

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298



October 20, 2025

Ms. Lori Iles-Rangel
Senior Advisor, Major Projects Division – OU Projects
Southern California Edison
2244 Walnut Grove Avenue
Rosemead, CA 91770

RE : Minor Project Modification #2 for the Riverside Transmission Reliability Project

Dear Ms. Iles-Rangel:

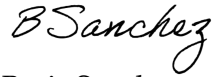
Pursuant to the California Environmental Quality Act (CEQA), the California Public Utilities Commission (CPUC) prepared a Subsequent Environmental Impact Report (SEIR) for Southern California Edison's (SCE's) Riverside Transmission Reliability Project (RTRP; A. 15-04-013). The City of Riverside previously prepared and certified an Environmental Impact Report (EIR) on February 5, 2013, approving components of the RTRP that would be owned and operated by the Riverside Public Utilities. On March 18, 2020, the CPUC issued a decision to certify the Final SEIR and grant SCE a Decision Granting a Certificate of Public Convenience and Necessity (CPCN) for the CPUC-preferred project alternative, Alternative 1 (Decision D.20-03-001). The CPUC adopted the mitigation measures (MMs) and applicant proposed measures, referred to as "environmental protection elements" (EPEs) identified in the EIR and SEIR as conditions of project approval, as well as a Mitigation Monitoring and Reporting Program (MMRP) to ensure compliance with the MMs and EPEs pursuant to Public Resources Code § 21081.6 and § 15097 of the CEQA Guidelines (Section 9 of the certified SEIR).

A detailed Mitigation Monitoring, Compliance, and Reporting Plan (MMCRP) was developed for the project with direct participation with SCE staff. The MMCRP defines specific procedures that are part of the adopted program including the Minor Project Refinement (MPR) process, which requires SCE to obtain CPUC authorization for any deviations from the approved project.

On August 15, 2025, SCE submitted MPR #2 requesting CPUC authorization to use the Tyler Yard and associated access road which was not identified in the EIR or SEIR. A copy of the MPR request materials are enclosed as Attachment 1. The CPUC conducted a CEQA consistency review for MPR #2 following the procedures set forth in the MMCRP. A completed review form and summary of findings is provided in Attachment 2. This letter serves to inform you that the CPUC has reviewed and approved SCE's request for MPR #2 on the basis that no new or substantially greater impacts would occur.

Please direct any questions related to this MPR response letter to me at (408) 915-7434 or boris.sanchez@cpuc.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "B Sanchez".

Boris Sanchez
California Public Utilities Commission

cc: Rita Wilke, Panorama Environmental

Attachment 1: SCE Request for MPR #2

Attachment 2: CPUC Review of MPR #2

Attachment 1: SCE Requests for MPR #2

MINOR PROJECT CHANGE REQUEST FORM



Part A: Request Description

MPR Request

Request Number: 002

Date Requested: August 15, 2025

**Proposed Duration/
Timing of Use:** January 1, 2026 to December 31, 2029
Work activities Monday through Friday, 6 a.m. to 8 p.m.

Location: Tyler Yard
Tyler Street and Mandalay Court, Riverside, CA
Yard: Approximately 150 x 150 yards; 5 acres

Attached Map? ☒ Yes ☐ No

Proposed Action(s)

SCE proposes utilizing an open area near the intersection of Tyler Street and Mandalay Court as a staging yard during construction of the Riverside Transmission Reliability Project (RTRP) in and around the City of Riverside. Activities at the staging yard may include staging and storage of construction materials, equipment, and vehicles, and placement of office trailers to facilitate work activities associated with installation of the overhead portions of RTRP. Access will be from Jurupa Avenue as it becomes Tyler Street (see figures).

Purpose(s)

Construction of RTRP requires identification of areas to support staging activities, including materials storage, tailboards, and other activities. Since finalization of the FEIR and FSEIR, SCE has identified the Tyler Yard as being the most suitable area for these activities. The area has no known sensitive resources present and is currently accessible to SCE for project use.

Part B: Existing Conditions

Existing Land Uses: Residential Agriculture. The area consists of existing open space that is graded and recently has been burned.
No mitigation is anticipated due to the current developed land use at the proposed staging yard.

Surrounding Land Uses: Residential Agricultural/Single-Family Residential. The properties surrounding the proposed yard include mostly residential. Areas east of Tyler Avenue are predominately residential homes. Further south along Eureka Drive are additional residential homes. Residential development is present directly north, east, and south of the yard (see Sensitive Receptors). Some open lands are present to its northwest and west; these may be used for agricultural purposes or are fallow.
No mitigation is anticipated due to the current developed land uses adjacent.

Sensitive Receptors within 500 feet: Sixty-seven residential homes are located 50 to 500 feet east of the Tyler Yard, south of Eureka Drive Avenue. No other sensitive receptors are present.
Mitigation measures in the FEIR and FSEIR associated with limited work hours, night-time lighting, noise, and air quality will be implemented at the staging yard to minimize impacts on the residential development.

**Environmental Recourses
within 500 feet:**

No environmental resources are present within 500 feet of the proposed project change.

No mitigation is anticipated.

**Has landowner approval
been granted?**

☒ Yes ☐ No ☐ N/A

The area has been secured by SCE.

Landowner:

Charlie Cox / Cox Bypass Trust
APN: 154-200-060
Tyler Street

Surveys

List any new survey reports under Part D and attach a copy.

Biological Resources. Were all sites associated with the proposed action(s) surveyed for biological resources with the potential to occur in the area? If so, were survey results positive or negative? Were surveys completed during the appropriate timing and season to detect resources?

New surveys have been conducted for biological resources. See attached.

Cultural Resources. Were all sites associated with the proposed action(s) surveyed for cultural resources (records search and pedestrian survey)? If so, were survey results positive or negative?

Surveys have been completed. Confidential version of the cultural resources survey report will be provided directly to the CPUC-designated archeologist.

Jurisdictional Waters. Were all sites associated with the proposed action(s) surveyed for hydrologic resources? If so, were survey results positive or negative?

No jurisdictional waters are present within the footprint of the Tyler yard. The site is entirely graded and next to existing developed lots on three sides. No waters are present adjacent.

MINOR PROJECT REFINEMENT REQUEST FORM

Part C: Permits, Agency Approvals, and Environmental Protection Measures

List any new permits or agency approvals under Part D and attach a copy.

Have all required permits, permit amendments/authorizations, or agency approvals been issued by resource agencies with applicable jurisdiction? Describe if necessary.

No permits, amendments, authorizations, or approvals from state or federal resource agencies are necessary for the proposed change.

Would the proposed action(s) conflict with permit conditions or agency approvals? Describe if necessary.

No, the proposed change does not conflict with any permit conditions or agency approvals.

Would the proposed action(s) conflict with environmental protection elements (EPEs) or mitigation measures (MMs) listed in the Subsequent Environmental Impact Report (SEIR)? Describe if necessary.

No, the proposed change does not conflict with any permit conditions or agency approvals.

Part D: Attached Materials

List any attached materials (e.g. surveys, maps, photos, memos, agency authorizations, etc.) below. Materials should be attached to the end of this form.

Figure 1-1 is included to show the proposed yard and access routes.

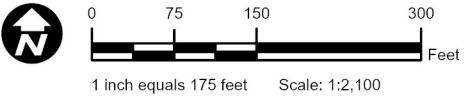
Biological Resources surveys are included. Confidential version of the cultural resources survey report will be provided directly to the CPUC-designated archeologist.



**Riverside Transmission
Reliability Project (RTRP)
Minor Project Change -
Tyler Yard**

Figure 1-1

-  Contractor Material Yard
-  Ground Disturbance Area
- Access Roads Lines**
 -  Existing, Access Road
 -  New, Access Road



Date: 8/15/2025
File Name: 97294_SCE_Templated_Figures.mxd
Version # 1:
Created By: SWCA Environmental
Geospatial Analysis,
Geomatics | Central Field Services

Features depicted herein are planning level accuracy, and intended for informational purposes only. Distances and locations may be distorted at this scale. Always consult with the proper legal documents or agencies regarding such features. Central Field Services

Service Layer Credits: World Street Map; Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Nearmap WMS Server:



Attachment 2: CPUC Review of MPR #2

MINOR PROJECT REFINEMENT REVIEW FORM



Part A: Summary of Minor Project Refinement Request

MPR Request

Request Number: 002
Date Requested: August 15, 2025
**Proposed Duration/
Timing of Use:** January 1, 2026 to December 31, 2029
Work activities Monday through Friday, 6 a.m. to 8 p.m.
Location: Tyler Yard
Tyler Street and Mandalay Court, Riverside, CA
Approximately 150 x 150 yards; 5 acres
Attached Map? ☒ No ☐ Yes

Proposed Action(s)

SCE proposes utilizing an open area near the intersection of Tyler Street and Mandalay Court as a staging yard during construction of the Riverside Transmission Reliability Project (RTRP) in and around the City of Riverside. Activities at the staging yard may include staging and storage of construction materials, equipment, and vehicles, and placement of office trailers to facilitate work activities associated with installation of the overhead portions of RTRP. Access will be from a temporary access road that connects to Jurupa Avenue as it becomes Tyler Street constructed as part of the proposed actions (see figures in the Minor Project Refinement Request Form).

Purpose(s)

Construction of RTRP requires identification of areas to support staging activities, including materials storage, tailboards, and other activities. Since finalization of the FEIR and FSEIR, SCE has identified the Tyler Yard as being a suitable area for these activities. The facility already supports similar activities, has no known sensitive resources present, and is currently accessible to SCE for project use.

Existing Conditions

Existing Land Uses: Residential Agriculture. The area consists of existing open space that recently burned (Mandalay Fire occurred on June 29, 2025) and was subsequently graded during clean-up activities.

Surrounding Land Uses: Residential Agricultural/Single-Family Residential. The properties surrounding the proposed yard include mostly residential. Areas east of Tyler Avenue are predominately residential homes. Further south along Eureka Drive are additional residential homes. Residential development is present on the east side of Tyler Street, which passes along the northeastern boundary of the yard, and Eureka Drive, located approximately 750 feet south of the staging yard (see Sensitive Receptors). Some open lands are present to the northwest, west, and immediately south of the proposed yard; these may be used for agricultural purposes or are fallow.

Sensitive Receptors within 500 feet: Sixty-seven residential homes are located 50 to 500 feet east of the Tyler Yard south of Jurupa Avenue. No other sensitive receptors are present.

Environmental Resources within 500 feet: Within 500 feet of the proposed project change, there are sensitive receptors (residential units) as well as a drainage located on the north end and outside of the proposed staging yard near the intersection of Tyler Street and Jurupa Avenue.

Has landowner approval been granted? ☒ Yes ☐ No ☐ N/A
The area has been secured by SCE.

Landowner: Point of Contact

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Charlie Cox / Cox Bypass Trust

APN: 154-200-060

Tyler Street

Surveys

Biological Resources.

The proposed staging area and a 500-foot buffer was surveyed for special-status wildlife species on August 4, 2025 and August 28, 2025; no sensitive habitat or special-status species were observed during the survey. A focused daytime habitat assessment and nighttime acoustic bat survey was conducted within the proposed staging area and a surrounding 100-foot buffer on August 04, 2025 and within the proposed access roads and 100-foot buffer on August 28, 2025. No roost emergence behavior was observed, but detections began approximately 10 minutes after sunset, indicating that roosts may be located in relatively close proximity to the Survey Areas. Although roosts were not identified during the habitat assessment and nighttime acoustic survey, the Survey Areas support foraging habitat for both common and special-status bat species. Focused burrowing owl (*Athene cunicularia*) surveys were performed within the proposed staging area and a surrounding 150-meter (approximately 500 feet) buffer on August 1, August 4, August 6, August 8, and August 11, 2025 and within the proposed access road with a 150-meter buffer (approximately 500 feet) between August 22 and August 28, 2025. It was determined that marginally suitable habitat is present, and current site conditions support potentially suitable foraging and overwintering habitat; however, during the focused surveys, no burrowing owls or sign (i.e., pellets, feathers, prey remains, scat) were observed.

The proposed staging area and a 50-foot buffer was surveyed for special-status plant species on August 7, 2025; no special-status plant species were observed during the survey. As a result of the Mandalay Fire, which started on June 29, 2025, approximately 90% of the staging yard Survey Area was burned and devoid of vegetation. Although no special-status plants were observed in the Survey Area, senesced tarplant (*Deinandra* sp.) individuals were observed immediately outside the southwestern portion of the Survey Area (Figure 3). Due to the condition of the plants, identification beyond the genus level was not possible. Both paniculate tarplant (*Deinandra paniculata*), an MSHCP covered and California Rare Plant Rank 4.2 species, and the widespread, non-special-status fascicled tarplant (*Deinandra fasciculata*) are known to occur in the Survey Area vicinity. While the survey did coincide with the known blooming periods associated with MSHCP covered species, they cannot be conclusively determined to be considered absent from the Survey Area. This is due primarily to the recent disturbance events (Mandalay Fire and grading), that left the majority of the Survey Area devoid of vegetation. Additionally, many species only emerge depending on specific environmental conditions, including temperature and precipitation. Since the region has experienced drought conditions during the past growing season, plant species—including the target MSHCP covered species—may not have had the right growing conditions to germinate this year, thus potentially making detection impossible. In summary, due to a combination of the recent disturbance events and drought conditions, SWCA could not conclusively determine that all MSHCP covered plant species are absent from the Survey Area.

The proposed access road and a 50-foot buffer was also surveyed on August 27, 2025. Approximately 40% of the access road survey area was burned as a result of the Mandalay Fire. No rare plants were identified in the access road survey. However, two individual southern California black walnuts (*Juglans californica*) were observed 50 feet and 170 feet north of the northern portion of the access road Survey Area. Southern California black walnut are a covered species under the MSHCP. Although no rare plants were identified within the access road Survey Area, the recent Mandalay fire and ground disturbing activities which removed all vegetation in the southern portion of the Survey Area would also hinder rare plant detection. Additionally, the timing of the survey was well outside the spring blooming period associated with most annual plant species. Most annual plants observed in the Survey Area were senesced at the time of the survey, and as a result many of the annual plants were not identifiable to species.

Cultural Resources.

The proposed staging area and access road were surveyed for cultural resources on July 31, 2025 and August 25, 2025, respectively; no cultural resources were identified during the surveys. In addition, a cultural resource records inventory found no archaeological resources were identified within the

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proposed staging area. Within the access road alignment, a single previously recorded historic resource was identified in records searches. However, no evidence of this resource within the vicinity of the proposed access road was identified during the field survey.

Jurisdictional Waters.

The proposed staging area and access road with respective 50-foot buffers were surveyed for aquatic resources on August 1, 2025 and September 2, 2025 respectively; no hydrologic features or wetland or riparian habitats were observed during the survey and no waters are present adjacent.

Permits, Agency Approvals, and Environmental Protection Measures

Have all required permits, permit amendments/authorizations, or agency approvals been issued by resource agencies with applicable jurisdiction? Describe if necessary.

No permits, amendments, authorizations, or approvals from state or federal resource agencies are necessary for the proposed change.

Would the proposed action(s) conflict with permit conditions or agency approvals? Describe if necessary.

No, the proposed change does not conflict with any permit conditions or agency approvals.

Would the proposed action(s) conflict with project applicant proposed measures or mitigation measures listed in Final Initial Study/Mitigated Negative Declaration (IS/MND)? Describe if necessary.

No, the proposed change does not conflict with any permit conditions or agency approvals.

Part B: EIR/SEIR Consistency Summary

CPUC has prepared the EIR/SEIR Consistency Summary below to review the consistency questions for each resource category. The consistency questions were developed using the CEQA Checklist provided in the EIR and SEIR. Refer to the certified EIR and SEIR for the details on the project impact evaluation.

Would the proposed action(s) result in a new impact, or increase the severity of a previously analyzed impact on:	No Change	Potentially Significant Change	N/A
Aesthetics (e.g., damage scenic resources or vistas, degrade the existing visual character of the site and its surroundings, or create sources of light or glare)?	☒	☐	☐
<u>EIR and SEIR evaluation: Significant and Unavoidable</u>			
Construction materials and equipment storage and staging at the Tyler Yard would be temporary and limited to the duration of construction. Public views of the Tyler Yard would occur from Santa Ana River Trail and from Tyler Street throughout the construction period and would include construction equipment, mobilizing crew and vehicles, mowing (if needed) and installation of geotextile fabric and gravel. However, approved work is already occurring in the area approximately 0.1 mile to the north and views of construction equipment are not uncommon in the area due to construction of various housing developments in the project vicinity. Environmental Protection Elements (EPEs) and mitigation measures identified in the EIR and SEIR would reduce temporary impacts from staging areas by ensuring staging areas are kept organized and tidy (EPE AES-09), limiting work hours (MM NOI-1 and NOI-2) and night-time lighting (EPE AES-08), and requiring restoration of construction impacts to pre-construction conditions (MM AES-01). The proposed activities would not result in a new impact or increase the severity of a previously analyzed impact on aesthetics as identified in the EIR and SEIR.			

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Would the proposed action(s) result in a new impact, or increase the severity of a previously analyzed impact on:	No Change	Potentially Significant Change	N/A
Agriculture and Forestry Resources (e.g., convert Farmland to nonagricultural use, or create a conflict with existing agricultural zoning or a Williamson Act)?	☒	☐	☐
<u>EIR and SEIR evaluation: Significant and Unavoidable</u>			
The proposed staging area would not convert agricultural land to non-agricultural use, or result in the loss of agricultural land. The proposed staging yard would not result in a new impact or increase the severity of a previously analyzed impact on agriculture or forestry resources.			
Air Quality and Greenhouse Gas Emissions (e.g. produce additional emissions, or expose sensitive receptors to additional pollutants, generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment)?	☒	☐	☐
<u>EIR and SEIR evaluation: Less than Significant with Mitigation</u>			
Staging activities have been analyzed in the EIR and SEIR. The staging activities are consistent with those previously analyzed. The proposed activities would result in generation of the same air quality emissions and odors analyzed for staging activities in the EIR and SEIR. The proposed activities would implement MM AQ-01 (Fugitive Dust Control Plan) which requires implementation of the Fugitive Dust Control Plan. Additionally, MM AQ-02 (Exhaust Emissions Control) provides control measures for exhaust emissions generated by the Project and would be implemented during actions associated with the proposed activity. The proposed activities would not result in a new impact or increase the severity of a previously analyzed impact on air quality.			
Biological Resources (e.g., cause an adverse effect to sensitive or special-status species, or impact riparian, wetland, or any other sensitive habitat, or conflict with local policies or ordinances protecting biological resources)?	☒	☐	☐
<u>EIR and SEIR evaluation: Less than Significant with Mitigation</u>			
As described under Part A (Surveys), biological resource surveys have been completed for the proposed staging area and no sensitive habitat, special-status species, or aquatic resources were documented. The proposed staging area was recently burned in the Mandalay Fire on June 29, 2025, and was subsequently graded during clean-up activities. Due to the lack of vegetation and native habitat, there is low potential for special-status plant species to occur at the Tyler Yard and proposed access road. In addition, the lack of trees and shrubbery and nearby residential development provide low quality habitat for nesting birds and roosting bats; however, foraging habitat for wildlife is still present. During surveys of the Tyler Yard and proposed access road, burrows and potentially suitable nesting habitat for burrowing owl was documented within the study area. While no burrowing owl were observed during any of the surveys, whitewash deposit was observed on one burrow mound but it could not be conclusively attributed to burrowing owl. No pellets, feathers, prey remains, or other diagnostic sign were recorded at any burrow. SCE will implement MM BIO-03 which includes pre-construction surveys to be conducted for special-status species, including burrowing owl, no more than 30 days prior to construction. If special-status species are observed, avoidance and minimization measures that may include buffers, fencing, and monitoring may be required. Due to the disturbed condition at the site, the potential for establishment of non-native and invasive plant species is high. MM BIO-09 would reduce the potential for the project to spread invasive plant seed by ensuring construction equipment is thoroughly washed prior to delivery to the site. The proposed activities would not result in a new impact or increase the severity of a previously analyzed impact on biological resources.			

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Would the proposed action(s) result in a new impact, or increase the severity of a previously analyzed impact on:	No Change	Potentially Significant Change	N/A
Cultural, Tribal Cultural, and Paleontological Resources (e.g., cause adverse change to a historical, archeological, or tribal cultural resource, cause adverse change to a paleontological resource or site or unique geologic feature)?	☒	☐	☐
<u>EIR and SEIR evaluation: Less than Significant with Mitigation</u>			
A review of historic aerial imagery indicated the project area has likely been repeatedly disturbed, most recently during the Mandalay Fire in June 2025. The likelihood of identifying intact archaeological resources in original context is considered low; however, the records search identified one previously recorded resource mapped within the proposed access road alignment. This resource has not been evaluated for listing on the California Register of Historic Places (CRHP) or National Register of Historic Places (NRHP). While no surficial evidence of this resource was identified during the survey, the resource record indicates that some features may be present beneath the surface. According to the Cultural Resources Monitoring and Treatment Plan (CRMTP), prepared in accordance with MM CUL-02B, archaeological monitoring (MM CUL-02 and EPE CUL- 04) will be required when ground disturbing work is conducted in proximity to this resource. If the resource is encountered during construction, the CRMTP identifies a procedure that would stop work within the vicinity of the resource, allow qualified archaeologists to evaluate the resource, and determine appropriate treatment of the resource, which may include a data recovery plan to ensure impacts to the resource would be mitigated to a less than significant level. The EIR and SEIR analysis prepared for previously undiscovered resources would be applicable to the Tyler Yard and access roads. The CRMTP (MM CUL-02B) and MMs CUL-02A, CUL-02C, CUL-02D would apply to the Tyler Yard and access roads. Final construction plans have been submitted to consulting tribes. The final construction plans included the Tyler Yard and access road. In accordance with MM CUL-02E, tribal cultural monitors shall be provided the opportunity to monitor work at the Tyler Yard and access road. The Tyler Yard is located in soils that have low sensitivity for paleontological resources; however, the access road would traverse older quaternary alluvium deposits (Qof3) which have high sensitivity for paleontological resources. In accordance with MM CUL-03, MM CUL-04 and the Paleontological Monitoring and Treatment Plan (PMTP; MM CUL-04A), ground disturbance would be monitored by a qualified paleontologist and, if fossils are located during construction, MMs CUL-05, CUL-06, CUL-07, CUL-08, and CUL-08A would be required. With implementation of the mitigation measures identified above, proposed activities would not result in a new impact or increase the severity of a previously analyzed impact on cultural, tribal cultural, and paleontological resources.			
Geology and Soils (e.g., cause or expose people or structures to geologic or soil hazards, including erosion or loss of topsoil)?	☒	☐	☐
<u>EIR and SEIR evaluation: Less than Significant</u>			
The proposed staging area is located in primarily bare or disturbed areas, and the proposed use of the area (staging for materials and equipment) would be similar to the EIR and SEIR analyses. ¾-inch rock would be spread over the entire area of the yard, which would help reduce potential erosion. BMPs would be implemented in accordance with the project-specific Stormwater Pollution Prevention Plan (SWPPP). The proposed activities would not result in a new impact or increase the severity of a previously analyzed impact on geology and soils.			
Hazards and Hazardous Materials (e.g., create or increase the exposure of people or structures to hazardous materials or wildland fires, involve the use of additional hazardous materials or equipment, or interfere with an adopted emergency plan)?	☒	☐	☐
<u>EIR and SEIR evaluation: Less than Significant with Mitigation</u>			

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Would the proposed action(s) result in a new impact, or increase the severity of a previously analyzed impact on:	No Change	Potentially Significant Change	N/A
Staging activities would require use and storage of the same types of equipment and hazardous materials that were analyzed in the EIR and SEIR. The proposed staging area does not contain known hazardous materials sites (State Water Resources Control Board, n.d.; Department of Toxic Substances Control, n.d.). Vehicles and equipment involved with the proposed actions would use hazardous materials (such as fuels and oils) that would be consistent with the types of materials analyzed in the EIR and SEIR. Potential hazards associated with the proposed activities would be addressed through implementation of EPE HAZ-01 (Health and Safety and Emergency Response Procedures), EPE HAZ-03 (Environmental Management Program), EPE HAZ-04 (Worker Environmental Awareness Training) to ensure that hazardous materials stored or transported from the staging area are properly handled to avoid a significant impact. The proposed activities would not result in a new impact or increase the severity of a previously analyzed impact on hazards and hazardous materials.			
Hydrology and Water Quality (e.g., degrade water quality, discharge waste or sediment, deplete groundwater, alter the existing drainage pattern, create additional runoff water or polluted runoff, place structures in a 100-year flood hazard area, or expose people or structures to a significant risk involving flooding)? <u>Final EIR and SEIR evaluation: Less than Significant with Mitigation</u> As described under Part A (Surveys), the proposed staging area and access roads were surveyed for aquatic resources and does not contain hydrological resources, and no waters are present adjacent. Implementation of EPE HAZ-03 (Environmental Management Program) requires implementation of a SWPPP to protect water quality from runoff from staging areas. The proposed activities would not result in a new impact or increase the severity of a previously analyzed impact on hydrology and water quality.	☒	☐	☐
Land Use (e.g., conflict with a land use plan, policy, or regulation of an agency with jurisdiction over the project, or conflict with a habitat conservation plan)? <u>Final EIR and SEIR evaluation: No Impact</u> The proposed staging yard and access route is zoned as Residential Agriculture (RA-5), which primarily permits residential and agricultural uses. The City of Riverside designates the proposed staging area and access roads as within the Rural and Residential land use designation. Construction materials and equipment storage and staging would be temporary and limited to the duration of construction. The proposed activities would occur on a disturbed, undeveloped site and would be consistent with the land use and ongoing activities of the site. The land owner has authorized the use of the proposed area for staging activities. The proposed staging yard and access road would be within Zone C and Zone D of the Riverside Municipal Airport Land Use Compatibility Plan, however activities would not include any features that would breach the 70 feet height restriction allowed within Zone C and 150 feet allowed within Zone D of the Riverside County Airport Land Use Compatibility Plan. The proposed activities would have no effect on land use or zoning designations and would not result in a new impact or increase the severity of a previously analyzed impact on land use and planning.	☐	☐	☒
Noise (e.g., expose sensitive receptors to additional noise or vibration)? <u>Final EIR and SEIR evaluation: Significant and Unavoidable</u> The proposed activities would require minimal ground disturbance and staging activities would not produce long term noise impacts. The nearest residence is approximately 50 feet from the proposed staging area on east side of Tyler Street. A concrete masonry unit wall separates residences from the east side of Tyler Street and provides a level of noise screening. Noise from the proposed staging activities would be temporary and short-term, consisting of the storing and transporting of materials in and out of the Tyler Yard. Beeping from backup alarms may be disruptive to nearby receptors, especially in morning	☒	☐	☐

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Would the proposed action(s) result in a new impact, or increase the severity of a previously analyzed impact on:	No Change	Potentially Significant Change	N/A
or evening hours. EPE NOI-01 (Noise Complaint Reporting), EPE NOI-02 (Noise Complaint Investigation), EPE NOI-03 (Construction Practices) and EPE NOI-04 (Noise Reduction Practices), and EPE NOI-05 (After-Hours Construction) would be implemented to reduce noise at the staging areas. In accordance with Mitigation Measure NOI-02 (Additional Noise Reduction), staging activities related to the proposed Project would be required to meet non-construction noise limits set by the City of Riverside if construction activities occur outside of approved construction hours (7AM-7PM Monday through Friday; 8AM-5PM on Saturday and Sunday). The access roads for the Tyler Yard would be established using a motor grader to remove vegetation, loose soil, and surface irregularities along the alignment of the proposed road. The proposed activities would not result in a new impact or increase the severity of a previously analyzed impact on noise.			
Population and Housing (e.g., induce substantial population growth in an area, or displace substantial numbers of people or housing)? <i>Final EIR and SEIR evaluation: Less than Significant</i> The proposed activities would consist of using the Tyler Yard for staging purposes and would not result in population growth or the displacement of people or housing. The proposed activities would not result in a new impact or increase the severity of a previously analyzed impact on population and housing.	☐	☐	☒
Recreation (e.g., increases the use of, or cause adverse effects to, parks or other recreational facilities)? <i>Final EIR and SEIR evaluation: Less than Significant with Mitigation</i> The proposed activities would be adjacent to the Santa Ana River Trail (SART). However, there would be no closures of the SART during construction of the Tyler Yard or associated access roads. Traffic from construction and pedestrian activities would be directed with a flagger as necessary. The proposed activities would not result in a new impact or increase the severity of a previously analyzed impact on recreation..	☒	☐	☐
Transportation and Traffic (e.g., increase traffic congestion or degrade performance of the circulation system, taking into account all modes of transportation, or increase hazards due to a design feature)? <i>Final EIR and SEIR evaluation: Significant and Unavoidable</i> The proposed activities would occur on private land and would not occur within public roads. Access to the Tyler Yard would be via a proposed temporary access road, Tyler Street, and Jurupa Avenue. Increased construction traffic on Tyler Street and Jurupa Avenue has the potential to damage road facilities. MM TRANS-07 requires SCE to conduct a pre-construction road and sidewalk condition assessment along construction traffic routes and, following construction, restore any construction-related road damage to pre-construction conditions. No lane closures would be required as part of the proposed activities. The proposed activities would not result in a new impact or increase the severity of a previously analyzed impact on transportation and traffic.	☒	☐	☐
Utilities and Public Services (e.g., result in construction of new, or expansion of existing, water facilities, stormwater drainage facilities, require additional water entitlements, or creation of new solid waste disposal needs)? <i>Final EIR and SEIR evaluation: Less than Significant with Mitigation</i> The proposed activities would not involve the construction of new, or expansion of existing, permanent water facilities, stormwater drainage facilities, and/or require water entitlements, or creation of new solid	☒	☐	☐

MINOR PROJECT REFINEMENT REVIEW FORM

Would the proposed action(s) result in a new impact, or increase the severity of a previously analyzed impact on:	No Change	Potentially Significant Change	N/A
waste disposal needs. Portable restrooms would be required for the proposed staging area. However, the need for wastewater services would be consistent with the staging yard wastewater need previously analyzed. The proposed activities would not result in a new impact or increase the severity of a previously analyzed impact on utilities and public services.			