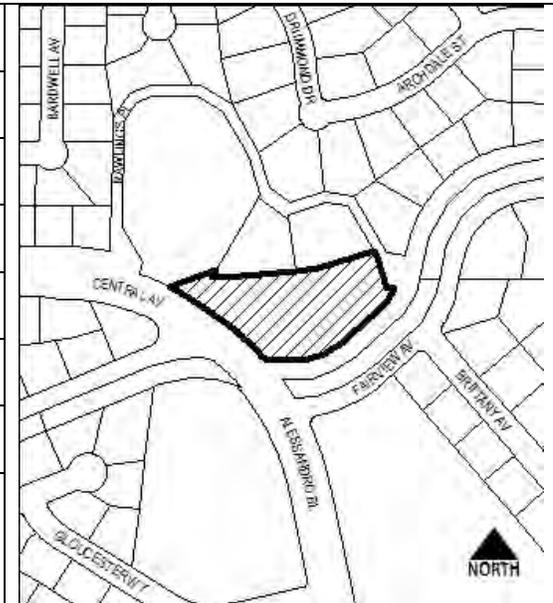




**PLANNING COMMISSION HEARING DATE: AUGUST 06, 2015
AGENDA ITEM NO.: 3**

PROPOSED PROJECT

<i>Case Numbers</i>	P14-0244 (Tentative Tract Map) P15-0085 to -88 (Variances) P15-0089 to -92 (Modifications)	
<i>Request</i>	To consider a subdivision of approximately 2.21 acres into six parcels ranging in size from 13,033 square feet to 20,521 square feet, with a private cul-de-sac street, for the future development of six single family residences in the R-1-13000 Single Family Residential Zone. The request also includes Zoning Code Variance and Subdivision Code Modification requests for four of the six lots.	
<i>Applicant</i>	Steve Berzansky, Steven Walker Communities, Inc.	
<i>Project Location</i>	Northerly corner of the intersection of Central and Fairview Avenues.	
<i>APN</i>	222-250-027	
<i>Project area</i>	Approximately 2.21 acres	
<i>Ward</i>	3	
<i>Neighborhood</i>	Victoria	
<i>Specific Plan</i>	None	
<i>General Plan Designation</i>	LDR – Low Density Residential	
<i>Zoning Designation</i>	R-1-13000 – Single Family Residential	
<i>Staff Planner</i>	Brian Norton, Associate Planner; 951-826-2308; bnorton@riversideca.gov	



RECOMMENDATIONS

Pursuant to Chapters 2.40, 19.050.030 and 18.050.010.A of the Riverside Municipal Code, the Planning Commission shall review the proposed project subject to its consistency with the Zoning Code (Title 19) and Subdivision Code (Title 18); including the proposed Tentative Parcel Map, and Planned Residential Development Permit. The decision of Planning Commission to grant a tentative tract map shall require an affirmative vote of a simple majority of the members voting. Specifically, staff recommends that the City Planning Commission:

1. **DETERMINE** that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record, and adopt a Mitigated Negative Declaration; and
2. **ADOPT** the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 15097 and California Public Resources Code 21081.6; and
3. **APPROVE** Planning Cases: P14-0244 (Tentative Tract Map 36703), P15-0085-0088 (Variances to Title 19) & P15-0089-0092 (Modifications to Title 18), based on the findings outlined in the staff report and summarized in the attached findings, and subject to the recommended conditions; and
4. **ADOPT** attached exhibits 6-10 as approved project plans, subject to recommended conditions of approval.

Pursuant to Riverside Municipal Code (RMC) Section 18.140.040, the Planning Commission is the final authority on the tract map, unless the Commission's decision is appealed. The decision to approve a Tentative Tract Map only requires a simple majority of the Planning Commissioners voting at the public hearing. Additionally, per RMC Section 18.230.020 and 18.230.03, a modification to the Subdivision Code's development standards may be considered by the Planning Commission at the same time as the request for the Tract Map is being considered.

Variance requests to deviate from the Zoning Code are reviewed by the Zoning Administrator, who has the final approval authority. However, RMC Sec. 19.650.030 requires the Variance requests to be heard by the Planning Commission because, when a project has multiple applications, all of the project's applications must be processed concurrently with the request that requires approval by the higher authority. The granting of the Variances only requires a simple majority vote of Commissioners present at the public hearing.

SITE BACKGROUND

The project site is approximately 2.21 acres and is situated on the northerly corner of the intersection of Central and Fairview Avenues. The site is vacant, and generally slopes from north to southeast (to Fairview and Central Avenues)

PROPOSAL

The following applications have been submitted:

- Tentative Tract Map (36703)
- Variances (Lot Width and Lot Depth) (Title 19)
- Modifications (Lot Width and Lot Depth) (Title 18)

As shown in Exhibit 6, the applicant is proposing to subdivide a vacant parcel, totaling 2.21 acres in size, into six (6) single family residential lots and a private cul-de-sac street. All lots are greater than 13,000 square feet, with the smallest (Lot 4) at 13,033 square feet, and the largest (Lot 6) at 20,521 square feet. Plans indicate a 10,980 square foot private street that is approximately 355-foot in length, and which takes access from Rawlings Place. The ultimate street width is proposed for 33 feet, with a pavement width of 28-feet. Curb and gutter are proposed on both sides of the street, while a sidewalk is only on the southerly side of the street. The applicant has

indicated that, in compliance with the subdivision code, parking will only be permitted on one side of the street.

As part of this proposal the applicant has applied for variances (Title 19 – Zoning Code) and modifications (Title 18 – Subdivision Code). This includes lot widths for Lots 1 and 2; and lot depths for Lots 3 and 4. The applicant has included their written justifications for the deviations (exhibits 9 and 10).

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	Consistent	Inconsistent	N/A
<p>General Plan 2025 The proposed project is consistent with the underlying General Plan 2025 land use designation of LDR- Low Density Residential, which will further the intent of the General Plan by facilitating in-fill development, while directly addressing the City’s housing needs. Further, the project as proposed will continue the development pattern of high quality single-family residential uses in the Victoria neighborhood area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19) The underlying R-1-13000 – Single Family Residential Zone is consistent with the LDR – Low Density Residential General Plan land use designation. Development standards pertaining to development in the R-1-13000 zone is discussed below.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design & Sign Guidelines No development is proposed at this time. Once development on individual lots is proposed, plans will be reviewed to ensure compliance with the City’s design guidance document. A Design Review submittal will be required.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Tentative Tract Map – R-1-13000 Zone (Title 19)</i>									
Code Standard		Proposed						Consistent	Inconsistent
		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6		
Lot Area	13,000 sf Minimum	13,056	13,086	13,255	13,033	13,890	20,521	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width	Zoning: 100 feet Subdivision: 60 feet	55 feet	55 feet	151 feet	107 feet	109 feet	144 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot Depth	Zoning: 110 feet Subdivision: 100 feet	173 feet	165 feet	83 feet	94 feet	114 feet	225 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Max. Residential Pad Size:		6,107 sq ft	5,874 sq ft	6,711 sq ft	8,753 sq ft	13,890 sq ft	9,510 sq ft	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Tentative Tract Map – R-1-13000 Zone (Title 19)</i>			
Code Standard	Proposed	Consistent	Inconsistent
<i>27,000 sf</i>	Proposed Pad Sizes are consistent with Section 17.28.020 – Hillside Grading Ordinance		
<i>Density</i>	<i>Maximum 3.0 du/ac</i>	Density is 2.71 du/ac, which is below the maximum permitted	

TENTATIVE TRACT MAP

The proposed map design can be supported as proposed, subject to the recommended conditions of approval. With the exception of substandard lot widths (Lots 1 and 2) and lot depths (Lots 3 and 4), the subdivision, which consists of an in-fill development, proposes to develop the site in compliance with the lot requirements of the underlying R-1-13000 zone, and is a logical subdivision given the unique shape of the parent parcel. This proposal will allow a residential density consistent with the surrounding neighborhood, and has been designed to accommodate six (6) conventional single family residential lots, generally in compliance with the applicable standards of the underlying zones. Further, the proposed lots are compatible in size with other single family residential lots in the immediate area; thus, allowing for the future construction of single family homes of comparable size to those found throughout the surrounding neighborhood.

As previously mentioned, the unique shape and topography of the parent parcel creates challenges that are not typical for most subdivisions in the City. However, as a result of topography, existing infrastructure layout, or parcels that were remnants of street right-of-ways there are other existing subdivisions in the immediate area that have been developed with private streets and atypical configurations. In evaluating the proposal, staff and the applicant considered multiple configurations for the subdivision. As a result, the existing map has been designed to (a) reduce potential impacts to the existing single family residences to the north; (b) reduce immediate impacts to the intersection of Fairview and Central Avenues; and (c) maximize the line-of-sight for drivers on the private street by having them access the six proposed homes from Rawlings Place, as opposed Fairview Avenue.

As previously noted, the unique shape of the parent parcel, existing topography and the placement of the cul-de-sac result in substandard lot widths for lots 1 and 2, and lot depths for lots 3 and 4. The applicant has provided their written justifications for approving the Variances to the Zoning Code (Title 19); and they have suggested modification findings for the Subdivision Code (Title 18) (exhibit 9 and 10, respectfully). Staff concurs with the applicant’s findings in that the unique shape and topography of the parcel, coupled with safety concerns related to direct access to Fairview Avenue, will not be materially detrimental to the surrounding development, and that the proposed design minimizes impacts to existing developments and the future residences.

As the project site has an existing natural slope of 14 percent, the Code allows a maximum pad size of 27,000 square feet per lot. Pads have been proposed that would allow for future development of a single family residence with a level yard and driveway. The proposed pads and related infrastructure are in concert with the natural contours of the subject site. It should be noted that the maximum pad size of 27,000 square feet is larger than the largest proposed parcel, which means that, based upon the Hillside grading standards, there are no remnant portions of the lot that would need to be placed in an open space easement. Additionally, Hillside Grading standards state that a natural open space easement is not required when a

project lacks a meaningful area of contiguous open space. As a result, open space easements are not required since the site is an infill development surrounded on all sides by existing urban development, it does not contain any remnant parcels of open space, and it does not serve as a core linkage to a larger contiguous open space corridor plan.

Location and Access

As proposed, all lots will be served by a private cul-de-sac street. The 355-foot long street will take access from Rawlings Place, and be configured with a hammer head turn around at its terminus. Consistent with the Subdivision Code for private streets, the cul-de-sac will have an ultimate width of 33-feet, a 28-foot wide roadway, installation of curb and gutter, and a sidewalk along the southerly side of the street. Consistent with development standards, the project has been conditioned to restrict parallel parking to only the southerly side of the street. The private cul-de-sac has been reviewed for consistency with the private streets provisions, and it meets or exceeds the adopted standards. Both Public Works and the Fire Department have approved the hammerhead design for the cul-de-sac terminus. As the project complies with the adopted densities of the General Plan, traffic will be consistent with surrounding development. In addition, as previously noted, the placement of the cul-de-sac off of Rawlings Place eliminates the safety and traffic related concerns that would have occurred if access was taken directly from Fairview Avenue.

Walls and Fences

While the site is currently vacant, a solid masonry wall exists along a portion of the northerly property line. This wall separates the project site from a single family residence at 2232 Rawlings Place. As the proposal does not include development at this time, a complete retaining wall, freestanding wall and fencing plan has been conditioned to be submitted and approved by staff prior to grading permit issuance.

It should be noted that an acoustical study was conducted, as a portion of Lots 5 and 6 are located within the 70 decibel contours for Central Avenue. As a result of the study, mitigation measures, including solid masonry wall, have been including in the recommended conditions to minimize impacts on the residents of the single family homes.

Design Review

The development of the lots within the subdivision is not proposed at this time. Per City policy, a Design Review application will need to be submitted for review and approval by staff prior to the issuance of any building permits. This requirement ensures that the development of all lots will be in compliance with Citywide Design Guidelines and zoning standards. Separate applications and fees will be required for the Design Review application.

Variance for Zoning Standards

To approve the tentative tract map as designed, the applicant will need to obtain four (4) Variances to allow the map to deviate from the minimum standards in the Zoning Code. As described in the summary above, the Variances include lot width (lots 1 and 2), and lot depth (lots 3 and 4).

City Municipal Code Section 19.720.040 identifies findings that must be made to approve a Variance request. The findings must identify site specific hardships or unique circumstances that deprive the property owner of privileges enjoyed by other properties with identical zoning.

Municipal Code Section 19.720.040, only allows the granting of a Variance if the following can be determined:

1. The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code;
2. There are special circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the vicinity and under the identical zoning classification;
3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located; and
4. The granting of the variance will not be contrary to the objectives of any part of the General Plan.

These findings are consistent with California Government Code Section 65906, which states: *" Variances from the terms of the zoning ordinances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated."*

Staff believes the site's shape, access and topography provide adequate justification to consider the Variance requests. If the site was a rectangular parcel (not oblong), or located where it could provide lot access to public streets without the need for a private road, then Variance requests would not be necessary. Furthermore, staff does not believe the request constitutes a special privilege. This is evident by the fact that each of the six lots will exceed the minimum required lot size established for the area's zone.

Modification to Subdivision Standards

As currently adopted, Section 18.210.080.B of the City's Subdivision Code (Riverside Municipal Code, Chapter 18) states that the minimum lot size of parcels in the City shall be 100 feet in depth and 60 feet in width, "as defined in the Zoning Code". Because this section of the Subdivision Code has very specific numerical standards, which the proposed tract map does not comply with, the applicant must obtain four (4) subdivision Modifications, in addition to the Zoning Code Variances, regardless of the fact that the modifications and variances are for the same deviations.

To approve the modifications of the Subdivision Code Standards, RMC Sec. 18.230.030 identifies five (5) findings that the Planning Commission must establish when reviewing the tract map. These mandatory findings are very similar the findings required for a Zoning Variance, and read as follows:

- A. That the property is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical or undesirable for the petitioner to fully conform with the

regulations prescribed by this Title, and required conformance would result in undue hardship;

- B. That the modification is necessary for the preservation and enjoyment of a substantial property right of the petitioner;
- C. That the modification will not be detrimental to the public health, safety or welfare, or be injurious to other properties in the vicinity;
- D. That granting the modification is in accordance with the purposes set forth in Title 18 of the Riverside Municipal code; and
- E. That granting the modification is not contrary to the objectives of the Zoning Code set forth in Title 19 of this Code and the General Plan.

As summarized above and stated for the Variances, staff believes there is justification for granting the modification to the minimum lot standards due to special circumstances; an approval would not be a special privilege, and is consistent with other properties in the area; the design alleviates impacts to the public health, safety and welfare of the public; and the subdivision is consistent with the purpose and objectives of Title 18, Title 19 and the General Plan.

NEIGHBORHOOD COMPATIBILITY

The proposed single family residential in-fill subdivision and the subsequent development of six (6) single family residences will not be out of character for this area. The subject site is located within an established residential neighborhood. The surrounding properties are developed with single family residences on single family residential parcels of similar size as the ones proposed in this subdivision. Future development of the site will be subject to scrutiny through the City's Design Review process, ensuring that future residences meet all applicable development standards and design policies.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. No responses have been received by Planning Staff at this time.

EXHIBITS LIST

1. Staff Findings
2. Staff Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Proposed Subdivision Map
7. Existing Site Photos
8. CEQA Document
9. Applicant Variance Justifications
10. Applicant Modification Findings

Report and Recommendations Prepared by:
Report and Recommendations Reviewed by:
Report and Recommendations Approved by:

Brian Norton, Associate Planner
Kyle Smith, AICP, Senior Planner
Jay Eastman, AICP, Interim City Planner
Emilio Ramirez,
Interim Community Development Director



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

EXHIBIT 1- STAFF RECOMMENDED FINDINGS

PLANNING CASES: P14-0244 (Tentative Tract Map)
P15-0085 to -88 (Variances)
P15-0089 to -92 (Modifications)

STAFF FINDINGS

Staff Recommends that the City Planning Commission:

1. **RECOMMEND** that the City Council **DETERMINE** that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend City Council adoption of a Mitigated Negative Declaration;
2. **RECOMMEND APPROVAL** of Planning Case Numbers: P14-0244 (Tentative Tract Map), P15-0085 to -88 (Variances) & P15-0089 to -92 (Modifications) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions;
3. **RECOMMEND ADOPTION** of attached exhibits 6-10 as approved project plans, subject to recommended conditions of approval.

Based on the following findings:

- a. The proposed subdivision as designed and subject to the recommended conditions of approval, will facilitate future in-fill development while preserving the single family character of the neighborhood, which is consistent with the goals, policies, and objectives of the General Plan, the Zoning Code and the Victoria Neighborhood;
- b. The proposed subdivision will facilitate future development which is consistent with the goals, policies, and objectives of the General Plan, the LDR – Low Density Residential land use designation and the Zoning Code with implementation of the recommended conditions of approval;
- c. With the recommended conditions of approval, the proposed subdivision will result in future development that will be consistent with surrounding development in this area, not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area, resulting in no land use compatibility impacts;
- d. The project is consistent with and promotes the following General Plan objective:

Objective LU-85: Preserve and enhance the largely residential character of the Victoria neighborhood.

- e. Due to the site's shape, topography and limited vehicle access to a public street, the strict application of the provisions of the Zoning Code, without the granting of the proposed zoning variances and subdivision modifications, would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code, and the variance and modification request are necessary for the preservation and enjoyment of the property owners property rights;
- f. The site's shape, topography and limited vehicle access to a public street are special circumstances that do not apply generally to other property in the vicinity and under the identical zoning classification, and which make the development of the site impractical or impossible under the current development standards;
- g. The granting of the tract map, variances or modifications will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located;
- h. That granting the modification is in accordance with the purposes set forth in Title 18 of the Riverside Municipal code, nor is it contrary to Title 19 of the Riverside Municipal Code.



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

EXHIBIT 2 - STAFF RECOMMENDED CONDITIONS OF APPROVAL

CONDITIONS & GENERAL INFORMATION NOTES

Case Number: P14-0244 (TM36703)

Meeting Date: August 06, 2015

P15-0085 to -88 (Variances)

P15-0089 to -92 (Modifications)

CONDITIONS

Case Specific

- **Planning**

1. All conditions approved by the Riverside County Airport Land Use Commission development review case ZAP1136MA15 shall apply.
2. The City Planning Commission makes the necessary findings in the applicants favor to grant the following variances to the Zoning Code;
 - a. To allow Lots 1 and 2 to be substandard in width, such that Lot 1 has a width of 55 feet at building setback and Lot 2 has a width of 55 feet at building setback.
 - b. To allow Lots 3 and 4 to be substandard in width, such that Lot 3 has a depth of 83 feet and Lot 4 has a depth of 94 feet.
3. The City Planning Commission makes the necessary findings in the applicants favor to grant the following modifications to the Subdivision Code;
 - a. To allow Lots 1 and 2 to be less than 60 feet in width, such that Lot 1 has a width of 55 feet at building setback and Lot 2 has a width of 55 feet at building setback.
 - b. To allow Lots 3 and 4 to be less than 100 feet in depth, such that Lot 3 has a depth of 83 feet and Lot 4 has a depth of 94 feet.
4. Future development shall comply with all development standards of the R-1-13000 Zone and entitlement processes at the time such development is submitted for permitting.

Prior to Map Recordation

5. Where a Tentative Tract Map contains land or improvement proposed to be held in common ownership, the applicant shall submit a declaration of covenants, conditions and restrictions (CC&R's) with the final map establishing a Homeowner's Association subject to the City's Planning Division and City Attorney's Office approval. Such declaration shall set

forth provisions for maintenance of all common open space areas, reverse frontage landscaping, maintenance of the private road, curbs, gutters and sidewalks, payment of taxes and all other privileges and responsibilities of the common ownership. The CC&R's shall include provisions prohibiting the homeowners' association (HOA) from quitclaiming, selling, or otherwise transferring the land held in common ownership to private property owners.

6. The applicants prepared Covenants, Conditions and Restrictions (CC&R's) shall contain the following conditions and restrictions:
 - a. Establishing a homeowners Association;
 - b. The HOA shall be responsible for common maintenance of all open space, reverse frontage landscaping, maintenance of private road, curbs, gutters and sidewalks;
 - c. On-street parking shall only be permitted on one side of the private street, no parking signs or red curbing shall be maintained along one side;
 - d. Subdivision of any lots within this map is prohibited; and
 - e. Design Guidelines shall be incorporated into the CC&R's to ensure that the guidelines are distributed to each future homeowner prior to Design Review submittal so that requirements can be incorporated into each residence.
7. The provisions of approved CC&R's shall not be amended without prior approval of the City Planner and City Attorney who at his or her discretion may refer the matter to the Planning Commission. Requests for amendments to CC&R's shall be submitted to the Planning Division.
8. A note shall be placed on the map indicating that on-street parking shall only be permitted on one side of the street. The note shall convey how the no parking side will be visually enforced (Red Curb, Signage, etc).

Prior to Grading Permit Issuance

9. Tract Map 36703 shall be recorded.
10. Precise grading plans shall meet the adopted standards found under Section 17.28.020 of the Hillside/Arroyo Grading.
11. A perimeter wall plan shall be submitted for review and approval of Design Review staff. Walls that are visible to the public right-of-way shall be constructed with a decorative material, to the satisfaction of Design Review staff. Long expansive sections of walls shall be broken up and include decorative pilasters. The wall and pilasters will need to be capped with a decorative cap that overhangs the edges of the proposed wall segments. The applicant shall work cooperatively with the adjacent single family residential property owners to construct a new decorative masonry wall along shared property lines.
 - a. Where retaining walls or fences are proposed in conjunction with freestanding walls, freestanding walls or fences should be setback from retaining walls.

- b. Where there are existing fences or walls along the project site's property lines, a licensed surveyor shall review and document the location of the existing fences and walls.
12. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
- a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with all recommendations of the required Project specific Water Quality Management Plan;
 - d. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - e. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
 - f. The Project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - i. Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
 - ii. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - iii. Wash off trucks and other equipment leaving the site;
 - iv. Replace ground cover in disturbed areas immediately after construction;
 - v. Keep disturbed/loose soil moist at all times;
 - vi. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - vii. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.

During Grading and Construction

13. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric

generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

14. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. the generation of dust shall be controlled as required by the AQMD;
 - b. grading activities shall cease during periods of high winds (greater than 25 mph);
 - c. 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
15. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.

In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, *State CEQA Guidelines* 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

16. The Construction Contractor shall time the construction activities so as to not interfere with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.
17. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.

18. **Advisory:** State and Federal regulations require preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Compliance with this requirement is enforced by the Water Quality Control Board.

Prior to Building Permit Issuance

19. **Advisory:** Payment of Multi-Species Habitat Conservation Plan (MSHCP) fees as applicable.
20. **Advisory:** The developer shall be subject to the payment of school fees and local traffic and transportation fees in accordance with City Ordinances, as applicable.
21. Property Owner(s) shall submit Administrative Design Review applications for the development of new residences on each lot. The site plan and building elevations will be subject to review and approval of Design Review staff. Separate applications and fees will be required.
 - a. Residences on Lots 2, 4, 5 and 6 that reverse or side-on to Fairview and Central Avenues shall be designed to have an architectural front-on treatment with high quality architectural design and detail
22. Plans showing typical side on or reverse frontage landscaping and irrigation design, including implementation of water quality management facilities on each lot, shall be submitted for Design Review staff approval. A separate applications and filing fee is required. Landscaping and irrigation plans must be submitted prior to building permit issuance and landscaping must be installed prior to occupancy of each residence.
23. Plans submitted for the Administrative Design Review process shall specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Division review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
24. Plans showing typical side on, reverse frontage and slope landscaping and irrigation design, including implementation of water quality management facilities on each lot, shall be submitted for Design Review staff approval. A separate application and filing fee is required. Landscaping and irrigation plans must be submitted prior to building permit issuance and landscaping must be installed prior to occupancy of each residence.

- **Public Works**

The following public works "engineering" conditions to be met prior to map recordation unless otherwise noted:

25. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.
26. **Advisory:** Right-of-way on Fairview to be 33' from centerline which will be reserved in purchase/sale agreement from City.

27. **Advisory.** Right-of-way on Central to be 60' from centerline which will be reserved in purchase/sale agreement from City.
28. Installation of curb and gutter at 20 feet from centerline, sidewalk and matching paving on Fairview Avenue to Public Works specifications.
29. Full improvement of interior streets based on 28 foot private residential street standards.
30. Off-site improvement plans to be approved by Public Works prior to map recordation.
31. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
32. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
33. A sewer extension approximately 250 feet long will be required to serve this project.
34. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works specifications.
35. All reverse frontage improvements shall be installed by the developer and maintained by a landscape maintenance assessment district. The landscape maintenance assessment district shall be created by the developer in a manner acceptable to the City Attorney's Office and the Park and Recreation Departments prior to recordation of this map.
36. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

37. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;

- b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
38. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (C,C&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.
39. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
40. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
- a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

- **Fire Department**

Contact Margaret Albanese at 951-826-5455 for questions regarding fire conditions or corrections.

The following to be met prior to construction permit issuance:

40. New public fire hydrant(s) spaced 500 feet shall be installed and operational prior to Fire Department release of permit.
41. A residential fire sprinkler system meeting National Fire Protection Association 13D is required. Plans shall be submitted to and approved by the Fire Department prior to installation. 2010 California Residential Code, Section R313. Riverside Municipal Code, Section 16.32.076.

- **Public Utilities**

Contact Christopher Gross at CGross@riversideca.gov or 951-826-5370 for questions regarding water conditions or corrections:

42. *Advisory:* The provision of water facilities in accordance with the City of Riverside Public Utilities Water Rules.
43. *Advisory:* The provision of utility fees and charges in accordance with the City of Riverside Public Utilities Water Rules.
44. *Advisory:* The provision of faithful performance bonds in accordance with the City of Riverside Public Utilities Water Rules.
45. Prior to map recordation, the Developer shall construct or cause to be constructed, a water main along Fairview Avenue, from Central Avenue to Rawlings Place.
46. Prior to map recordation, the Developer shall construct or cause to be constructed, a water main along Rawlings Place from Fairview Avenue to the project's property line.
47. *Advisory:* All common area landscaping may be required to be served from the existing recycled waterline in Central Avenue.

Contact Summer Ayala at 951-826-2129 for questions regarding public utilities (electric) conditions/corrections listed below:

48. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
49. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

- **Parks, Recreation and Community Services**

Prior to Building Permit Issuance:

50. Payment of all applicable park development fees (local, regional/reserve, trail and aquatic) as mitigation for the impacts of the project on the park development and open space needs of the City. For questions or concerns regarding this condition, contact Park Planning & Design, 951-826-2000.

Standard Conditions

- **Planning**

51. There is a thirty-six-month time limit in which to satisfy the conditions and record this map. Six subsequent one-year time extensions may be granted by the City Planning Commission upon request by the applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.
52. Within 30 days of the approval of the project by the City the developer or subdivider shall execute an agreement, approved by the City Attorney's Office, to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this subdivision, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the Developer or subdivider of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.
53. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.
54. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.

GENERAL INFORMATION NOTES

1. Appeal Information

- a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within fifteen calendar days after the decision.
- b. Appeal filing and processing information may be obtained from the Community Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall.

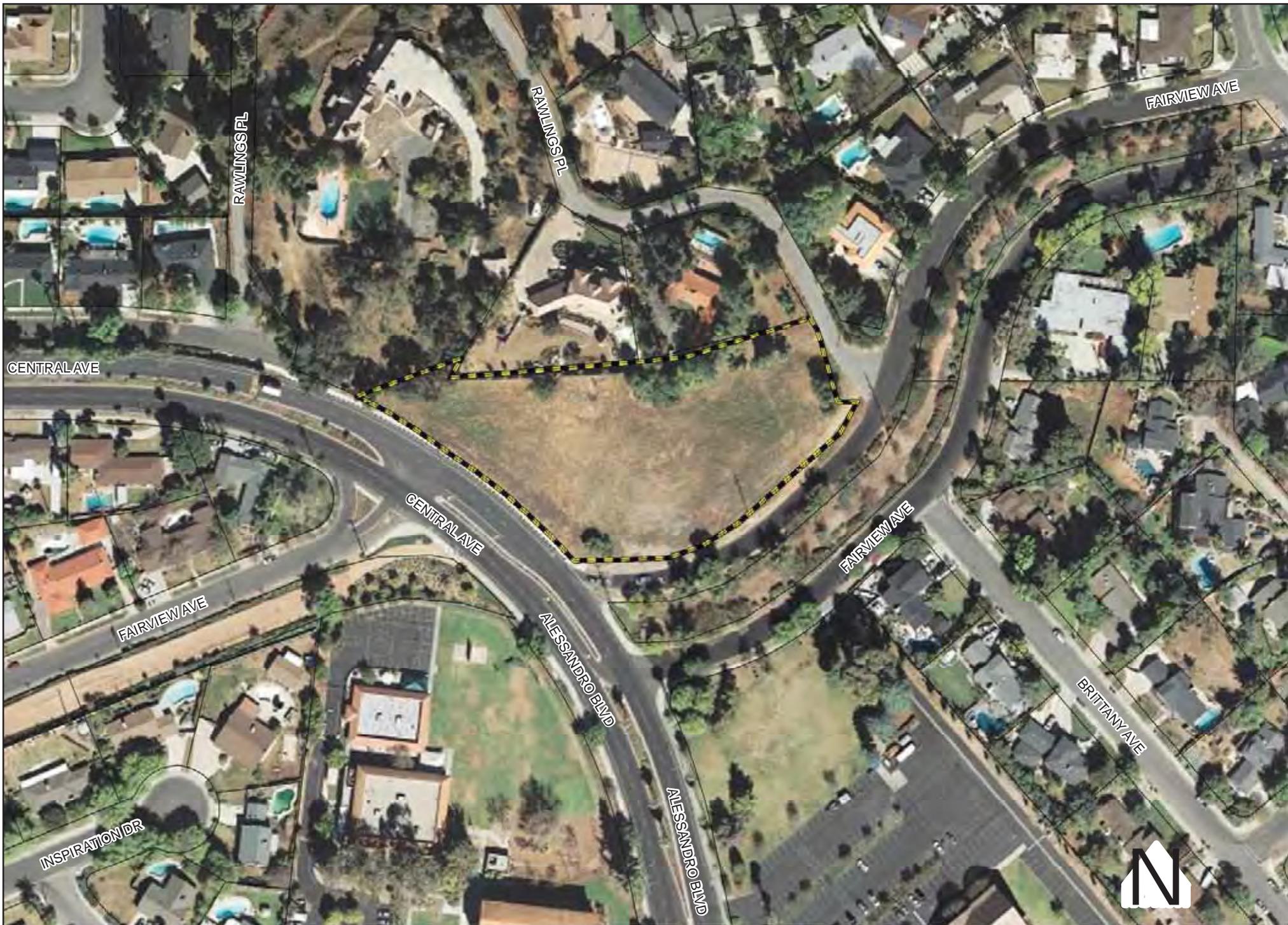


Exhibit 3 - P14-0244, P15-0085-0092, Aerial Photo

0 50 100 200 300 400 Feet

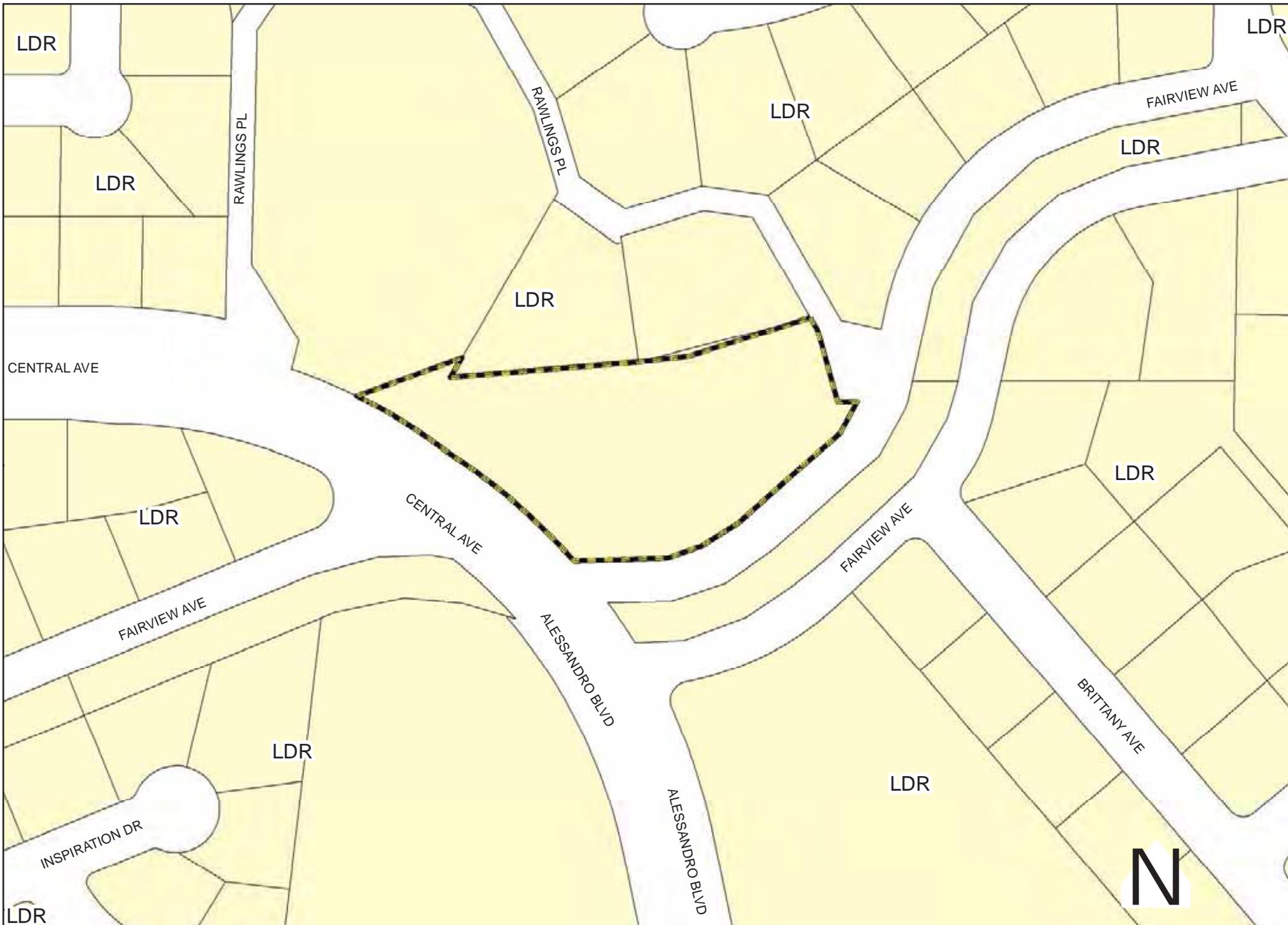


Exhibit 4 - P14-0244, P15-0085-0092, General Plan Land Use Map



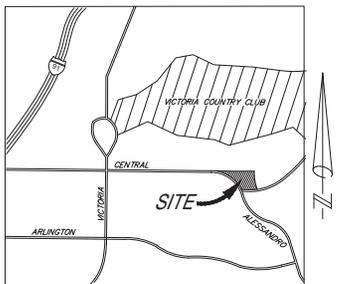
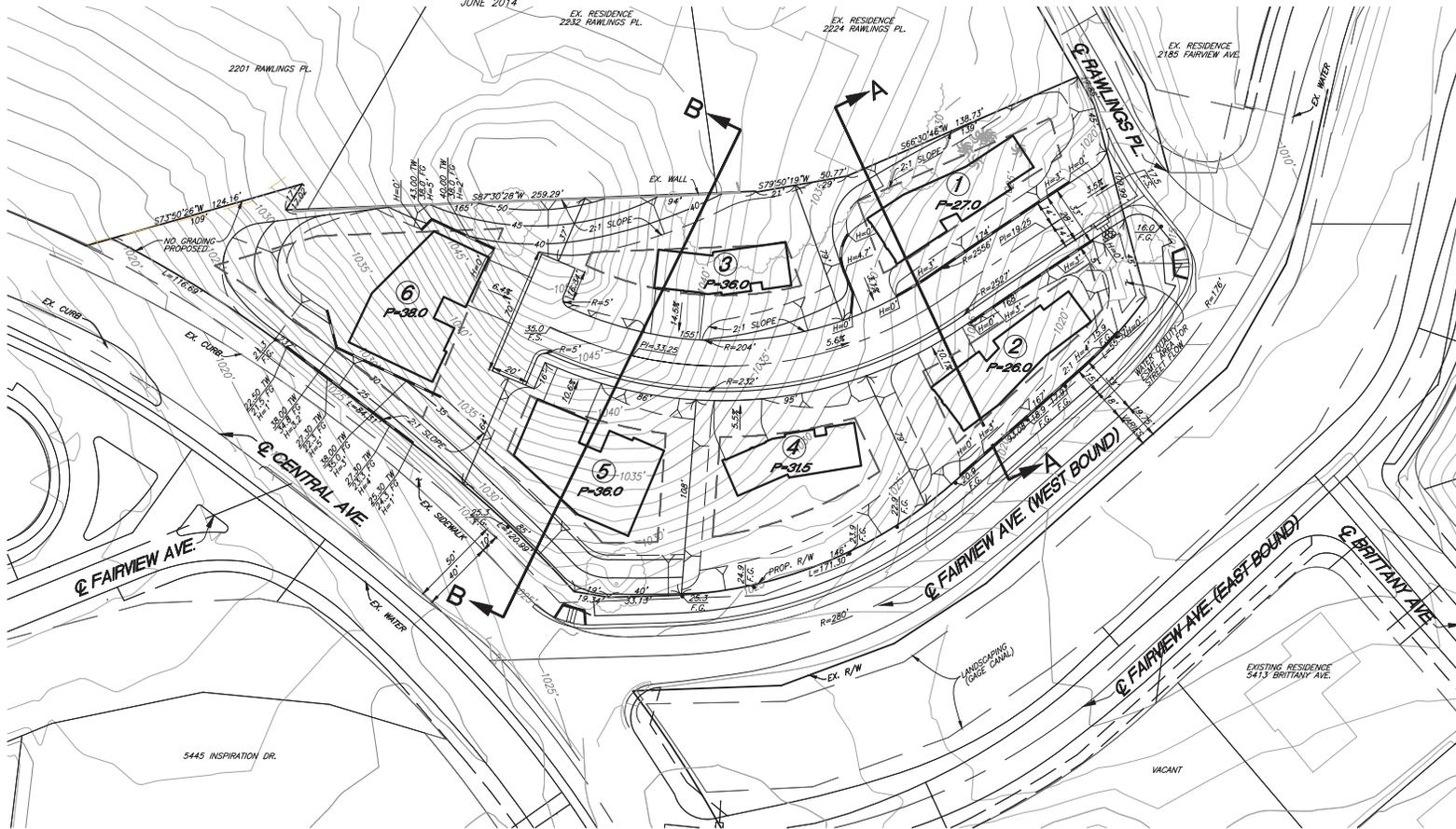


Exhibit 5 - P14-0244, P15-0085-0092, Zoning Map



TENTATIVE TRACT MAP NO 36703

PORT. SEC. 36, T.2S., R.5W., S.B.B.M.
JUNE 2014



VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT
STEVEN WALKER COMMUNITIES INC.
5225 CANYON CREST DR., STE 71439
RIVERSIDE, CA 92507
TEL: (951) 683-3691
FAX: (951) 274-3679

ENGINEER
SDH & ASSOCIATES, INC.
5225 CANYON CREST DR., STE 71439
RIVERSIDE, CALIFORNIA 92507
TEL: (951) 683-3691
FAX: (951) 788-2314

EARTHWORK
CUT: 6,375 C.Y.
FILL: 6,375 C.Y.

ASSESSORS PARCEL NO.
222-250-027

ANTICIPATED DWELLING SIZE

LOT #	DWELLING SIZE
1	3,676 S.F.
2	3,676 S.F.
3	3,312 S.F.
4	3,312 S.F.
5	2,617 S.F.
6	2,617 S.F.

LEGAL DESCRIPTION
LOT PARCEL 19
MB 4/59

GENERAL PLAN DESIGNATION
LDR

LOT AREAS

LOT #	LOT AREA	PAD AREA
1	13,006 S.F.	6,107 S.F.
2	13,086 S.F.	5,874 S.F.
3	13,255 S.F.	6,711 S.F.
4	13,033 S.F.	6,753 S.F.
5	13,890 S.F.	9,107 S.F.
6	20,521 S.F.	9,510 S.F.

ZONING AND LAND USE
EXISTING ZONING..... LDR
PROPOSED ZONING..... LDR
EXISTING LAND USE..... VACANT
PROPOSED LAND USE..... SINGLE FAMILY RESIDENTIAL

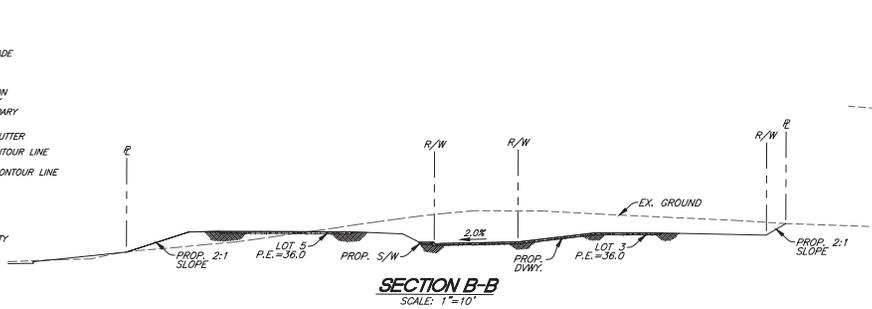
SURROUNDING ZONING AND LAND USE
NORTH.....LDR
EAST.....LDR
SOUTH.....LDR
WEST.....LDR

UTILITY PURVEYORS
WATER.....CITY OF RIVERSIDE
GAS.....SO. CALIF. GAS
ELECTRICAL.....CITY OF RIVERSIDE
TELEPHONE.....PACIFIC BELL
SEWER.....CITY OF RIVERSIDE
CABLE.....CHARTER COMMUNICATION

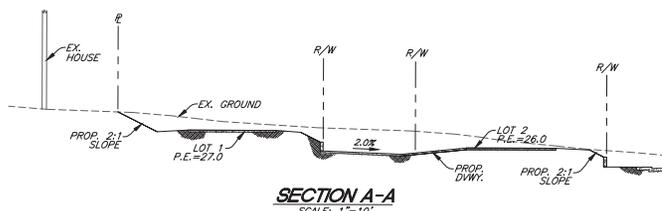
SCHOOL DISTRICT
RIVERSIDE UNIFIED SCHOOL DISTRICT

LEGEND

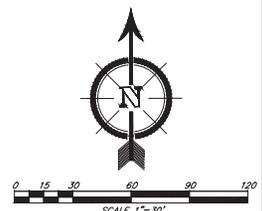
- F.G. - FINISHED GRADE
- F.L. - FLOW LINE
- H.P. - HIGH POINT
- EXST. - EXISTING
- P.E. - PAD ELEVATION
- G.B. - GRADE BREAK
- G.E. - TRACT BOUNDARY
- C.L. - CENTERLINE
- C.U. - CURB AND GUTTER
- E.C. - EXISTING CONTOUR LINE
- P.C. - PROPOSED CONTOUR LINE
- L.L. - LOT LINE
- S. - SLOPE
- W.Q. - WATER QUALITY BMP AREA



SECTION B-B
SCALE: 1"=10'



SECTION A-A
SCALE: 1"=10'



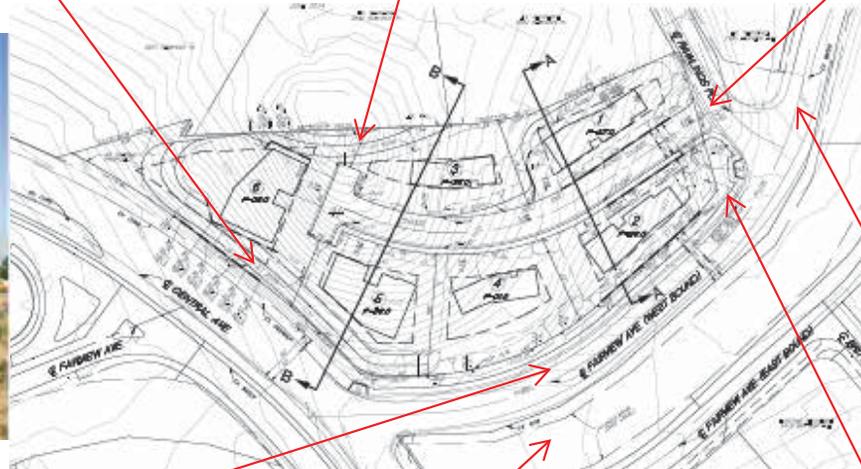
PREPARED BY:
SDH
SDH & ASSOCIATES, INC.
5225 CANYON CREST DRIVE 71439
RIVERSIDE, CALIFORNIA 92507
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1"=30'
DATE: JUNE 2014

CITY OF RIVERSIDE

TENTATIVE TRACT MAP 36703

1 OF 1 SHEETS





City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Mitigated Negative Declaration

WARD: 3

- 1. **Case Number:** P14-0244 (Tentative Tract Map), P15-0085-0088 (Variances), P15-0089-0092 (Modifications)
- 2. **Project Title:** Tentative Tract Map 36703
- 3. **Hearing Date:** July 23, 2015
- 4. **Lead Agency:** City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
- 5. **Contact Person:** Brian Norton, Associate Planner
Phone Number: (951) 826-2308, bnorton@riversideca.gov
- 6. **Project Location:** Situated on the northeasterly corner of the intersection of Central and Fairview Avenues
- 7. **Project Applicant/Project Sponsor's Name and Address:**

Applicant
 Steven Walker Communities
 Steve Berzansky
 7111 Indiana Avenue #300
 Riverside, CA 92504

Owner
 City of Riverside
 3900 Main Street
 Riverside, CA 92522

- 8. **General Plan Designation:** LDR – Low Density Residential
- 9. **Zoning:** R-1-13000 – Single Family Residential

10. Description of Project:

The applicant is requesting a Tentative Tract Map (TM-36370) to facilitate the subdivision of a vacant parcel totaling approximately 2.12 acres into 6 lots. The parcel is zoned R-1-13000 – Single Family Residential and has a land use designation of LDR – Low Density Residential.

The proposed tract map will subdivide the subject site into six lots ranging in size from 13,033 square feet to 20,521 square feet, for future development of six single family residences. All lots will take access via a new

33-foot wide cul-de-sac street. None of the lots will gain access via Fairview Avenue. While the proposed tract map generally meets all of the development standards of the Zoning and Grading Codes, variances for lot width and lot depth are being requested by the applicant for Lots 1 and 2 due to the topography and limited safe access to the site.

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

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Vacant Land	LDR – Low Density Residential	R-1-13000 – Single Family Residential
North	Single Family Residential	LDR – Low Density Residential	R-1-13000 – Single Family Residential
East	Church	LDR – Low Density Residential	R-1-13000 – Single Family Residential
South	Church	LDR – Low Density Residential	R-1-13000 – Single Family Residential
West	Single Family Residential	LDR – Low Density Residential	R-1-13000 – Single Family Residential

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

None

13. Other Environmental Reviews Incorporated by Reference in this Review:

- a. General Plan 2025
- b. GP 2025 FPEIR
- c. Historical/Archaeological Resources Survey Report prepared by CRM Tech, dated January 28, 2015
- d. Noise Impact Analysis prepared by LSA, dated January 2015

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

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. 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>1a. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)</p>				
<p>The project site will facilitate the future development of 6 residential lots. Since the project site will be located in the R-1-13000 Zone, any future development of single family homes will require compliance with the R-1-13000 development standards. Further, a condition of approval will require the submittal of a separate Administrative Design Review case for each lot. The Design Review process will further ensure that the single family homes will be compatible with the surrounding area and all applicable development standards. As the site is generally surrounded by suburban development, the future development of up to 6 single family residences in compliance with the development standards of the proposed zones and any applicable conditions of approval will not have an adverse effect on any scenic vistas. Therefore, the proposed project will have less than significant impacts to a scenic vista.</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>1b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City’s Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone, Historical/Archaeological Resources Survey Report prepared by CRM Tech, dated January 28, 2015)</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. Compliance with the City’s Urban Forest Tree Policy Manual, scenic resources will be protected and even enhanced. The Zoning Code regulates building setbacks, building heights, land uses, landscaping, parking and other development standards for use and development of all properties. Lastly, a Cultural Resources Assessment was prepared, indicating that the site, including the prehistoric components (rock outcroppings) do not appear to qualify as historic resources. Based upon CRM Tech’s inquiry through a NAHC letter to 25 tribes, dated July 31, 2014, as noted in the assessment report the results of archaeological research indicates that milling features, were identified and recorded within the project area, but it did not meet CEQA’s definition of a “historical resource”. However, the project has been conditioned to have native American and archaeological monitors present during grading. Therefore, any future grading, trenching, excavations and/or other earth moving activities on the property shall be monitored by a qualified archaeologist to ensure proper treatment of any new finds. This project complies with or will be required to comply with these standards. Therefore, direct, indirect or cumulative impacts from this project will be less than significant.</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"/>
<p>1c. Response: (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines)</p>				
<p>The proposed project is required to implement the General Plan 2025 goals and policies and will be subject to Design Review consistent with established Citywide Design and Sign Guidelines. Due to all these factors, direct, indirect and cumulative impacts on the visual character and quality of the area are less than significant impacts.</p>				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>1d. Response: (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)</p>				
<p>The subsequent development of up to 6 single family residences will involve the introduction of new lighting typically associated with residential development. This lighting will be similar to that which exists in the surrounding area and will not be considered significant. Additionally, the site is not within the Mount Palomar Lighting Area. The impact is less than significant.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FOREST RESOURCES:				
<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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2a. Response: (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability & General Plan 2025 FPEIR – Appendix I – Designated Farmland Table)</p> <p>The Project is located within an urbanized area. A review of Figure OS-2 – Agricultural Suitability of the General Plan 2025 reveals that the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the project will have no impact directly, indirectly or cumulatively to agricultural uses.</p>				
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2b. Response: (Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19)</p> <p>A review of Figure 5.2-2 – Williamson Act Preserves of the General Plan 2025 FPEIR reveals that the project site is not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. Moreover, the project site is not zoned for agricultural use and is not next to land zoned for agricultural use; therefore, the project will have no impact directly, indirectly or cumulatively.</p>				
<p>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))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2c. Response: (Source: GIS Map – Forest Data)</p> <p>The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland. Therefore, no impacts will occur from this project directly, indirectly or cumulatively.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2d. Response: (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 no impacts will occur from this project directly, indirectly or cumulatively.</p>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2e. Response: (Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data) The project is located in an urbanized area of the City. Additionally, the site is identified as urban and built out land and therefore does not support agricultural resources or operations. The project will not result in the conversion of designated farmland to non-agricultural uses. In addition, there are no agricultural resources or operations, including farmlands within proximity of the subject site. The City of Riverside has no forest land that can support 10-percent native tree cover. Therefore, no impacts will occur from this project directly, indirectly or cumulatively to conversion of Farmland, to non-agricultural use or to the loss of forest land.</p>				
3. AIR QUALITY.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3a. Response: (Source: South Coast Air Quality Management District’s 2007 Air Quality Management Plan (AQMP)) Projects that are consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG’s modeling section to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the SCAQMD’s AQMP, Regional Transportation Improvement Program (TRIP), and the Regional Housing Plan. This project is consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) that are consistent with the General Plan 2025 “Typical Growth Scenario.” Since the project is consistent with the General Plan 2025, it is also consistent with the AQMP. The project will have a less than significant impact directly, indirectly and cumulatively to the implementation of an air quality plan.</p>				
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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 20013.2.2) An Air Quality Model was conducted using CalEEMod. The results of the air quality model showed that the proposed project would generate emissions far lower than the SCAQMD thresholds for significance for air quality emissions and it was determined to be less than significant directly, indirectly and cumulatively to ambient air quality and will not contribute to an existing air quality violation.</p>				
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>3c. Response: (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>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>20013.2.2) 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 less than significant.</p>				
<p>d. Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3d. Response: (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 20013.2.2) Short-term impacts associated with construction from General Plan 2025 typical build out will result in increased air emissions from grading, earthmoving, and construction activities. Mitigation Measures of the General Plan 2025 FPEIR requires individual development to employ construction approaches that minimize pollutant emissions (General Plan 2025 FPEIR MM AIR 1- MM AIR 5, e.g., watering for dust control, tuning equipment, limiting truck idling times). In conformance with the General Plan 2025 FPEIR MM AIR 1 and MM AIR 7 a CalEEMod computer model analyzed short-term construction and long-term operational related impacts of the project and determined that the proposed project would not exceed SCAQMD thresholds for short-term construction and long-term operational impacts. Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations and a less than significant impact will occur directly, indirectly or cumulatively for this project.</p>				
<p>e. Create objectionable odors affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3e. Response: While exact quantification of objectionable odors cannot be determined due to the subjective nature of what is considered "objectionable," the nature of the proposed 6 lot single family residential subdivision, associated infrastructure and related off-site improvements present a potential for the generation of objectionable odors associated with construction activities. The operation of subdivision is not typically associated with the generation of objectionable odors. However, the construction activities associated with the expected build out of the project site will generate airborne odors like diesel exhaust emissions, architectural coating applications, and on- and off-site improvement installations. However, said emissions would occur only during daylight hours, be short-term in duration, and would be isolated to the immediate vicinity of the construction 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 less than significant impact directly, indirectly and cumulatively will occur.</p>				
<p>4. BIOLOGICAL RESOURCES. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4a. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area) The project site is located within an urban built-up area and is surrounded by existing development and a search of the MSHCP database and other appropriate databases identified no potential for candidate, sensitive or special status species, suitable habitat for such species on site, Federal Species of Concern, California Species of Special Concern, and California Species Animal or Plants on lists 1-4 of the California Native plant Society (CNPS) Inventory. Thus there is little chance that any Federally endangered, threatened, or rare species or their habitats could persist in this area. Therefore, a less than</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
significant impact directly, indirectly and cumulatively will occur to federally endangered threatened, or rare species or their habitats.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4b. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools) Refer to Response 4a. above.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4c. Response: (Source: City of Riverside GIS/CADME USGS Quad Map Layer) The habitat assessment prepared by a qualified was prepared for this project determined that the project would not 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 as no wetlands exist on site. Therefore, a less than significant impact will occur directly, indirectly and cumulatively to 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.				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4d. Response: (Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage) Refer to Response 4a. above.				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4e. Response: (Source: MSHCP, Title 16 Section 16.72.040 – Establishing the Western Riverside County MSHCP Mitigation Fee, Title 16 Section 16.40.040 – Establishing a Threatened and Endangered Species Fees, City of Riverside Urban Forest Tree Policy Manual) Implementation of the proposed Project is subject to all applicable Federal, State, and local policies and regulations related to the protection of biological resources and tree preservation. In addition, the project is required to comply with Riverside Municipal Code Section 16.72.040 establishing the MSHCP mitigation fee and Section 16.40.040 establishing the Threatened and Endangered Species Fees. Any project within the City of Riverside’s boundaries that proposes planting a street tree within a City right-of-way must follow the Urban Forest Tree Policy Manual. The Manual documents guidelines for the planting, pruning, preservation, and removal of all trees in City rights-of-way. The specifications in the Manual are based on national standards for tree care established by the International Society of Arboriculture, the National Arborists Association, and the American National Standards Institute. Any future project will be in compliance with the Tree Policy Manual when planting a tree within a City right-of-way, and therefore, impacts will be less than significant .				
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>4f. Response: <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>The proposed project is consistent with the guidelines of MSHCP, including Section 6.1.4, Guidelines Pertaining to the Urban/Wildlife Interface and related policies in the General Plan 2025, including Policy LU-7.4. As well, the project is consistent with the SKR HCP and with General Plan Policy OS-5.3. Impacts will be less than significant directly, indirectly and cumulatively 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>5. CULTURAL RESOURCES. Would the project:</p>				
<p>a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA Guidelines?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5a. Response: <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, Historical/Archaeological Resources Survey Report prepared by CRM Tech, dated January 28, 2015)</i></p> <p>a Cultural Resources Assessment was prepared, indicating that the site, including the prehistoric components (rock outcroppings) do not appear to qualify as historic resources. Based upon CRM Tech’s inquiry through a NAHC letter to 25 tribes, dated July 31, 2014, as noted in the assessment report the results of archaeological research indicates that milling features, were identified and recorded within the project area, but it did not meet CEQA’s definition of a “historical resource”. However, the project has been conditioned to have native American and archaeological monitors present during grading. Therefore, any future grading, trenching, excavations and/or other earth moving activities on the property shall be monitored by a qualified archaeologist to ensure proper treatment of any new finds. This project complies with or will be required to comply with these standards. Therefore, direct, indirect or cumulative impacts from this project will be less than significant.</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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5b. Response: <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 Phase I Cultural Resources Assessment and Historic Structure Evaluation by Evan Jones Company 2008, re-evaluated 2013)</i></p> <p>Refer to Response 5a above.</p>				
<p>c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>5c. Response: <i>(Source: General Plan 2025 Policy HP-1.3 and Phase I Cultural Resources Assessment and Historic Structure Evaluation by Evan Jones Company 2008, re-evaluated 2013)</i></p> <p>This Project will be located on a site where no paleontological resources exist as defined in Section 15064.5 of the CEQA Guidelines. Therefore, no impacts directly, indirectly and cumulatively to paleontological resources will occur.</p>				
<p>d. Disturb any human remains, including those interred outside of formal cemeteries?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>5d. Response: <i>(Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity and Phase I Cultural Resources Assessment and Historic Structure Evaluation by Evan Jones Company 2008, re-evaluated 2013)</i></p> <p>This Project will be located on a site where no human remains exist as defined in Section 15064.5 of the CEQA Guidelines. Therefore, no impacts directly, indirectly and cumulatively to human remains will occur.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6i. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones & General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p> <p>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. As designed the project complies with all of development standards of Title 17 – Grading Code without the need for grading exceptions. Further, compliance with the California Building Code regulations will ensure that no impacts related to strong seismic ground will occur directly, indirectly and cumulatively.</p>				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6ii. Response: (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p> <p>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 no impact directly, indirectly and cumulatively.</p>				
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6iii. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, and Appendix E – Geotechnical Report)</p> <p>The project site is located in an area with very low to low potential for liquefaction as depicted in the General Plan 2025 Liquefaction Zones Map – Figure PS-2. Compliance with the California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction would have less than significant directly, indirectly and cumulatively.</p>				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6iv. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code, and for projects over 1 acre: Storm Water Pollution Prevention Plan SWPPP)</p> <p>The project site is in an area where the possibility of unstable slope conditions could occur due to the 14.3% average natural slope of the subject. Landslides may occur from heavy rainfall, erosion, and removal of vegetation, seismic activity or other factors. Slope stability depends on many factors and their interrelationships. As designed the project complies with all of development standards of Title 17 – Grading Code without the need for grading exceptions. As such, compliance with the California Building Code regulations and compliance with Title 17 – Grading Code will ensure that impacts related to strong landslides are reduced to less than significant impact 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>6b. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code, and for projects over 1 acre: SWPPP)</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 for construction activities. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, with the erosion control standards for which all development activity must comply (Title 18), the</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Grading Code (Title 17) also requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Titles 18 and 17 will ensure that soil erosion or loss of topsoil will be less than significant impact directly, indirectly and cumulatively.				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6c. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Figure 5.6-1 - Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, and Appendix E – Geotechnical Report, Project Specific Geotechnical Report prepared by Geo-Environmental, Inc.)</p> <p>The average natural slope of the subject site is 14.3 percent. As designed the project complies with all of development standards of Title 17 – Grading Code without the need for grading exceptions. Further, compliance with the City’s existing codes and the policies contained in the General Plan 2025 help to ensure that impacts related to geologic conditions are reduced to less than significant impacts level directly, indirectly and cumulatively.</p>				
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>6d. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)</p> <p>Expansive soil is defined under California Building Code. The soil type of the subject site is Buren and Fallbrook (See Figure 5.64 – Soils of the General Plan 2025 Program Final PEIR.) Compliance with the applicable provisions of the City’s Subdivision Code- Title 18 and the California Building Code with regard to soil hazards related to the expansive soils will be reduced to a less than significant impact 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>6e. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types)</p> <p>The proposed project will be served by sewer infrastructure. Therefore, the project will have no impact.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS. 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"/>
7a. Response: Projects that are consistent with the projections of employment and population forecasts identified by the SCAG are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG’s modeling section to forecast travel demand and air quality for planning activities such as the RTP, the SCAQMD’s AQMP, RTIP, and the Regional Housing Plan. As the project is consistent with the City’s General Plan, the project will not interfere with the State’s goals of reducing greenhouse gas emissions 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. Emissions resulting from the proposed project are expected to be far lower than the SCAQMD thresholds for significance. Therefore, this project will have less than significant impacts with respect to GHG emissions.				
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"/>
7b. Response: Projects that are consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG’s modeling section to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the SCAQMD’s AQMP, Regional Transportation Improvement Program (RTIP), and the Regional Housing Plan. This project is consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) which are consistent with the General Plan 2025 “Typical Growth Scenario.” Since the project is consistent with the General Plan 2025 it is also consistent with the AQMP. The project will have a less than significant impact directly, indirectly and cumulatively to the implementation of an air quality plan.				
8. HAZARDS & HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8a. Response: <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> The proposed project does not involve the transport, use, or disposal of any hazardous material because the use is a residential subdivision. As such, the project will have no impact related to the transport, use, or disposal of any hazardous material either directly, indirectly and cumulatively.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8b. Response: <i>(Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan)</i> The proposed project does not involve the use of any hazardous materials. As such the project will have no impact directly, indirectly or cumulatively for creating 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.				
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
quarter mile of an existing or proposed school?				
<p>8c. Response: (Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools, 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)</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 because the proposed use is a residential subdivision. (The site is approximately 100 feet from the nearest school). Therefore, the project will have no impact 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>				
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 significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8d. Response: (Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)</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 no impact 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>8e. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP and March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>The proposed project is located within Safety and/or Airport Compatibility Zone E as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for March Air Reserve Base. Zone E does not consist of densities for residential developments, therefore the project has been found to be consistent with the RCALUCP by ALUC, impacts related to hazards from airports are less than significant 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>8f. Response: (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 no impact 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>8g. Response: (Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM’s Strategic Plan)</p> <p>The project will be served by existing, fully improved streets, including a proposed cul-de-sac. All streets have been, or will be required to be designed to meet the Public Works and Fire Departments’ specifications. Therefore, the project will have a less than significant 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				
<p>8h. Response: (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside’s EOP, 2002, http://intranet/Portal/uploads/Riv_City_EOP_complete.pdf, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM’s Strategic Plan)</p> <p>The proposed project is located in an urbanized area where no wildlands exist and the property is no located within a Very High Fire Severity Zone (VHFSZ) or adjacent to wildland areas or a VHFSZ; therefore no impact regarding wildland fires either directly, indirectly or cumulatively from this project will occur.</p>				
<p>9. HYDROLOGY AND WATER QUALITY. Would the project:</p>				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9a. Response: (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water, Project Specific Water Quality Management Plan prepared by EGL Associates, Inc., dated August 30, 2013)</p> <p>During the construction phase, a final approved WQMP will be required for the project, as well as coverage under the State’s General Permit for Construction Activities, administered by the Santa Ana RWQCB. Storm water management measures will be required to be implemented to effectively control erosion and sedimentation and other construction-related pollutants during construction. Given compliance with all applicable local, state, and federal laws regulating surface water quality and the fact that the project will not result in a net increase of surface water runoff, the proposed project as designed is anticipated to result in a less than significant impact directly, indirectly or cumulatively to any water quality standards or waste discharge.</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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9b. Response: (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. This proposed project involves a residential subdivision. The project is required to connect to the City’s sewer system and comply with all NPDES and WQMP requirements that will ensure the proposed project will not 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. Therefore, there will be no impact to groundwater supplies and recharge either directly, indirectly or cumulatively.</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9c. Response: (Source: Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, Project Specific Water Quality Management Plan prepared by EGL Associates, Inc., dated August 30, 2013)</p> <p>The project is subject to NPDES requirements; areas of one acre or more of disturbance are subject to preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) for the prevention of runoff during construction. Erosion, siltation and other possible pollutants associated with long-term implementation of projects are addressed as part of the Water Quality Management Plan (WQMP) and grading permit process. Therefore, the project will have a less than significant impact directly, indirectly or cumulatively to existing drainage patterns.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9d. Response: (Source: Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, Project Specific Water Quality Management Plan prepared by EGL Associates, Inc., dated August 30, 2013)</p> <p>The project will not directly or indirectly result in any activity or physical alteration of the site or surrounding area, (i.e. through grading, ground disturbance, structures or additional paving) that would alter the existing drainage pattern of the site, alter the course of stream or river, or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site because the project consists of a residential subdivision. Therefore no flooding on or off-site as a result of the project will occur and there will be no impact directly, indirectly or cumulatively that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9e. Response: (Source: Project Specific Water Quality Management Plan prepared by EGL Associates, Inc., dated August 30, 2013)</p> <p>Within the scope of the project is the installation of storm water drainage system. As the storm water drainage system will be installed concurrently with the construction of this project, the storm water drainage system will be adequately sized to accommodate the drainage created by this project. The project is expected to generate the following pollutants: sediment/turbidity, nutrients, trash and debris, oxygen demanding substances, bacteria and viruses, oil & grease, and pesticides. These expected pollutants will be treated through the incorporation of the site design, source control and treatment control measures specified in the project specific WQMP. Therefore, as the expected pollutants will be mitigated through the project site design, source control, and treatment controls already integrated into the project design, 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 less than significant impact directly, indirectly or cumulatively.</p>				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9f. Response: (Source: Project Specific – Stormwater Pollution Prevention Plan, Project Specific Water Quality Management Plan prepared by EGL Associates, Inc., dated August 30, 2013)</p> <p>The project is over one are in size and is required to have coverage under the State’s General Permit for Construction Activities (SWPPP). As stated in the Permit, during and after construction, best management practices (BMPs) will be implemented to reduce/eliminate adverse water quality impacts resulting from development. Furthermore, the City has ensured that the development does not cause adverse water quality impacts, pursuant to its Municipal Separate Storm System (MS4) permit through the project’s WQMP. The proposed development will increase the amount of impervious surface area in the City. This impervious area includes paved parking areas, sidewalks, roadways, and building rooftops; all sources of runoff that may carry pollutants and therefore has the potential to degrade water quality. This development has been required to prepare preliminary BMP’s that have been reviewed and approved by Public Works. 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 less than significant directly, indirectly and cumulatively.</p>				
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"/>
<p>9g. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0710G Effective Date August 28, 2008)</p> <p>A review of National Flood Insurance Rate Map 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. There will be no impact caused by this project directly, indirectly or cumulatively as it will not place housing within a 100-year flood hazard area.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
9h. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0710G Effective Date August 28, 2008)				
The project site is not located within or near a 100-year 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. Therefore, the project will not place a structure within a 100-year flood hazard area that would impede or redirect flood flows and no impact 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"/>
9i. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0710G Effective Date August 28, 2008)				
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 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 no impact directly, indirectly or cumulatively will occur.				
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9j. Response: (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality)				
Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, no impacts due to tsunamis will occur directly, indirectly or cumulatively				
10. LAND USE AND PLANNING:				
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10a. Response: (Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers)				
With the exception of the requested variances for lot widths and depths on lots 1 and 2, the proposed project has been designed to be consistent with the pattern of development of the surrounding area providing adequate access, circulation and connectivity consistent with the General Plan 2025, and in compliance with the requirements of the Zoning and Subdivision Codes. Therefore, the project impacts related to the community are less than significant .				
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"/>
10b. Response: (Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, 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)				
The proposed project has been designed to be consistent with the surrounding development providing; adequate access, circulation and connectivity consistent with the General Plan 2025, and in compliance with the requirements of the Zoning and Subdivision Codes. Therefore, the project impacts related to the community are less than significant .				
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"/>
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				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>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</i></p> <p>The proposed project is consistent with the guidelines of MSHCP, including Section 6.1.4, Guidelines Pertaining to the Urban/Wildlife Interface and related policies in the General Plan 2025, including Policy LU-7.4. As well, the project is consistent with the SKR HCP and with General Plan Policy OS-5.3. Impacts will be less than significant directly, indirectly and cumulatively 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>11. MINERAL RESOURCES.</p>				
<p>Would the project:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>11a. Response: <i>(Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</i></p> <p>The proposed project is within Mineral Resources area MRZ-3. The quarrying of have not been active for decades and most extraction sites are now beyond the urban periphery. Therefore, the project as proposed has less than significant impact directly, indirectly and cumulatively in the loss of known mineral resources that would be of value to the region and the residents of the state.</p>				
<p>b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>11b. Response: <i>(Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</i></p> <p>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 no impact.</p>				
<p>12. NOISE.</p>				
<p>Would the project result in:</p>				
<p>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?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12a. Response: <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, Noise Impact Analysis prepared by LSA, dated January 2015)</i></p> <p>The future development of up to 6 single family residences is not anticipated to cause long-term increases in ambient noise levels. However, an acoustical analysis was prepared for the project by LSA, dated January 2015. The acoustical analysis concludes that the project has the potential to expose persons to or generate of noise levels in excess of standards established in the General Plan 2025 and/or Noise Code (Title 7), however with implemented mitigation measures, the noise levels can be reduced to meet all applicable noise standards for construction related noise. Therefore, the impacts are considered less than significant with mitigation on the exposure of persons to development of the property in the manner proposed could result in temporary increases in noise levels, primarily during construction. In addition, the acoustical analysis analyzed long-term noise impacts on the project related to traffic from surrounding streets. Noise levels were primarily found to be above the adopted thresholds for interior residential structures and exterior gather places for future development on Lots 5 and 6. However, with implementation of mitigation measures, the noise levels can be reduced to meet all applicable noise standards. Therefore, the impacts are considered less than significant with mitigation on the</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>exposure of persons to long-term noise.</p> <p>Noise 1: During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufactures' standards.</p> <p>Noise 2: The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.</p> <p>Noise 3: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</p> <p>Noise 4: Air conditioning, a form of mechanical ventilation, would be required for all dwelling units on Lots 5 and 6 along Central Avenue to ensure that windows can remain closed for prolonged periods of time to maintain the interior noise standards.</p> <p>Noise 5: Any outdoor active use areas, such as patios or balconies, on the west or south side of the residential buildings facing Central Avenue and within 97 feet of the roadway centerline would need to be protected by a noise barrier with a minimum height of 6 feet. No mitigation measures are required for outdoor active use areas located on the east or north side of the residential buildings away from Central Avenue.</p> <p>Noise 6: Building façade upgrades, such as windows with sound transmission class ratings of sound transmission class (STC) 30 or higher would be required for dwelling units on Lots 5 and 6 for bedrooms and living rooms on the west and south sides of the buildings that are facing Central Avenue.</p>				
<p>b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12b. Response: (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, Noise Impact Analysis prepared by LSA, dated January 2015)</p> <p>Construction 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. Since this project is located next to railroad tracks and will involve short term construction activities an acoustical analysis was prepared by LSA in January 2015. The acoustical analysis has assessed the potential for noise and ground-borne vibration impacts related to noise land use compatibility, construction-related noise per GP 2025 FPEIR, Table 5.11-G, Vibration Source Levels for Construction Equipment, on-site stationary noise sources, and vehicular-related noise. The acoustical analysis found the project to be in compliance with the City's noise standards and found impacts related to groundborne vibration and groundborne noise levels as a result of the project to be less than significant directly, indirectly and cumulatively</p>				
<p>c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12c. Response: (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 future development of up to 6 single family residences is not anticipated to cause long-term increases in ambient noise levels. However, development of the property in the manner proposed could result in temporary increases in noise levels, primarily during construction. These activities will be subject to compliance with the City's Noise Ordinance and no significant impacts would occur.</p>				
<p>d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12d. Response: (Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Conditions Report)</i></p> <p>The primary source of temporary or periodic noise associated with the proposed project is from construction activity and maintenance work. Construction noise typically involves the loudest common urban noise events associated with building demolition, grading and construction.</p> <p>Both the General Plan 2025 and Municipal Code Title 7 (Noise Code) limit construction activities to specific times and days of the week and during those specified times, construction activity is subject to the noise standards provided in the Title 7. Furthermore, the Noise Impact Analysis prepared by LSA in January 2015 incorporates mitigation measures for short-term construction related activities and long-term noise from traffic on the project to reduce both noise levels to an acceptable standard that meets those in the Boise Ordinance. Therefore, temporary or periodic noise levels will be less than significant with mitigation directly, indirectly and cumulatively for this project.</p> <p>Noise 1: During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufactures’ standards.</p> <p>Noise 2: The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.</p> <p>Noise 3: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</p>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12e. Response: <i>(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))</i></p> <p>The proposed project is located within Safety and/or Airport Compatibility Zone E as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for March Air Reserve Base as noted in the Riverside County Airport Land use Compatibility Plan (RCALUCP). The project is in compliance with the land use standards in the RCALUP therefore the project has been found to be less than significant impacts directly, indirectly and cumulatively.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12f. Response: <i>(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))</i></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 no impact directly, indirectly or cumulatively.</p>				
<p>13. POPULATION AND HOUSING.</p>				
<p>Would the project:</p>				
<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)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>13a. Response: <i>(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–</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p align="center"><i>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)</i></p>				
<p>The project involves the future construction of new homes that may directly induce population growth, and may involve additional infrastructure that could indirectly induce population growth. However, the project is generally consistent with the LDR – Low Density Residential land use designation established under the General Plan 2025 Program and the additional infrastructure is consistent with the General Plan 2025 Program. The General Plan 2025 Final PEIR determined that Citywide, future development anticipated under the General Plan 2025 Typical scenario would not have significant population growth impacts. Because the proposed project is consistent with the General Plan 2025 Typical growth scenario and population growth impacts were previously evaluated in the GP 2025 FPEIR the project does not result in new impacts beyond those previously evaluated in the GP 2025 FPEIR; therefore, the impacts will be less than significant both directly and indirectly.</p>				
<p>b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>13b. Response: (Source: CADME Land Use 2003 Layer) The project involves the development of a vacant site and will result in the establishment of up to 10 new housing units. While the project’s proposed GPA and Rezoning would place approximately 0.2 acres in the RC Zone and are requested to meet the minimum lot size as required by the RC Zone for lots 1 and 2 of the proposed tract map, the project is generally consistent with the HR – Hillside Residential and VLDR – Very Low Density Residential land use designation established under the General Plan 2025 Program and does not involve rezoning land from an existing residential land use designation to a non-residential designation or to a different residential designation that would lower residential densities planned for the site or that would result in the elimination of future housing units anticipated under the General Plan. As such, the project will be less than significant directly, indirectly and cumulatively.</p>				
<p>c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>13c. Response: (Source: CADME Land Use 2003 Layer) The project will not displace any people, necessitating the construction of replacement housing elsewhere because the project site is proposed vacant land that has no existing housing or residents that will be removed or affected by the proposed project. Therefore, this project will have no impact on people, necessitating the need for replacement housing either directly, indirectly or cumulatively.</p>				
<p>14. PUBLIC SERVICES.</p>				
<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>14a. Response: (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)</p>				
<p>The project consists of a 6 lot subdivision. Adequate fire facilities and services are provided by two stations; Station 9 located at 6674 Alessandro 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 no impacts on the demand for additional fire facilities or services either directly, indirectly or cumulatively.</p>				
<p>b. Police protection?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>14b. Response: (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers) The project consists of a 6 lot subdivision. 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 no impact on the demand for</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
additional police facilities of services either directly, indirectly or cumulatively.				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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)</p> <p>The project consists of a 6 lot subdivision. Adequate school facilities and services are provided by the Riverside Unified School District to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Riverside Unified School District School District impact fees used to offset the impact of new development, there will be less than significant impacts on the demand for school facilities or services either directly, indirectly or cumulatively.</p>				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14d. Response: (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative)</p> <p>The project consists of a 6 lot subdivision. Adequate park facilities and services are provided in the Victoria Neighborhood to serve this project. 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 less than significant impacts on the demand for additional park facilities or services either directly, indirectly or cumulatively.</p>				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>14e. Response: (Source: General Plan 2025 Figure LU-8 – Community Facilities, FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers, Table 5.13-H – Riverside Public Library Service Standards)</p> <p>The project consists of a 6 lot subdivision. Adequate public facilities and services, including libraries and community centers, are provided in the Victoria Neighborhood to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park and Recreation and Community Services and Library practices, there will be no impacts on the demand for additional public facilities or services either directly, indirectly or cumulatively.</p>				
15. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15a. Response: (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</p> <p>The project will not result in an intensification of land use and therefore, there will be no impact on the demand for additional recreational facilities either directly, indirectly or cumulatively.</p>				
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15b. Response:</p> <p>The project will not include new recreational facilities or require the construction or expansion of recreational facilities; therefore, there will be no impact directly, indirectly or cumulatively.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC. Would the project result in:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16a. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP)</p> <p>This project involves the future construction of up to 6 new single family residences and thus will result in a minimal increase in vehicular trips onto existing local streets both during and after construction. The proposed project would not generate additional vehicular trips either directly or indirectly, other than what has already been considered under the City’s General Plan. Due to the proposal this project will not generate a significant number of additional vehicle trips, it is not anticipated that the LOS of any nearby intersections will be affected. Therefore, no significant change to the levels of service of nearby intersections and only an incremental increase of traffic load or capacity are expected with implementation of this project and the project’s individual or cumulative impact to all applicable plans, ordinances or policies pertaining to the performance of the circulation system will be less than significant.</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP)</p> <p>This project involves the future construction of up to 6 new single family residences and thus will result in a minimal increase in vehicular trips onto existing local streets both during and after construction. The proposed project will not generate additional vehicular trips either directly or indirectly, other than what has already been considered under the City’s General Plan. Also, since this proposal will not generate a significant number of additional vehicle trips the LOS of nearby intersection will not be affected. Therefore, no significant change to the levels of service of nearby intersections and only an incremental increase of traffic load or capacity are expected with implementation of this project and the project’s individual or cumulative impact to all applicable plans, ordinances or policies pertaining to the performance of the circulation system based upon the accessed levels in the adopted General Plan 2025, will be less than significant.</p>				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>16c. Response: (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>The proposed project is located in Zone E of RCALUCP for MARB CLUP/JLUS and has been designed to be consistent with this plan. The project will not change air traffic patterns, increase air traffic levels or change the location of air traffic patterns. It is not located within an airport influence area. As such, this project will have no impact directly, indirectly or cumulatively on air traffic patterns.</p>				
<p>d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16d. Response: (Source: Project Site Plans, Lane Striping and Signing Plans)</p>				
<p>The proposed project is compatible with adjacent existing uses and street configurations. As well, it has been designed so as not to cause any incompatible use or additional or any hazards to the surrounding area or general public. As a condition of approval, the proposed cul-de-sac, all proposed driveways, sidewalks, walls/fences, and landscaping will be required comply with the applicable development standards of the Riverside Municipal Code. Therefore, this project will have a less than significant impact on increasing hazards through design or incompatible uses directly, indirectly or cumulatively.</p>				
<p>e. Result in inadequate emergency access?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16e. Response: (Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code)</p>				
<p>The project has been developed in compliance with Title 18, Section 18.210.030 and the City’s Fire Code Section 503 (California Fire Code 2007); therefore, there will be a less than a significant impact directly, indirectly or cumulatively to emergency access.</p>				
<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)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16f. Response: (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 designed, does not create conflicts with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). As such, the project will have no impact directly, indirectly or cumulatively on adopted policies, plans, or programs supporting alternative transportation.</p>				
<p>17. UTILITIES AND SYSTEM SERVICES.</p>				
<p>Would the project:</p>				
<p>a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17a. Response: (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>All new development is required to comply with all provisions of the NPDES program and the City’s Municipal Separate Sewer Permit (MS4), as enforced by the Regional Water Quality Control Board (RWQCB). Therefore, the proposed project would not exceed applicable wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or stormwater system within the City. Because the proposed project is required to adhere to the above regulations related to wastewater treatment the project will have a less than significant impact.</p>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17b. Response: (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</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Domestic Water Supply (AC-FT/YR), RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, 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 & 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.)</i></p> <p>The project as proposed, is consistent with the approved General Plan 2025 and does not exceed the densities for the LDR land uses, thus the project and upgrade of the sewer pumps are consistent with the Typical Growth Scenario of the General Plan 2025 where future water and wastewater generation was determined 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). Therefore, the project will have no impact 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17c. Response: <i>(Source: FPEIR Figure 5.16-2 - Drainage Facilities)</i></p> <p>The increase in impervious surface area resulting from construction of the 6 single family residences facilitated by this project will generate increased storm water flows with potential to impact drainage facilities and require the provision of additional facilities. However, the Subdivision Code (Title 18, Section 18.48.020) requires drainage fees to be paid to the City for new construction. Fees are transferred into a drainage facilities fund that is maintained by Riverside County Flood Control and Water Conservation District. This Section also complies with the California Government Code (section 66483), which provides for the payment of fees for construction of drainage facilities. Fees are required to be paid as part of the conditions of approval/waiver for filing of a final map or parcel map. General Plan 2025 Policies PF 4.1 and PF 4.3 require the City to continue to routinely monitor its storm drain system and to fund and improve those systems as identified in the City’s Capital Improvement plan. Implementation of these policies will ensure that the City is adequately served by drainage systems. The General Plan 2025 also includes policies and programs that will minimize the environmental effects of the development of such facilities. Therefore, the project will have less than significant impacts storm water drainage facilities that would not require the expansion of existing facilities directly, indirectly or cumulatively.</p>				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17d. Response: <i>(Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025, Table 5.16-H – Current and Projected Domestic Water Supply (acre-ft/year) 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, RPU Master Plan, EMWD Master Plan, WMWD Master Plan, and Highgrove Water District Master Plan)</i></p> <p>The project will not exceed expected water supplies. The project is consistent with the General Plan 2025 Typical Growth Scenario where future water supplies were determined to be adequate (see Tables t.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I and 5.16-J of the General Plan 2025 Final PEIR). Therefore, the project will have no impact resulting in the insufficient water supplies either directly, indirectly or cumulatively.</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17e. Response: <i>(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)</i></p> <p>The project will not exceed wastewater treatment requirements of (Regional Water Quality Control Board). The project is consistent with the General Plan 2025 Typical Growth Scenario where future wastewater generation was determined to be adequate (see Table 5.16-K of the General Plan 2025 Final PEIR). Further, the current Wastewater Treatment Master Plan</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
anticipates and provides for this type of project. Therefore, no impact to wastewater treatment directly, indirectly or cumulatively will occur.				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17f. Response: (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)				
The project is consistent with the General Plan 2025 Typical Build-out Project level where future landfill capacity was determined to be adequate (see Tables 5.16-A and 5.16-M of the General Plan 2025 Final PEIR). Therefore, no impact 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"/>
17g. Response: (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, no impacts related to solid waste statutes will occur directly, indirectly or cumulatively.				
18. MANDATORY FINDINGS OF SIGNIFICANCE.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18a. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, and Habitat Assessment prepared by Osborne Biological Consulting on January 25, 2013, 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)				
Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section of this Initial Study, and were all found to be less than significant . Additionally, potential impacts to cultural, archaeological and paleontological resources related to major periods of California and the City of Riverside's history or prehistory were discussed in the Cultural Resources Section of this Initial Study, and were found to have less than significant impacts .				
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"/>
18b. Response: (Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program)				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 less than significant .				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>18c. Response: <i>(Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program)</i></p> <p>Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology & water quality, noise, population and housing, hazards and hazardous materials, and traffic sections of this initial study and found to be less than significant with mitigation for Section 12, Noise. 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 less than significant with mitigation.</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 Measures

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party¹	Monitoring/Reporting Method
Noise	Noise 1: During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufactures' standards.	During Grading	Planning Division	Issuance of Grading Permit.
Noise	Noise 2: The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.	Prior to Grading and During Grading	Planning Division	Issuance of Grading Permit
Noise	Noise 3: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.	Prior to Grading and During Grading	Planning Division	Issuance of Grading Permit
Noise	Noise 4: Air conditioning, a form of mechanical ventilation, would be required for all dwelling units on Lots 5 and 6 along Central Avenue to ensure that windows can remain closed for prolonged periods of time to maintain the interior noise standards.	Issuance of Building Permit	Planning and Building and Safety Division	Issuance of Building Permit
Noise	Noise 5: Any outdoor active use areas, such as patios or balconies, on the west or south side of the residential buildings facing Central Avenue and within 97 feet of the roadway centerline would need to be protected by a noise barrier with a minimum height of 6 feet. No mitigation measures are required for outdoor active use areas located on the east or north side of the residential buildings away from Central Avenue.	Prior to Construction of Residences on Lots 5 and 6	Planning Division	Issuance of Grading Permit or Issuance of Building Permit or Issuance of Wall and Fence Permits
Noise	Noise 6: Building façade upgrades, such as windows with sound transmission class ratings of sound transmission class (STC) 30 or higher would be required for dwelling units on Lots 5 and 6 for bedrooms and living rooms on the west and south	Prior to Construction of Residences on Lots 5 and 6	Building Division and Planning Division	Issuance of Building Permits

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

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	sides of the buildings that are facing Central Avenue.			

Applicant Supplied Variance Justifications – Lot Depth

PROJECT DESCRIPTION

Tentative Tract Map No. 36703 is a proposal to divide 2.21 ac. into 6 lots ranging from 13,033 sf to 20,521 sf in size. The project will be served by a private street that connects to Rawlings Place near the intersection of (westbound) Fairview Avenue.

VARIANCES

Lot 3 - Variance for substandard lot depth. Lot 3 has a depth of 83 feet (at approximately the middle of the lot) where a depth of 110 feet is required.

Lot 4 - Variance for substandard lot depth. Lot 4 has a depth of 101 feet (at approximately the middle of the lot) where a width of 110 feet is required.

REQUIRED FINDINGS

Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code?

- 1) Yes. The existing property boundary is irregular in shape, has restricted options available for access and has topographical challenges, as the project slopes from west to east to meet Fairview Avenue.
 - a. The property boundary is a remnant of unused right-of-way and is primarily surrounded by single family development on all sides. Due to these existing developments the proposed tentative map layouts and access points were designed to be sensitive to the orientation of proposed lots and ingress/egress to the existing residences to insure that the ingress and egress to those lots were not affected.
 - b. Initial lot layouts contemplated access only to Fairview (no interior street) which, may have limited the number of overall variances, but brought up alternative challenges and different variance scenarios due to the irregular shape of the parent parcel, the curve of Fairview Drive, before it meets Central Avenue and the property's proximity to the intersection of Central Avenue. The layout of that Map was deemed to have multiple conflicts with proposed driveways and would result in vehicular safety concerns with traffic flow and stacking in proximity to the intersection of Fairview and Central Avenue. Furthermore, an additional map was explored which provided for a standard size cul-de-sac which took access from Fairview Drive, however due to the irregular shape of the parent parcel and topographic challenges and constraints the map was ultimately altered to include a private street which will take access from Rawlings Place. Moreover, an access point onto Fairview Avenue would pose safety challenges (site distance, intersection design and traffic flow). The existing proposal, with private street access from Rawlings Place ensures that no conflicts will occur with access points close to the intersection of Fairview and Central Avenues, but rather moves the access point to

an existing, established intersection further removed from the above mentioned Fairview and Central intersection. As previously mentioned, alternatives for a street connection to Fairview were explored, however, the configuration of the lots triggered just as many variances due to the irregular shape of the lot and as previously discussed could pose a safety hazard and conflict with vehicular traffic on Fairview Avenue and the ultimately the intersection of Fairview and Central Avenues.

- c. The project design and lot layout was dictated in many ways by the irregular shape of the parent parcel. Street designs, lot layouts and street widths all needed to be considered due to this constraining land feature that is not present in much of the area.

Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not generally apply to other property in the vicinity and under the identical zoning classification?

- 2) Yes. The special circumstances such as the projects proximity to the Fairview/ Central intersection and project topography and parcel shape that do not apply other property's in the vicinity.
 - a. The steep east to west topography (25'-30' of vertical difference) greatly limits the manner in which the proposed lots can be accessed. The only logical access (for a street) is in the north south direction.
 - b. Access along Central Avenue is restricted, so access from the south was not contemplated. Access from the east (Fairview) was proposed with two project layouts. One was contemplating driveway access from Central (which would have likely meant fewer variances) and the second contemplating an access road from Fairview. Do to safety concerns (stemming from the stacking and circulation needs at the intersection) these plans were abandoned and the plan to access the project from Rawlings Place was brought forward. The proposed interior street was considered as both a public (60' wide) street and a private (28' wide). The private street option allows for more pad area, which will result in the proposed lots/ houses being further from the adjacent neighborhood. This will minimize the impact to the adjacent neighborhood by keeping the newly developed homes and private street further away (thus providing a generous landscaped buffer).

Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located?

- 3) No. The granting of the variances will provide for safe circulation and lots that are similar in character to the existing neighborhood.
 - a. With lot access to Fairview Avenue being avoided due to safety (sight distance, stacking, etc) the proposed tentative map design takes advantage of the shape of the parent parcel and existing topography by providing lot sizes and shapes that will minimize the amount of grading being

proposed which will likely minimize the amount of retaining wall construction needed. Further, the shape of the lots will promote the use of building footprints that are in keeping with the surrounding neighborhood, keeping the style and identity of the neighborhood consistent, thus minimizing the physical impacts of extensive grading as well as the visual impact of houses that do not blend with the existing neighborhood character.

Will the granting of such a variance be contrary to the objectives of any part of the General Plan?

- 4) No. The variances requested for individual lot shape will allow the lots to have a size and shape that are similar to the very established surrounding area and will provide for the design of house footprints that are in the same character as the existing neighborhood while maintaining the minimum 13,000 square foot minimum lot size. As noted in the 2025 General Plan, the project has a land use designation of low density residential (LDR). LDR allows for up to 6.0 dwelling units per acre, however the R-1-13000 zoning designation requires a minimum lot size of 13000 square feet. The proposed design meets the 13000 square foot minimum lot size and proposes only 2.8 units per acre. The proposed tentative map lies in the middle of a very established neighborhood that is approximately 50 years old. The design considers both the limited access opportunities that are present due to the restricted access to Central Avenue and the limitations for any access to Fairview Avenue (due to stacking and sight distance requirements). The tentative map is designed with minimal variances and visual impact so that it can fit into the existing neighborhood character

Applicant Supplied Variance Justifications – Lot Width

PROJECT DESCRIPTION

Tentative Tract Map No. 36703 is a proposal to divide 2.21 ac. into 6 lots ranging from 13,033 sf to 20,521 sf in size. The project will be served by a private street that connects to Rawlings Place near the intersection of (westbound) Fairview Avenue.

VARIANCES

Lot 1 - Variance for substandard lot width. Lot 1 has a width of 55 feet (at the building line) where a width of 100 feet is required.

Lot 2- Variance for substandard lot width. Lot 2 has a width of 55 feet (at the building line) where a width of 100 feet is required.

REQUIRED FINDINGS

Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code?

- 1) Yes. The existing property boundary is irregular in shape, has restricted options available for access and has topographical challenges, as the project slopes from west to east to meet Fairview Avenue.
 - a. The property boundary is a remnant of unused right-of-way and is primarily surrounded by single family development on all sides. Due to these existing developments the proposed tentative map layouts and access points were designed to be sensitive to the orientation of proposed lots and ingress/egress to the existing residences to insure that the ingress and egress to those lots were not affected.
 - b. Initial lot layouts contemplated access only to Fairview (no interior street) which, may have limited the number of overall variances, but brought up alternative challenges and different variance scenarios due to the irregular shape of the parent parcel, the curve of Fairview Drive, before it meets Central Avenue and the property's proximity to the intersection of Central Avenue. The layout of that Map was deemed to have multiple conflicts with proposed driveways and would result in vehicular safety concerns with traffic flow and stacking in proximity to the intersection of Fairview and Central Avenue. Furthermore, an additional map was explored which provided for a standard size cul-de-sac which took access from Fairview Drive, however due to the irregular shape of the parent parcel and topographic challenges and constraints the map was ultimately altered to include a private street which will take access from Rawlings Place. Moreover, an access point onto Fairview Avenue would pose safety challenges (site distance, intersection design and traffic flow). The existing proposal, with private street access from Rawlings Place ensures that no conflicts will occur with access points close to the intersection of Fairview and Central Avenues, but rather moves the access point to

an existing, established intersection further removed from the above mentioned Fairview and Central intersection. As previously mentioned, alternatives for a street connection to Fairview were explored, however, the configuration of the lots triggered just as many variances due to the irregular shape of the lot and as previously discussed could pose a safety hazard and conflict with vehicular traffic on Fairview Avenue and the ultimately the intersection of Fairview and Central Avenues.

- c. The project design and lot layout was dictated in many ways by the irregular shape of the parent parcel. Street designs, lot layouts and street widths all needed to be considered due to this constraining land feature that is not present in much of the area.

Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not generally apply to other property in the vicinity and under the identical zoning classification?

- 2) Yes. The special circumstances such as the projects proximity to the Fairview/ Central intersection and project topography and parcel shape that do not apply other property's in the vicinity.
 - a. The steep east to west topography (25'-30' of vertical difference) greatly limits the manner in which the proposed lots can be accessed. The only logical access (for a street) is in the north south direction.
 - b. Access along Central Avenue is restricted, so access from the south was not contemplated. Access from the east (Fairview) was proposed with two project layouts. One was contemplating driveway access from Central (which would have likely meant fewer variances) and the second contemplating an access road from Fairview. Do to safety concerns (stemming from the stacking and circulation needs at the intersection) these plans were abandoned and the plan to access the project from Rawlings Place was brought forward. The proposed interior street was considered as both a public (60' wide) street and a private (28' wide). The private street option allows for more pad area, which will result in the proposed lots/ houses being further from the adjacent neighborhood. This will minimize the impact to the adjacent neighborhood by keeping the newly developed homes and private street further away (thus providing a generous landscaped buffer).

Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located?

- 3) No. The granting of the variances will provide for safe circulation and lots that are similar in character to the existing neighborhood.
 - a. With lot access to Fairview Avenue being avoided due to safety (sight distance, stacking, etc) the proposed tentative map design takes advantage of the shape of the parent parcel and existing topography by providing lot sizes and shapes that will minimize the amount of grading being

proposed which will likely minimize the amount of retaining wall construction needed. Further, the shape of the lots will promote the use of building footprints that are in keeping with the surrounding neighborhood, keeping the style and identity of the neighborhood consistent, thus minimizing the physical impacts of extensive grading as well as the visual impact of houses that do not blend with the existing neighborhood character.

Will the granting of such a variance be contrary to the objectives of any part of the General Plan?

- 4) No. The variances requested for individual lot shape will allow the lots to have a size and shape that are similar to the very established surrounding area and will provide for the design of house footprints that are in the same character as the existing neighborhood while maintaining the minimum 13,000 square foot minimum lot size. As noted in the 2025 General Plan, the project has a land use designation of low density residential (LDR). LDR allows for up to 6.0 dwelling units per acre, however the R-1-13000 zoning designation requires a minimum lot size of 13000 square feet. The proposed design meets the 13000 square foot minimum lot size and proposes only 2.8 units per acre. The proposed tentative map lies in the middle of a very established neighborhood that is approximately 50 years old. The design considers both the limited access opportunities that are present due to the restricted access to Central Avenue and the limitations for any access to Fairview Avenue (due to stacking and sight distance requirements). The tentative map is designed with minimal variances and visual impact so that it can fit into the existing neighborhood character

Applicant Supplied Modification Findings – Lot Depth

PROJECT DESCRIPTION

Tentative Tract Map No. 36703 is a proposal to divide 2.21 acres into 6 lots ranging from 13,033 sf to 20,251 sf in size. The project will be served by a private street that connects to Rawlings Place near the intersection of (westbound) Fairview Avenue.

MODIFICATIONS

Lot 1- Modification to the Lot Standards under the Subdivision Code for lot depth. Lot 3 has a depth of 83 feet where the subdivision code requirements indicate lots to have a depth of at least 100 feet.

Lot 2- Modification to the Lot Standards under the Subdivision Code for lot depth. Lot 4 has a depth of 94 feet where the subdivision code requirements indicate lots to have a depth of at least 100 feet.

REQUIRED FINDINGS

That the property of such size or shape, or affected by such topographic conditions, or are there such special circumstances or conditions affecting the property that it is impossible, impractical or undesirable for the petitioner to fully conform with the regulations prescribed by this Title, or requested conformance would result in undue hardship?

- 1) Yes. The existing property boundary is irregular in shape, has restricted options available for access and has topographical challenges, as the project slopes from west to east to meet Fairview Avenue.
 - a. The property boundary is a remnant of unused right of way and is primarily surrounded by single family development on all sides. Due to these existing developments the proposed tentative map layouts and access points were designed to be sensitive to the orientation of proposed lots and ingress/egress to the existing residences to insure that the ingress and egress to those lots were not affected.
 - b. Initial lot layouts contemplated access only to Fairview (no interior street) which, may have limited the number of overall modifications, but brought up alternative challenges and different modification scenarios due to the irregular shape of the parent parcel, the curve of Fairview Drive, before it meets Central Avenue and the property's proximity to the intersection of Central Avenue. The layout of that Map was deemed to have multiple conflicts with proposed driveways and would result in vehicular safety concerns with traffic flow and stacking in proximity to the intersection of Fairview and Central Avenue. Furthermore, an additional map was explored which provided for a standard size cul-de-sac which took access from Fairview Drive, however due to the irregular shape of the parent parcel and topographic challenges and constraints the map was ultimately altered to include a private street which will take access from Rawlings Place. Moreover, an access point onto Fairview Avenue would pose safety

challenges (site distance, intersection design and traffic flow). The existing proposal, with private street access from Rawlings Place ensures that no conflicts will occur with access points close to the intersection of Fairview and Central Avenues, but rather moves the access point to an existing, established intersection further removed from the above mentioned Fairview and Central intersection. As previously mentioned, alternatives for a street connection to Fairview were explored, however, the configuration of the lots triggered just as many variances due to the irregular shape of the lot and as previously discussed could pose a safety hazard and conflict with vehicular traffic on Fairview Avenue and the ultimately the intersection of Fairview and Central Avenues.

- c. The project design and lot layout was dictated in many ways by the irregular shape of the parent parcel. Street designs, lot layouts and street widths all needed to be considered due to this constraining land feature that is not present in much of the area.

That the modification necessary for the preservation and enjoyment of a substantial property right of the petitioner?

- 2) Yes. Due to unique circumstances such as the projects proximity to the Fairview/ Central intersection and project topography and parcel the project has limitations in how it can be designed.
 - a. The steep east to west topography (25'-30' of vertical difference) greatly limits the manner in which the proposed lots can be accessed. The only logical access (for a street) is in the north south direction.
 - b. Access along Central Avenue is restricted, so access from the south was not contemplated. Access from the east (Fairview) was proposed with two project layouts. One was contemplating driveway access from Central (which would have likely meant fewer variances) and the second contemplating an access road from Fairview. Do to safety concerns (stemming from the stacking and circulation needs at the intersection) these plans were abandoned and the plan to access the project from Rawlings Place was brought forward. The proposed interior street was considered as both a public (60' wide) street and a private (28' wide). The private street option allows for more pad area, which will result in the proposed lots/ houses being further from the adjacent neighborhood. This will minimize the impact to the adjacent neighborhood by keeping the newly developed homes and private street further away (thus providing a generous landscaped buffer).

That the modification be detrimental to public health, safety of welfare, or be injurious to other properties in the vicinity?

- 3) No. The granting of the modification will provide for safe circulation and lots that are similar in character to the existing neighborhood.

- a. With lot access to Fairview Avenue being avoided due to safety (sight distance, stacking, etc) the proposed tentative map design takes advantage of the shape of the parent parcel and existing topography by providing lot sizes and shapes that will minimize the amount of grading being proposed which will likely minimize the amount of retaining wall construction needed. Further, the shape of the lots will promote the use of building footprints that are in keeping with the surrounding neighborhood, keeping the style and identity of the neighborhood consistent, thus minimizing the physical impacts of extensive grading as well as the visual impact of houses that do not blend with the existing neighborhood character.

That granting of the modification in accordance with the purposes set forth in Title 18- Subdivision Code (Chapter 18.020- Purpose and Scope) of the Riverside Municipal Code?

- 4) No. The modifications requested for individual lot shape will allow the lots to have a size and shape that are appropriate for the proposed houses as well as being similar to the very established surrounding area and will provide for the design of house footprints that are in the same character as the existing neighborhood while maintaining the minimum 13,000 square foot minimum lot size. As noted in the 2025 General Plan, which is in keeping with the objective of the Subdivision Code (Chapter 18.020.01 item B) the project has a land use designation of low density residential (LDR). LDR allows for up to 6.0 dwelling units per acre, however the R-1-13000 zoning designation requires a minimum lot size of 13000 square feet. The proposed project is designed to maximize the stacking at Fairview and Central, maximizing safety for both vehicles and pedestrians which is in keeping with the objective of the Subdivision Code (Chapter 18.020.01 item C). This project clearly implements the applicable objectives of the Subdivision Code (Chapter 18.020.01 item A-J)

That granting of the modification contrary to the objectives of the Zoning Code set forth in Title 19- Zoning Code of the Municipal Code of the General Plan?

- 5) No. Title 19 endeavors to regulate, restrict and segregate the highest and best use of buildings, residences, etc. This project is in keeping with the objectives of the Zoning Code and provides the appropriate design measures to ensure neighborhood compatibility and safety. This project is appropriate in mass and density to the neighborhood and is appropriate in lot size and density with respect to the Zoning Code, thus meeting the objectives set forth by Title 19- Zoning Code of the Municipal Code of the General Plan.

Applicant Supplied Modification Findings – Lot Width

PROJECT DESCRIPTION

Tentative Tract Map No. 36703 is a proposal to divide 2.21 acres into 6 lots ranging from 13,033 sf to 20,251 sf in size. The project will be served by a private street that connects to Rawlings Place near the intersection of (westbound) Fairview Avenue.

MODIFICATIONS

Lot 1- Modification to the Lot Standards under the Subdivision Code for lot width. Lot 1 has a width of 55 feet (at building line) where the subdivision code requirements indicate lots to have a width of at least 60 feet.

Lot 2- Modification to the Standards under the Subdivision Code for lot width. Lot 2 has a width of 55 feet (at building line) where the subdivision code requirements indicate lots to have a width of at least 60 feet.

REQUIRED FINDINGS

That the property of such size or shape, or affected by such topographic conditions, or are there such special circumstances or conditions affecting the property that it is impossible, impractical or undesirable for the petitioner to fully conform with the regulations prescribed by this Title, or requested conformance would result in undue hardship?

- 1) Yes. The existing property boundary is irregular in shape, has restricted options available for access and has topographical challenges, as the project slopes from west to east to meet Fairview Avenue.
 - a. The property boundary is a remnant of unused right of way and is primarily surrounded by single family development on all sides. Due to these existing developments the proposed tentative map layouts and access points were designed to be sensitive to the orientation of proposed lots and ingress/egress to the existing residences to insure that the ingress and egress to those lots were not affected.
 - b. Initial lot layouts contemplated access only to Fairview (no interior street) which, may have limited the number of overall modifications, but brought up alternative challenges and different modification scenarios due to the irregular shape of the parent parcel, the curve of Fairview Drive, before it meets Central Avenue and the property's proximity to the intersection of Central Avenue. The layout of that Map was deemed to have multiple conflicts with proposed driveways and would result in vehicular safety concerns with traffic flow and stacking in proximity to the intersection of Fairview and Central Avenue. Furthermore, an additional map was explored which provided for a standard size cul-de sac which took access from Fairview Drive, however due to the irregular shape of the parent parcel and topographic challenges and

constraints the map was ultimately altered to include a private street which will take access from Rawlings Place. Moreover, an access point onto Fairview Avenue would pose safety challenges (site distance, intersection design and traffic flow). The existing proposal, with private street access from Rawlings Place ensures that no conflicts will occur with access points close to the intersection of Fairview and Central Avenues, but rather moves the access point to an existing, established intersection further removed from the above mentioned Fairview and Central intersection. As previously mentioned, alternatives for a street connection to Fairview were explored, however, the configuration of the lots triggered just as many variances due to the irregular shape of the lot and as previously discussed could pose a safety hazard and conflict with vehicular traffic on Fairview Avenue and the ultimately the intersection of Fairview and Central Avenues.

- c. The project design and lot layout was dictated in many ways by the irregular shape of the parent parcel. Street designs, lot layouts and street widths all needed to be considered due to this constraining land feature that is not present in much of the area.

That the modification necessary for the preservation and enjoyment of a substantial property right of the petitioner?

- 2) Yes. Due to unique circumstances such as the projects proximity to the Fairview/ Central intersection and project topography and parcel the project has limitations in how it can be designed.
 - a. The steep east to west topography (25'-30' of vertical difference) greatly limits the manner in which the proposed lots can be accessed. The only logical access (for a street) is in the north south direction.
 - b. Access along Central Avenue is restricted, so access from the south was not contemplated. Access from the east (Fairview) was proposed with two project layouts. One was contemplating driveway access from Central (which would have likely meant fewer variances) and the second contemplating an access road from Fairview. Do to safety concerns (stemming from the stacking and circulation needs at the intersection) these plans were abandoned and the plan to access the project from Rawlings Place was brought forward. The proposed interior street was considered as both a public (60' wide) street and a private (28' wide). The private street option allows for more pad area, which will result in the proposed lots/ houses being further from the adjacent neighborhood. This will minimize the impact to the adjacent neighborhood by keeping the newly developed homes and private street further away (thus providing a generous landscaped buffer).

That the modification be detrimental to public health, safety of welfare, or be injurious to other properties in the vicinity?

- 3) No. The granting of the modification will provide for safe circulation and lots that are similar in character to the existing neighborhood.

- a. With lot access to Fairview Avenue being avoided due to safety (sight distance, stacking, etc) the proposed tentative map design takes advantage of the shape of the parent parcel and existing topography by providing lot sizes and shapes that will minimize the amount of grading being proposed which will likely minimize the amount of retaining wall construction needed. Further, the shape of the lots will promote the use of building footprints that are in keeping with the surrounding neighborhood, keeping the style and identity of the neighborhood consistent, thus minimizing the physical impacts of extensive grading as well as the visual impact of houses that do not blend with the existing neighborhood character.

That granting of the modification in accordance with the purposes set forth in Title 18- Subdivision Code (Chapter 18.020- Purpose and Scope) of the Riverside Municipal Code?

- 4) No. The modifications requested for individual lot shape will allow the lots to have a size and shape that are appropriate for the proposed houses as well as being similar to the very established surrounding area and will provide for the design of house footprints that are in the same character as the existing neighborhood while maintaining the minimum 13,000 square foot minimum lot size. As noted in the 2025 General Plan, which is in keeping with the objective of the Subdivision Code (Chapter 18.020.01 item B) the project has a land use designation of low density residential (LDR). LDR allows for up to 6.0 dwelling units per acre, however the R-1-13000 zoning designation requires a minimum lot size of 13000 square feet. The proposed project is designed to maximize the stacking at Fairview and Central, maximizing safety for both vehicles and pedestrians which is in keeping with the objective of the Subdivision Code (Chapter 18.020.01 item C). This project clearly implements the applicable objectives of the Subdivision Code (Chapter 18.020.01 item A-J)

That granting of the modification contrary to the objectives of the Zoning Code set forth in Title 19- Zoning Code of the Municipal Code of the General Plan?

- 5) No. Title 19 endeavors to regulate, restrict and segregate the highest and best use of buildings, residences, etc. This project is in keeping with the objectives of the Zoning Code and provides the appropriate design measures to ensure neighborhood compatibility and safety. This project is appropriate in mass and density to the neighborhood and is appropriate in lot size and density with respect to the Zoning Code, thus meeting the objectives set forth by Title 19- Zoning Code of the Municipal Code of the General Plan.