continuance of grading in the area.</p>				
<p>b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5b. Response:</b> <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study and First Carbon Solutions – Review of Cultural Resource Record Search Associated with a Cultural Resource Survey of APN: 263-050-074. City of Riverside, California, July 10, 2013)</i></p> <p>A cultural resources assessment was prepared by First Carbon Solutions for the project that included a records search, literature review, and field survey for the project site. The survey meets the Secretary of the Interior Standards and Guidelines, and has found that archeological resources were found to be present on the site; a previously unrecorded bedrock-milling site and two undocumented prehistoric isolated finds were detected during the Phase I survey. Of these resources, the bedrock-milling site was evaluated for significance during Phase II testing, and was determined to be an insignificant historic resource under CEQA guidelines; this cultural resource does not require a mitigation program. The process of archeological mitigation monitoring during grading activities should reflect that the project site is moderately sensitive. Since stone artifacts are rare for sites in this vicinity, the discovery of buried stone tools or debitage during grading may indicate the location of a significant buried resource.</p> <p>There is always the small possibility that ground-disturbing activities may uncover previously unknown buried human remains. In the event of an accidental discovery or recognition of any human remains, California Health and Safety Code 7050.5 dictates that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public Resource Code (PRC) 5097.98.</p> <p>It is always possible that ground-disturbing activities during construction may uncover previously unknown, buried cultural resources without a monitor present. In the event that buried cultural resources are discovered during construction, <u>operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine</u></p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>whether the resource requires further study. The qualified archeologist and shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with §15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone artifacts, bone, wood, shell, or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the Project Area should be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria. If the resources are determined to be unique historic resources as defined under §15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.</p> <p>No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study. In addition, reasonable efforts to avoid, minimize, or mitigate adverse effects to the property will be taken and the State Historic Preservation Officer (SHPO) and Native American tribes with concerns about the property, as well as the Advisory Council on Historic Preservation (ACHP) will be notified within 48 hours in compliance with 36 CFR 800.13(b)(3).</p> <p>Through implementation of appropriate mitigation measures (MM Cultural Resource 1-3) impacts to archeological resources directly, indirectly and cumulatively as a result of the project can be reduced to a <b>less than significant level with mitigation.</b></p>				
<p>c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5c. Response: (Source: General Plan 2025 Policy HP-1.3)</b></p> <p>Earth-disturbing actions could damage or destroy fossils in rock units. As with archaeological resources, paleontological resources are generally considered to be historical resources, as defined in CEQA Guidelines Section 15064.5(a)(3)(D). Consequently, damage or destruction to these resources could cause a significant impact.</p> <p>A cultural resources assessment was prepared by First Carbon Solutions for the project that included a records search, literature review, and field survey for the project site. The cultural resources assessment determined that there is a moderate probability that fossil resources will be found on the project site below the modern ground surface. As there is a chance that significant buried fossil resources will be impacted during grading activities, a program to mitigate adverse impacts to fossils is recommended for the eastern portion of the project site. Through compliance with the mitigation measures, direct, indirect and cumulative impacts to a unique paleontological resource or site or unique geologic feature will be <b>less than significant with mitigation.</b></p> <p><b>MM Cultural Resource 4:</b> Monitoring of excavation in areas identified as likely to contain paleontologic resources by a qualified paleontologic monitor should take place, once excavations below 5 feet have occurred. Based upon the results of our review, areas of concern include all previously undisturbed sediments of older fan deposits of middle to late Pleistocene alluvium present within the eastern half of the Project Area.</p> <p>A paleontological mitigation-monitoring plan should be developed before grading begins. Paleontological monitors should be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially-fossiliferous units described herein are not present, or if present are determined upon exposure and examination by qualified paleontologic personnel to have low potential to contain fossil resources.</p> <p><b>MM Cultural Resource 5:</b> Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils are essential in order to fully mitigate adverse impacts to resources.</p> <p><b>MM Cultural Resource 6:</b> Identification and curation of specimens into an established, accredited museum repository with</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>permanent retrievable paleontologic storage (e.g. SBCM). These procedures are also essential steps in effective paleontologic mitigation and CEQA compliance. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented.</p>				
<p><b>MM Cultural Resource 7:</b> Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontologic resources.</p>				
<p>d. Disturb any human remains, including those interred outside of formal cemeteries?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>5d. Response:</b> (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity)  Where construction is proposed in undeveloped areas, disturbance on vacant lands could have the potential to disturb or destroy buried Native American human remains as well as other human remains, including those interred outside of formal cemeteries. Consistent with State laws protecting these remains, sites containing human remains must be identified and treated in a sensitive manner. In the event that Native American human remains are inadvertently discovered during project-related construction activities, there would be unavoidable significant adverse impacts to Native American resources, but implementation of the Cultural Resources Mitigation Measures will, however, reduce impacts to human remains, including those interred outside of formal cemeteries to a <b>less than significant</b> level.</p>				
<p><b>6. GEOLOGY AND SOILS.</b>  Would the project:</p>				
<p>a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6i. Response:</b> (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones &amp; General Plan 2025 FPEIR Appendix E – Geotechnical Report)  Seismic activity is to be expected in Southern California. In the City of Riverside, there are no Alquist-Priolo zones. The project site does not contain any known fault lines and the potential for fault rupture or seismic shaking is low. Compliance with the California Building Code regulations will ensure that <b>no impacts</b> related to strong seismic ground will occur directly, indirectly and cumulatively.</p>				
<p>ii. Strong seismic ground shaking?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6ii. Response:</b> (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report)  The San Jacinto Fault Zone located in the northeastern portion of the City, or the Elsinore Fault Zone, located in the southern portion of the City’s Sphere of Influence, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. Because the proposed project complies with California Building Code regulations, impacts associated with strong seismic ground shaking will have <b>no impact</b> directly, indirectly and cumulatively.</p>				
<p>iii. Seismic-related ground failure, including liquefaction?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6iii. Response:</b> (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, and Appendix E – Geotechnical Report)  The project site is located in an area with a high potential for liquefaction. The proposed mass grading will serve to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. Graded areas will generally slope at a grade of one percent and drain into a temporary de-silting basin sited towards the northwest portion of the area to be mass graded. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Compliance with the Zoning and Grading Codes, as well as California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction, would have <b>no impact</b> directly, indirectly and cumulatively.</p>				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6iv. Response:</b> (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code, and Storm Water Pollution Prevention Plan SWPPP)</p> <p>Landslides typically occur from heavy rainfall, erosion, and removal of vegetation, seismic activity or other factors. Slope stability depends on many factors and their interrelationships. The project site and its surroundings have generally flat topography and are not located in an area prone to landslides per Figure 5.6-1 of the General Plan 2025 Program Final PEIR. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. Graded areas will generally slope at a grade of one percent and drain into a temporary de-silting basin sited towards the northwest portion of the area to be mass graded. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Compliance with the Zoning and Grading Codes, as well as California Building Code regulations will ensure that impacts related to strong landslides are reduced to <b>less than significant impact</b> levels directly, indirectly and cumulatively.</p>				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6b. Response:</b> (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code, and Storm Water Pollution Prevention Plan SWPPP)</p> <p>Erosion and loss of topsoil could occur as a result of the project. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls that include the development of a written plan to sequence grading activities and the implementation of BMPs, hydro-seeding native plant species, the use of soil binders, dike and drainage swales, and wind erosion controls. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, with the erosion control standards for which all development activity must comply (Title 18), the Grading Code (Title 17) also requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Titles 18 and 17 will ensure that soil erosion or loss of topsoil will be <b>less than significant impact</b> directly, indirectly and cumulatively.</p>				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6c. Response:</b> (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Figure 5.6-1 - Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, and Appendix E – Geotechnical Report)</p> <p>The topography of the subject site generally slopes to the southwest, away from Sycamore Canyon Boulevard. For Landslides refer to response 6 a iv. For Lateral spreading, adherence to the City’s Grading and Subdivision Codes as well as the California Building Code in the design of this project will prevent lateral spreading. For Liquefaction, refer to response 6 a iii. For Collapse, adherence to the City’s grading and building requirements will ensure that the property is adequately prepared to prevent the collapse of the graded pad and/or slopes. Compliance with the City’s existing Codes and the policies contained in the General Plan 2025 will ensure impacts related to geologic conditions are reduced to <b>less than significant impacts</b> level directly, indirectly and cumulatively.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>6d. Response:</b> (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)</p>				
<p>Expansive soil is defined under <i>California Building Code</i>. The soil type of the subject site is Monserate, Fallbrook, and Cieneba (See Figure 5.6-4 – Soils of the General Plan 2025 Program Final PEIR. Monserate soil is characterized by moderately slow to over very slow permeability and a moderate shrink-swell potential. Fallbrook soil is characterized by Moderate permeability and a moderate shrink-swell potential. Cieneba soil is characterized by rapid permeability and low shrink-swell potential. The proposed mass grading will serve to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Compliance with the applicable provisions of the City’s Grading Code – Title 17, Subdivision Code – Title 18 and the California Building Code with regard to soil hazards related to the expansive soils will be reduced to a <b>less than significant impact</b> level for this project directly, indirectly and cumulatively.</p>				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>6e. Response:</b> (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)</p>				
<p>The proposed project involves mass grading to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed; this proposal will not require septic tanks or alternative waste water disposal systems. Therefore, the project will have <b>no impact</b>.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>7. GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>7a. Response:</b></p> <p>The proposed mass grading will serve to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The approximately 1.68 acre Central Basin – located on the westernmost portion of the subject parcel to be mass graded – is a component of the drainage plan for the Sycamore Canyon Business Park which is intended to treat runoff water from the Sycamore Canyon Business Park Specific Plan area and Sycamore Canyon Boulevard. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time.</p> <p>A SCAQMD CalEEMod computer model analyzed both short-term construction related and long-term operational impacts, including estimating GHGs (MTCO<sub>2</sub>e/Year). The model estimated that 888.54 MTCO<sub>2</sub>e per year will occur as a result of the proposed project. The draft GHG threshold from CARB has yet to identify a performance standard for construction or grading-related emissions. However, when compared to the SCAQMD thresholds, this proposal’s emissions are below the recommended threshold of 3,000 MTCO<sub>2</sub>e for residential and commercial projects. Therefore, a <b>less than significant impact</b> is expected.</p>				
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>7b. Response:</b></p> <p>The SCAQMD supports State, Federal and international policies to reduce levels of ozone depleting gases through its Global Warming Policy and Rules and has established an interim Greenhouse Gas (GHG) threshold. As indicated in response 7a above, the project will comply with the City’s General Plan policies and State Building Code provisions designed to reduce GHG emissions. In addition, the project will comply with all SCAQMD applicable rules and regulations during grading activities and will not interfere with the State’s goals of reducing GHG emission to 1990 levels by the year 2020, as stated in AB 32, and an 80 percent reduction in GHG emissions below 1990 levels by 2050, as stated in Executive Order S-3-05. Based upon the discussion above, the project will not conflict with any applicable plan, policy or regulation related to the reduction in the emissions of GHG; and thus, a <b>less than significant impact</b> is expected directly, indirectly and cumulatively.</p>				
<b>8. HAZARDS &amp; HAZARDOUS MATERIALS.</b> Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>8a. Response:</b> <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan)</i></p> <p>The proposed mass grading will serve to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. The proposed project does not involve the transport,</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>use, or disposal of any hazardous material.</p> <p>The United States Department of Transportation (USDOT) Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials, as described in Title 49 of the <i>Code of Federal Regulations</i>, and implemented by Title 13 of the CCR. Through the compliance with all applicable Federal and State laws, and the submittal of a business plan to the City’s Fire Department related to the transportation, storage and disposal of hazardous materials, the likelihood and severity of accidents would be reduced. Therefore, there would be <b>less than significant impact</b> directly, indirectly and cumulatively to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>				
<p>b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>8b. Response:</b> (Source: <i>General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan</i>)</p> <p>The proposed mass grading will serve to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. The proposed project does not involve the transport, use, or disposal of any hazardous material.</p> <p>The United States Department of Transportation (USDOT) Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials, as described in Title 49 of the <i>Code of Federal Regulations</i>, and implemented by Title 13 of the CCR. Through the compliance with all applicable Federal and State laws, and the submittal of a business plan to the City’s Fire Department related to the transportation, storage and disposal of hazardous materials, the likelihood and severity of accidents would be reduced. Therefore, there would be <b>less than significant impact</b> directly, indirectly and cumulatively to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>				
<p>c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8c. Response:</b> (Source: <i>General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools, Figure 5.13-3 AUSD Boundaries, Table 5.13-E AUSD Schools, Figure 5.13-4 – Other School District Boundaries, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code</i>)</p> <p>The proposed project does not involve any emission or handling of any hazardous materials, substances or waste within one-quarter mile of an existing school as this proposal involves mass grading to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. Moreover, there are no schools within one-quarter mile of the project site; the closest school to the project site is Edgemont Elementary School (21790 Eucalyptus Avenue, Moreno Valley Unified School District) which is located approximately one mile northeast of the project site. Therefore, the project will have <b>no impact</b> regarding emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school directly, indirectly or cumulatively.</p>				
<p>d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
significant hazard to the public or the environment?				
<p><b>8d. Response:</b> (Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)</p>				
<p>A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the project would have <b>no impact</b> to creating any significant hazard to the public or environment directly, indirectly or cumulatively.</p>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>8e. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP and March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p>				
<p>The proposed project is located within March Air Reserve Base/March Inland Port Comprehensive Land Use Plan 1984 (CLUP), within Areas I and II, with the northeast corner of the project site within Accident Potential II Zone. Staff has reviewed the proposed mass grading against the requirements of the 1984 CLUP and has found it consistent with the CLUP. Therefore, impacts related to hazards from airports are <b>less than significant</b> impacts directly, indirectly and cumulatively.</p>				
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>8f. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP)</p> <p>Because the proposed project is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have <b>no impact</b> directly, indirectly or cumulatively.</p>				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>8g. Response:</b> (Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM’s Strategic Plan)</p>				
<p>An existing network of fully improved streets that include Sycamore Canyon Boulevard, Eastridge Avenue, and Alessandro Boulevard will continue to serve the project site. All streets have been designed to meet the Public Works and Fire Departments’ specifications. The proposed mass grading will serve to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Therefore, the project will have a <b>less than significant</b> impact directly, indirectly and cumulatively to an emergency response or evacuation plan.</p>				
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>8h. Response:</b> (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside’s EOP, 2002 <a href="http://intranet/Portal/uploads/Riv_City_EOP_complete.pdf">http://intranet/Portal/uploads/Riv_City_EOP_complete.pdf</a>, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM’s Strategic Plan)</p>				
<p>The proposed project is located within and adjacent to the hills and canyons urban/rural interface area of fire risk as</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>depicted in Figure 5.7-3 of the General Plan 2025 Program FPEIR but not within a Very High Fire Severity Zones (VHFSZ). The proposed mass grading will serve to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. With implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department practices, impacts from wildland fires due to this project are <b>less than significant</b> directly, indirectly and cumulatively.</p>				
<p><b>9. HYDROLOGY AND WATER QUALITY.</b></p>				
<p>Would the project:</p>				
<p>a. Violate any water quality standards or waste discharge requirements?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9a. Response:</b> (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water and Storm Water Pollution Prevention Plan SWPPP)</p>				
<p>The proposed mass grading project is located in the Santa Ana River Watershed (see GP 2025 FPEIR Figure 5.8-1). The project will not directly or indirectly result in physical alterations to the project site that would violate water quality standards. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. Graded areas will generally slope at a grade of one percent and drain into a temporary de-silting basin sited towards the northwest portion of the area to be mass graded. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls that include the development of a written plan to sequence grading activities and the implementation of BMPs, hydro-seeding native plant species, the use of soil binders, dike and drainage swales, and wind erosion controls. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, with the erosion control standards for which all development activity must comply (Title 18), the Grading Code (Title 17) also requires the implementation of measures. These BMPs combined with compliance of existing statutes will have a <b>less than significant impact</b> directly, indirectly and cumulatively on to any water quality standards or waste discharge.</p>				
<p>b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>9b. Response:</b> (Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU Map of Water Supply Basins, RPU Urban Water Management Plan, WMWD Urban Water Management Plan)</p>				
<p>The proposed project is located within the Riverside South Water Supply Basin. The project will not directly or indirectly deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The approximately 1.68 acre Central Basin – located on the westernmost portion of the subject parcel to be mass graded – is a component of the drainage plan for the Sycamore Canyon Business Park which is intended to treat runoff water from the Sycamore Canyon Business Park Specific Plan area and Sycamore Canyon Boulevard. The limits of the proposed mass grading are shown on</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Therefore, the project will have <b>no impact</b> directly, indirectly or cumulatively to groundwater supplies.</p>				
<p>c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9c. Response: (Source: Preliminary grading plan and Storm Water Pollution Prevention Plan SWPPP)</b>  This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The approximately 1.68 acre Central Basin – located on the westernmost portion of the subject parcel to be mass graded – is a component of the drainage plan for the Sycamore Canyon Business Park which is intended to treat runoff water from the Sycamore Canyon Business Park Specific Plan area and Sycamore Canyon Boulevard. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls that include the development of a written plan to sequence grading activities and the implementation of BMPs, hydro-seeding native plant species, the use of soil binders, dike and drainage swales, silt fence and basin, and wind erosion controls. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, with the erosion control standards for which all development activity must comply (Title 18), the Grading Code (Title 17) also requires the implementation of measures. Therefore, the project will have a <b>less than significant impact</b> directly, indirectly or cumulatively to existing drainage patterns.</p>				
<p>d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9d. Response: (Source: Preliminary grading plan)</b>  The project site is not located within a flood plain. Underground storm drains and streets are designed to accommodate the 10-year storm flow from curb to curb, while 100-year storms are accommodated within street right-of-ways. The runoff from the project in a developed condition has been studied and is required to be attenuated on-site, so although the drainage pattern will be altered, the off-site discharge is the same as the undeveloped condition. Therefore, there will be <b>less than significant impact</b> directly, indirectly or cumulatively in the rate or amount of surface runoff that it will not result in flooding on- or off-site.</p>				
<p>e. Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>9e. Response: (Source: Preliminary Grading Plan and Storm Water Pollution Prevention Plan SWPPP)</b>  The project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area that would create or contribute runoff water which would exceed capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls that include the development of a written plan to sequence grading activities and the implementation of BMPs, hydro-seeding native plant species, the use of soil binders, dike and drainage swales, and wind erosion controls. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. Therefore, as the expected pollutants will be mitigated through the project site design, source control, and treatment controls already integrated into the</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
project design and identified in the SWPPP, the project will not create or contribute runoff water exceeding capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff and there will be a <b>less than significant impact</b> directly, indirectly or cumulatively.				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>9f. Response: (Source: Storm Water Pollution Prevention Plan SWPPP)</b>				
The project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area that would create or contribute runoff water which would substantially degrade water quality. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls that include the development of a written plan to sequence grading activities and the implementation of BMPs, hydro-seeding native plant species, the use of soil binders, dike and drainage swales, and wind erosion controls. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. Final BMP's will be required prior to grading permit issuance. The purpose of this requirement is to insure treatment BMP's are installed/constructed as part of the project so that the pollutants generated by the project will be treated in perpetuity. Therefore, impacts related to degrading water quality are <b>less than significant</b> directly, indirectly and cumulatively.				
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9g. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Map Number 06065C0745G)</b>				
A review of National Flood Insurance Rate Map (Map Number 06065C0745G Effective Date August 28, 2008) and Figure 5.8-2 – Flood Hazard Areas of the General Plan Program FPEIR, shows that the project is not located within or near a 100-year flood hazard area and the project does not involve the construction of housing. There will be <b>no impact</b> caused by this project directly, indirectly or cumulatively as it will not place housing within a 100-year flood hazard area.				
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9h. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Map Number 06065C0745G)</b>				
The project site is not located within or near a 1% flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0745G Effective Date August 28, 2008). Therefore, the project will not place a structure within a 100-year (1%) flood hazard area that would impede or redirect flood flows and <b>no impact</b> will occur directly, indirectly or cumulatively.				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9i. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Map Number 06065C0745G)</b>				
The project site is not located within or near a flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0745G Effective Date August 28, 2008) or subject to dam inundation as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas. Therefore, the project will not place a structure within a flood hazard or dam inundation area that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam and therefore <b>no impact</b> directly, indirectly or cumulatively will occur.				
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>9j. Response: (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality)</b>				
Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, <b>no impacts</b> due to tsunamis will occur directly, indirectly or cumulatively. Additionally, the proposed project site and its surroundings have generally flat topography. The City is requiring standard construction BMP's to control erosion as outlined in the recommended conditions of approval. Therefore, inundation from seiches and mudflows is deemed to be <b>less than significant</b> directly, indirectly, or cumulatively.				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>10. LAND USE AND PLANNING:</b> Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10a. Response: (Source: General Plan 2025 Land Use and Urban Design Element, Project Grading Plan, City of Riverside GIS/CADME map layers)</b>				
The proposed project has been designed to be consistent with the fit into the pattern of development of the surrounding area providing adequate access, circulation and connectivity consistent with the General Plan 2025, and in compliance with the requirements of the Grading, Zoning, and Subdivision Codes. Therefore, the project impacts related to the community are <b>less than significant</b> .				
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10b. Response: (Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, Sycamore Canyon Business Park Specific Plan, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)</b>				
See Response 8e. Although the project is located within the boundaries of the MSHCP and the RCALUC, this proposal has been designed to be consistent with these plans. As well, the project is consistent with the General Plan 2025 and it is not a project of Statewide, Regional or Areawide Significance. As such, this project will have a <b>less than significant impact</b> on the MSHCP and RCALUC directly, indirectly or cumulatively.				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10c. Response: (Source: General Plan 2025, General Plan 2025 – Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, enter appropriate Specific Plan if one, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)</b>				
Refer to Response 4f. above.				
<b>11. MINERAL RESOURCES.</b> Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>11a. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</b>				
State-classified MRZ-2 and MRZ-3 Mineral Resource Zones are shown in Figure OS-1, Mineral Resources of the General Plan 2025. The proposed project is located in MRZ-3, indicating that the area contains known or inferred mineral occurrences of undetermined mineral resource significance. No active mining under a valid permit currently occurs on site, and this proposal is not adjacent to areas supporting feldspar, silica, limestone and/or other rock products and does not meet necessary criteria for marketability and threshold values to support mineral resources as specified by the Department of Conservation. The project does not involve extraction of mineral resources or grading activity. No mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. The project site is not, nor is it adjacent to, a locally important mineral resource recovery site delineated in the General Plan 2025, Sycamore Canyon Business Park Specific Plan or other land use plan. Therefore, the impacts to known mineral resources are <b>less than significant</b> directly, indirectly and cumulatively.				
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
plan, specific plan or other land use plan?				
<p><b>11b. Response:</b> <i>(Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</i>  The GP 2025 FPEIR determined that there are no specific areas with the City of Sphere Area which have locally-important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. The proposed project is consistent with the General Plan 2025. Therefore, there is <b>no impact</b> directly, indirectly, or cumulatively.</p>				
<b>12. NOISE.</b>				
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12a. Response:</b> <i>(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</i>  This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The approximately 1.68 acre Central Basin – located on the westernmost portion of the subject parcel to be mass graded – is a component of the drainage plan for the Sycamore Canyon Business Park which is intended to treat runoff water from the Sycamore Canyon Business Park Specific Plan area and Sycamore Canyon Boulevard. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Per Implementation Tool N-1 of the General Plan 2025 Noise Element, this project has been reviewed to ensure that noise standards and compatibility issues have been addressed. The project meets the City’s noise standards as set forth in Title 7 of the Municipal Code and is compliant with the Noise/Land Use Noise Compatibility Criteria Matrix (Figure N-10) of the Noise Element. Therefore, impacts are <b>less than significant</b> on the exposure of persons to or the generation of noise levels in excess of established City standards directly, indirectly or cumulatively.</p>				
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12b. Response:</b> <i>(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report)</i>  Grading related activities although short term, are the most common source of groundborne noise and vibration that could affect occupants of neighboring uses. While intermittent, train vibration is also a significant source of groundborne noise and vibration. This proposal was assessed for potential noise and ground-borne vibration impacts related to noise land use compatibility and construction-related noise per GP 2025 FPEIR, Table 5.11-G, Vibration Source Levels for Construction Equipment, on-site stationary noise sources, and vehicular-related noise. Grading related activities although short term, are the most common source of groundborne noise and vibration that could affect occupants of neighboring uses. As grading activities are temporary and limited, the project will cause a less than significant exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. This project is not expected to generate or be exposed to long-term vibration impacts during operation of the proposed use or during grading activities as no blasting or pile driving is foreseeable in conjunction with development of this project. Therefore, impacts are <b>less than significant</b> on the exposure of persons to or the generation of noise levels in excess of established City standards either directly, indirectly or cumulatively.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>12c. Response:</b> (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</p> <p>The proposed project does not involve uses or activities that would result in a substantial permanent increase ambient noise levels in the project vicinity above levels existing without the project. This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The approximately 1.68 acre Central Basin – located on the westernmost portion of the subject parcel to be mass graded – is a component of the drainage plan for the Sycamore Canyon Business Park which is intended to treat runoff water from the Sycamore Canyon Business Park Specific Plan area and Sycamore Canyon Boulevard. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. Therefore, this project will have <b>no impact</b> on existing noise levels directly, indirectly or cumulatively.</p>				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12d. Response:</b> (Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing Conditions Report)</p> <p>The primary source of temporary or periodic noise associated with this proposal is from grading activities. Construction noise typically involves the loudest common urban noise events associated with building demolition, grading, construction, large diesel engines, truck deliveries and hauling.</p> <p>Both the General Plan 2025 and Municipal Code Title 7 (Noise Code) limit construction and grading activities to specific times and days of the week and during those specified times, pursuant to the noise standards provided in the Title 7. Considering the short-term nature of construction and grading activities and the provisions of the Noise Code, the temporary and periodic increase in noise levels due to the construction which may result from the project are considered <b>less than significant</b> directly, indirectly and cumulatively.</p>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12e. Response:</b> (Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contour, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP, March Air Reserve Base/March inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>See response 8e. The proposed project is located within the boundaries of the March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (CLUP) and within the 65 CNEL airport noise contour area of the March ARB as depicted on Figure N-9 of the Noise Element of the General Plan 2025. General Plan 2025 Policies N-1.5, CCM-11.7, N-2.1, N-2.2, N-2.5, N-3.2 through 3.4, LU-22.3 through 22.5 and Municipal Code regulations, Sections 19.58 and 12.14 restrict noise sensitive development within areas subject to high noise levels (over 65 dB CNEL) and limit the intensity and height of development within aircraft hazard zones. These controls are consistent with the CLUP. Further, the project is consistent with both the General Plan 2025 and the 1984 CLUP for MARB/MIP. Because the noise contour level for the project site is found to be a normally acceptable level for the proposed use per Figure N-10 of the Noise Element of the General Plan 2025, impacts related to exposure of people residing or working in an airport land use plan area to excessive noise is</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
considered <b>less than significant</b> directly, indirectly and cumulatively.				
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>12f. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>Per the GP 2025 Program FPEIR, there are no private airstrips within the City that would expose people working or residing in the City to excessive noise levels. Because the proposed project consists of development anticipated under the General Plan 2025, is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have <b>no impact</b> directly, indirectly or cumulatively.</p>				
<p><b>13. POPULATION AND HOUSING.</b> Would the project:</p>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>13a. Response:</b> (Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG’s RCP and RTP)</p> <p>The project is in an urbanized area and does not propose new homes or businesses that would directly induce substantial population growth, and does not involve the addition of new roads or infrastructure that would indirectly induce substantial population growth. This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The approximately 1.68 acre Central Basin – located on the westernmost portion of the subject parcel to be mass graded – is a component of the drainage plan for the Sycamore Canyon Business Park which is intended to treat runoff water from the Sycamore Canyon Business Park Specific Plan area and Sycamore Canyon Boulevard. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Notwithstanding, this proposal is consistent with the General Plan 2025. The General Plan 2025 Final PEIR determined that Citywide, future development anticipated under the General Plan 2025 Typical scenario would not have significant population growth impacts. Because the proposed project is consistent with the General Plan 2025 Typical growth scenario and population growth impacts were previously evaluated in the GP 2025 FPEIR the project does not result in new impacts beyond those previously evaluated in the GP 2025 FPEIR; therefore, the impacts will be <b>less than significant</b> both directly and indirectly.</p>				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>13b. Response:</b> (Source: CADME Land Use 2003 Layer)</p> <p>The project will not displace existing housing, necessitating the construction of replacement housing elsewhere because the project site is proposed on vacant land that has no existing housing that will be removed or affected by the proposed project. Therefore, there will be <b>no impact</b> on existing housing directly, indirectly or cumulatively.</p>				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>13c. Response:</b> (Source: CADME Land Use 2003 Layer)</p> <p>The project will not displace any people, necessitating the construction of replacement housing elsewhere, because the</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>project site is proposed on vacant land that has no existing housing or residents that will be removed or affected by the proposed project. Therefore, this project will have <b>no impact</b> on people, necessitating the need for replacement housing either directly, indirectly or cumulatively.</p>				
<b>14. PUBLIC SERVICES.</b>				
<p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
<p>a. Fire protection?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14a. Response: (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)</b></p>				
<p>This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. The proposed project is located within and adjacent to the hills and canyons urban/rural interface area of fire risk as depicted in Figure 5.7-3 of the General Plan 2025 Program FPEIR but not within a Very High Fire Severity Zones (VHFSZ). Adequate fire facilities and services are provided by Station #13 located at 6490 Sycamore Canyon Boulevard to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department practices, there will be <b>no impacts</b> on the demand for additional fire facilities or services directly, indirectly or cumulatively.</p>				
<p>b. Police protection?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14b. Response: (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)</b></p>				
<p>This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Adequate police facilities and services are provided by the East Neighborhood Policing Center to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there will be <b>no impacts</b> on the demand for additional police facilities or services directly, indirectly or cumulatively.</p>				
<p>c. Schools?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14c. Response: (Source: FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Figure 5.13-3 – AUSD Boundaries, Table 5.13-E – AUSD, Table 5.13-G – Student Generation for RUSD and AUSD By Education Level, and Figure 5.13-4 – Other School District Boundaries)</b></p>				
<p>This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Adequate school facilities and services</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
are provided by Moreno Valley Unified School District to serve this project. The project is non-residential use that will not involve the addition of any housing units that would increase numbers of school age children. Nonetheless, the proposed project will be required to pay any applicable school fees. Therefore there will be <b>no impact</b> on the demand for additional school facilities or services directly, indirectly or cumulatively.				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>14d. Response:</b> (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative)</p>				
<p>This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Adequate park facilities and services are provided in the Sycamore Canyon Business Park – Canyon Springs Neighborhood to serve this project, including the Sycamore Canyon Wilderness Park, which is adjacent to the project site. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park, Recreation and Community Services practices, there will be <b>less than significant impacts</b> on the demand for additional park facilities or services directly, indirectly or cumulatively.</p>				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>14e. Response:</b> (Source: General Plan 2025 Figure LU-8 – Community Facilities, FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers, Table 5.13-H – Riverside Public Library Service Standards)</p>				
<p>This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Adequate public facilities and services, including libraries and community centers, are provided by the City to serve this site. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park, Recreation and Community Services and Library practices, there will be <b>no impacts</b> on the demand for additional public facilities or services directly, indirectly or cumulatively.</p>				
<b>15. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>15a. Response:</b> (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</p>				
<p>The General Plan 2025 analyzed the proposed Business/Office Park (B/OP) General Plan Land Use for this property. The project is consistent with the adopted General Plan 2025 and will pay applicable Park Development Impact Fees to the City of Riverside Parks, Recreation and Community Services Department; therefore this project will have a <b>no impact</b> directly, indirectly or cumulatively.</p>				
b. Does the project include recreational facilities or require the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
<p><b>15b. Response:</b> The project will not include new recreational facilities or require the construction or expansion of recreational facilities; therefore, there will be <b>no impact</b> directly, indirectly or cumulatively.</p>				
<p><b>16. TRANSPORTATION/TRAFFIC.</b> Would the project result in:</p>				
<p>a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16a. Response:</b> <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP)</i></p> <p>This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Equipment needed for grading activities will utilize roads within the vicinity of the project site. However, given the scope of the proposed project, this proposal will not include any component that would result in a permanent increase in vehicle trips within the area and any maintenance of the project site is expected to be minimal. Therefore <b>no impact</b> directly, indirectly or cumulatively to the capacity of the existing circulation system will occur.</p>				
<p>b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16b. Response:</b> <i>(Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP)</i></p> <p>The project site does not include a state highway or principal arterial within Riverside County’s Congestion Management Program (CMP) and the project is consistent with the Transportation Demand Management/Air Quality components of the Program. Moreover, the roadway capacity of Sycamore Canyon Boulevard is adequate to accommodate any anticipated vehicle trips resulting from this project. Therefore, there is <b>no impact</b> directly, indirectly or cumulatively to the CMP.</p>				
<p>c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
in substantial safety risks?				
<p><b>16c. Response:</b> (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p>				
<p>See response 8e. The proposed project is located within March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (CLUP) and has been determined to be consistent with the Plan by Planning staff. The project will not change air traffic patterns, increase air traffic levels or change the location of air traffic patterns. As such, this project will have <b>no impact</b> directly, indirectly or cumulatively on air traffic patterns.</p>				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16d. Response:</b> (Source: Project Site Plans, Lane Striping and Signing Plans)</p>				
<p>This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. No site modifications will occur that would result in hazards due to design features such as driveways or intersection improvements. As such, the project will have <b>no impact</b> on increasing hazards through design or incompatible uses directly, indirectly or cumulatively.</p>				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16e. Response:</b> (Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code)</p>				
<p>This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Therefore, there will be <b>no impact</b> directly, indirectly or cumulatively to emergency access.</p>				
f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>16f. Response:</b> (Source: FPEIR, General Plan 2025 Land Use and Urban Design, Circulation and Community Mobility and Education Elements, Bicycle Master Plan, School Safety Program – Walk Safe! – Drive Safe!)</p>				
<p>The project, as currently proposed, does not create conflicts with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. As such, the project will have <b>no impact</b> directly, indirectly or cumulatively on adopted policies, plans, or programs supporting alternative transportation.</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>17. UTILITIES AND SYSTEM SERVICES.</b> Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17a. Response:</b> (Source: General Plan 2025 Figure PF-2 – Sewer Facilities Map, FPEIR Figure 5.16-5 – Sewer Service Areas, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, Figure 5.8-1 – Watersheds, Wastewater Integrated Master Plan and Certified EIR)</p>				
<p>The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Therefore there will be <b>no impact</b> directly, indirectly or cumulatively to wastewater treatment.</p>				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17b. Response:</b> (Source: Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), Table 5.16-I - Current and Projected Water Use WMWD, Table 5.16-J - General Plan Projected Water Demand for WMWD Including Water Reliability 2025, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area &amp; Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)</p>				
<p>The project will not result in the construction of new or expanded water or wastewater treatment facilities. The General Plan 2025 determined future water and wastewater generation to be adequate (see Tables 5.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I, 5.16-J and 5.16-K of the General Plan 2025 Final PEIR). This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Further, State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls that include the development of a written plan to sequence grading activities and the implementation of BMPs, hydro-seeding native plant species, the use of soil binders, dike and drainage swales, and wind erosion controls. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. Therefore, the project will have <b>no impact</b> resulting in the construction of new water or wastewater treatment facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p>				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17c. Response:</b> (Source: FPEIR Figure 5.16-2 - Drainage Facilities)</p> <p>This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Further, State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls that include the development of a written plan to sequence grading activities and the implementation of BMPs, hydro-seeding native plant species, the use of soil binders, dike and drainage swales, and wind erosion controls. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. Therefore, the project will have <b>no impact</b> resulting in the construction of new storm water drainage facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p>				
<p>d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17d. Response:</b> (Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-H – Current and Projected Domestic Water Supply (acre-ft/year) WMWD, Table 5.16-I Current and Projected Water Use WMWD, Table 5.16-J – General Plan Projected Water Demand for WMWD Including Water Reliability 2025, and WMWD Master Plan)</p> <p>The project will not exceed expected water supplies. This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Therefore, the project will have <b>no impact</b> resulting in the insufficient water supplies directly, indirectly or cumulatively.</p>				
<p>e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17e. Response:</b> (Source: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, and Wastewater Integrated Master Plan and Certified EIR)</p> <p>The project will not exceed wastewater treatment requirements of (Regional Water Quality Control Board). This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid impacting the jurisdictional drainage feature and no development project is proposed at this time. Therefore, <b>no impact</b> to wastewater treatment directly, indirectly or cumulatively will occur.</p>				
<p>f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17f. Response:</b> (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)</p> <p>The General Plan 2025 determined future landfill capacity to be adequate (see Tables 5.16-A and 5.16-M of the General Plan 2025 Final PEIR). This proposal involves mass grading so as to accommodate the approximately 63,284 cubic yards of dirt that will be excavated when the Central Basin of the City of Riverside’s Sycamore Canyon Business Park Water Quality Basins Project is constructed. The limits of the proposed mass grading are shown on the Grading Plan and will occur over an approximately 15.8 acre portion of the subject 30.18 acre parcel, largely situated towards the northeast portion of the subject parcel; the remaining ungraded portions of the subject parcel will be left in its natural state with grasses, brush, and isolated outcroppings of boulders and rocks. The proposed mass grading has been designed to avoid</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
impacting the jurisdictional drainage feature and no development project is proposed at this time. Therefore, <b>no impact</b> to landfill capacity will occur directly, indirectly or cumulatively.				
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>17g. Response:</b> (Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)  The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The City is currently achieving a 60% diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50% of non-hazardous construction and demolition debris for all projects and 100% of excavated soil and land clearing debris for all non-residential projects beginning January 1, 2011. The proposed project must comply with the City's waste disposal requirements as well as the California Green Building Code and as such would not conflict with any Federal, State, or local regulations related to solid waste. Therefore, <b>no impacts</b> related to solid waste statutes will occur directly, indirectly or cumulatively.</p>				
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>18a. Response:</b> (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 - Archaeological Sensitivity, Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D, Title 20 of the Riverside Municipal Code)</p> <p>Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section of this Initial Study, and were all found to be <b>less than significant with mitigation</b>. Additionally, potential impacts to cultural, archaeological and paleontological resources related to major periods of California and the City of Riverside’s history or prehistory were discussed in the Cultural Resources Section of this Initial Study, and were also found to be <b>less than significant with mitigation</b>.</p>				
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>18b. Response:</b> (Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program)</p> <p>Because the project is consistent with the General Plan 2025, no new cumulative impacts are anticipated and therefore cumulative impacts of the proposed project beyond those previously considered in the GP 2025 FPEIR are <b>less than significant</b>.</p>				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>18c. Response:</b> (Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program)</p>				

<b>ISSUES (AND SUPPORTING INFORMATION SOURCES):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology &amp; water quality, noise, population and housing, hazards and hazardous materials, and traffic sections of this initial study and found to be less than significant for each of the above sections. Based on the analysis and conclusions in this initial study, the project will not cause substantial adverse effects, directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed project are <b>less than significant</b>.</p>				

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

**Staff Recommended Mitigation Monitoring and Reporting Program**

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
Air Quality	<p><b>MM Air 1:</b> To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:</p> <ol style="list-style-type: none"> <li>1. the generation of dust shall be controlled as required by the AQMD;</li> <li>2. grading activities shall cease during periods of high winds (greater than 25 mph);</li> <li>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</li> <li>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.</li> </ol>	<p>Prior to issuance of individual grading permit.</p> <p>The plan for traffic control shall be submitted with the grading plan.</p>	Applicant	Compliance with Project Conditions of Approval
Biological Resources	<p><b>MM Biology 1:</b> Although burrowing owl does not currently utilize the site, habitat on the site is suitable for this species and could eventually become occupied. A pre-construction survey within 30-days prior to disturbance will be required in order to fulfill MSHCP requirements for avoiding take of owls or active owl nests.</p>	30-days prior to disturbance	Applicant	Compliance with Project Conditions of Approval
	<p><b>MM Biology 2:</b> If passerine birds are found to be nesting or there is evidence of nesting behavior inside the impact area, a buffer as determined by a qualified biologist will be required around the nest where no vegetation disturbance would be permitted. The biologist would closely monitor the nest until it</p>	30-days prior to disturbance	Applicant	Compliance with Project Conditions of Approval

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

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	is determined that the nest is no longer active, at which time vegetation removal could continue.			
	<b>MM Biology 3:</b> Grading activities near Sycamore Canyon need to be conducted outside of the Least Bell's Vireo breeding season (April-July) to avoid potential indirect noise and motion impacts to nesting individuals. If grading activities occur during this time period, a pre-construction survey to determine potential Least Bell's Vireo territories and nests is recommended.	30-days prior to disturbance	Applicant	Compliance with Project Conditions of Approval
	<b>MM Biology 4:</b> Jurisdictional areas, including riparian/riverine habitat shall be protected by erecting drift fencing prior to clearing and grubbing. However, should the final Grading Plan result in impacts to jurisdictional waters, regulatory permits will be required prior to initiation of grading activities. In addition, impacts to riparian/riverine habitat would require the preparation of a DBESP analysis.	Site-Specific Environmental Review.	Applicant	Compliance with Project Conditions of Approval.
	<b>MM Biology 5:</b> Silt fences and drainage controls shall be used to prevent water and sediment from entering jurisdictional areas from grading activities on the upland portions of the site.	Site-Specific Environmental Review.	Applicant	Compliance with Project Conditions of Approval.
<b>Cultural Resources</b>	<b>MM Cultural Resource 1:</b> The project archeologist must create a mitigation-monitoring plan prior to earthmoving within the project site, and a pre-grade meeting associated with the details of that plan must occur between the monitoring archeologist(s) and the grading contractor prior to grading. The mitigation-monitoring plan document must contain a description of how and where artifacts will be curated if found during monitoring, and contingency plans associated with Native American tribal representation if the recovered artifacts are considered sacred items by one or more Native American tribes.	Site-Specific Environmental Review and prior to the issuance of a grading permit.	Applicant  Individual grading contractors  Registered Professional Archaeologist	Compliance with Project Conditions of Approval.

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	<p><b>MM Cultural Resource 2:</b> Monitoring of development-related excavation is required during all construction-related earthmoving. Earthmoving should be monitored on a full-time basis. The Project Archeologist may, at his or her discretion, terminate monitoring if and only if, no buried cultural resources have been detected. If buried cultural resources are detected during monitoring, monitoring must continue until 100 percent of previously undisturbed soil within the project has been disturbed and inspected by the monitor(s).</p>	Site-Specific Environmental Review.	Applicant  Registered Professional Archaeologist	Compliance with Project Conditions of Approval.
	<p><b>MM Cultural Resource 3:</b> Should previously unidentified cultural resource sites (prehistoric or historic cultural resources) be encountered during monitoring, they should be Phase I tested and evaluated for significance following CEQA Guidelines prior to allowing a continuance of grading in the area.</p>	Site-Specific Environmental Review.	Applicant  Individual grading contractors  Registered Professional Archaeologist	Compliance with Project Conditions of Approval.  Final report to City Planning Division from archeologist; if resources are found.
	<p><b>MM Cultural Resource 4:</b> Monitoring of excavation in areas identified as likely to contain paleontologic resources by a qualified paleontologic monitor should take place, once excavations below 5 feet have occurred. Based upon the results of our review, areas of concern include all previously undisturbed sediments of older fan deposits of middle to late Pleistocene alluvium present within the eastern half of the Project Area.</p> <p>A paleontological mitigation-monitoring plan should be developed before grading begins. Paleontological monitors should be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially-fossiliferous units described herein are</p>	Site-Specific Environmental Review.	Individual grading contractors  Registered Professional Archaeologist	Compliance with Project Conditions of Approval.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party <sup>1</sup>	Monitoring/Reporting Method
Cultural Resources	not present, or if present are determined upon exposure and examination by qualified paleontologic personnel to have low potential to contain fossil resources.			
	<b>MM Cultural Resource 5:</b> Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils are essential in order to fully mitigate adverse impacts to resources.	Site-Specific Environmental Review.	Applicant  Individual grading contractors  Registered Professional Archaeologist	Compliance with Project Conditions of Approval.
	<b>MM Cultural Resource 6:</b> Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage (e.g. SBCM). These procedures are also essential steps in effective paleontologic mitigation and CEQA compliance. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented.	Site-Specific Environmental Review.	Applicant  Individual grading contractors  Registered Professional Archaeologist	Compliance with Project Conditions of Approval.
	<b>MM Cultural Resource 7:</b> Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontologic resources.	Site-Specific Environmental Review.	Applicant  Individual grading contractors  Registered Professional Archaeologist	Compliance with Project Conditions of Approval.  Final report to City Planning Division from archeologist; if resources are found.