



Rezoning and Street Vacation

PLANNING COMMISSION HEARING DATE: October 7, 2004

PLANNING CASE P04-1036: Proposed rezoning by Steve Berzansky on behalf of P B Income Fund, LLC to amend the Municipal Code (Title 19) to rezone two lots totaling .5 acres, each developed with a single family residence at 3410 & 3422 Washington Street from the R-1-65 - Single Family Residential Zone to the C-2 - Restricted Commercial Zone to facilitate a commercial office development, situated on the westerly side of Washington Street between Indiana Avenue and the 91 Freeway. *(This case to be heard concurrently with Planning Case P04-1037)*

PLANNING CASE P04-1037: Proposed street vacation by Steve Berzansky on behalf of P B Income Fund, LLC to vacate the portion of Washington Street between the 91 Freeway and Indiana Avenue to facilitate a commercial office development. *(This case to be heard concurrently with Planning Case P04-1037)*

BACKGROUND/PROJECT DESCRIPTION

The subject property consists of two parcels totaling approximately .45 acres, each developed with a single family residence. The project area is bounded by the 91 Freeway to the north, Indiana Avenue to the south and Washington Street to the east. The applicant is proposing to rezone the subject properties from the R-1-65 - Single Family Residential zone to the C-2 - Restricted Commercial Zone in order to facilitate an office development. The applicant is also proposing to vacate the portion of Washington Avenue between the 91 Freeway and Indiana Avenue.

On August 19, 2004, the Planning Commission approved a rezoning case P04-0127 to rezone two parcels developed with a rock bungalow on the easterly side of Washington Street from the R-1-65 Zone to RO – Restricted Office in order to facilitate a future office development. The applicant is proposing to vacate the portion of Washington Street between these properties in order to provide shared access/egress within the existing Washington Street opening (see Exhibit 6 for a conceptual site plan of future developments on both sides of Washington Street).

The applicant has provided a building elevation that proposes a 3-story commercial office building on the subject property (see Exhibit 7). No building elevations or site plans have been submitted for the office development on the other side of Washington Street. In order to facilitate development on the property in question, both existing residences will be demolished. Although the existing residences were built in 1906 and 1952, a historical survey conducted by CRM Tech in August 2004 concluded that such structures have no historic resource value.

ANALYSIS

In reviewing this project, staff has the following comments:

- **General Plan/Specific Plan/Zoning Considerations - Rezoning**

The subject site has a General Plan land use designation of CBO-Retail Business and Office and is currently zoned R-1-65-Single Family Residential. The current zoning designation is inconsistent with the properties' General Plan land use designation, while the proposed C-2-Restricted Commercial zoning will be consistent with the CBO land use designation. As mentioned previously, the property to the east has been tentatively rezoned from R-1-65 to RO – Restricted Office. The majority of properties along both sides of Indiana Avenue between Washington and Mary Streets, including the subject property are designated CBO under the General Plan Land Use Map. The westerly adjacent property is zoned C-2-X-S-2 - Restricted Commercial and the property directly across the street on the southerly side of Indiana Avenue is zoned C-3 – General Commercial.

This area is rapidly developing with infill commercial development along Indiana Avenue on the southerly side of the 91-Freeway. As such, staff has no objection to the proposed rezoning from R-1-65 to C-2. However, while there is no requirement under the Zoning Ordinance for any building setback from Indiana Avenue, the X-10 Zone has been generally applied to commercial properties along Indiana Avenue in this area to avoid a crowded appearance along the street with buildings close to or at the right-of-way line. The X-5 Zone has also been applied to those properties adjacent to the freeway to provide for landscape screening between the freeway and the rear of commercial buildings. Therefore, to provide for consistency with the overall development pattern of this area, staff recommends that the X-10 and X-5 Combining Zones be applied to the subject property as noted above.

- **Street Vacation**

The properties in question currently have access from Washington Street and the applicant proposes to vacate Washington Street between Indiana Avenue and the 91 Freeway. The intersection of Washington Street and Indiana Avenue is a four-way signalized intersection.

Pursuant to state law, the City may regulate traffic on its public streets or alleys only to the extent expressly authorized. The law permits the City to vacate a street or alley only upon a finding supported by substantial evidence that the right-of-way is no longer needed for vehicular traffic and is unnecessary for present or prospective public use. In this case, the portion of Washington Street to be vacated will be incorporated into adjacent future development. Staff has notified affected agencies and property owners and, as of the writing of this report, has not received any comments in opposition to this project. Inasmuch as Washington Street terminates at the 91 Freeway and provides no access for any other properties except for the subject property and the adjacent property to the east, both Public Works and Planning staff support the proposed street vacation.

Staff notes that access to the rear parcel will be eliminated once this portion of Washington Street is vacated, and recommends that the properties in question be consolidated into one parcel prior to the finalization of the street vacation. Otherwise, the rear parcel will be landlocked.

Finally, Public Works Department staff has conditioned that all street improvements shall be removed as appropriate contingent upon approval of a development site plan. Typically, street improvements are required to be removed and adequate sidewalk, curb and gutter is to be installed prior to finalization of a street vacation. However, in this case, the applicant plans to retain the street opening for driveway purposes. Staff recommends that prior to finalization of the street vacation, Design Review for both affected properties on the easterly and westerly side of Washington Street shall be approved.

- **Conceptual Site Plan**

A conceptual site plan has been submitted showing the prospective redevelopment of the site with commercial uses. While staff generally considers the site design acceptable, the driveway configuration needs revision. The proposed shared driveway at the location of vacated Washington Street will consist of a 13-foot wide ingress drive aisle, a 13-foot wide egress drive aisle and a 14-foot wide left turn painted median in the center, totaling 40-feet in width. While staff believes the reuse of the Washington opening is acceptable, the proposed configuration far exceeds the 30-foot City-standard commercial driveway and results in substantial unnecessary paving. The small size of the parcel does not justify the extra driveway width. It may also create confusion for motorists, as this private drive could visually appear to be a public extension of Washington Street. Any future site plan shall reconfigure this driveway opening to comply with City standards.

- **Neighborhood Compatibility Considerations**

Based on the surrounding land uses and long term land use vision for the area, as indicated by the current and anticipated General Plan designations, staff supports the applicants request to rezone the property to a zoning category consistent with the General Plan and to vacate the portion of Washington Street between Indiana Avenue and the 91 Freeway. Furthermore, staff believes that the site is of sufficient size and dimensions to accommodate a commercial office building, related parking facilities and landscaped areas. As such, staff can support the rezoning and vacation proposal and the proposed site plan for the development of a business office.

Although the applicant has provided staff with a conceptual site plan to depict how the subject property could be utilized for office purposes, all future development on such properties shall require Design Review approval to ensure a compatible site design with surrounding development. As of the writing of this report, no objections to the rezoning and street vacation requests have been received by staff.

RECOMMENDATION

That the City Planning Commission:

1. **APPROVE** Planning Cases P04-1036 & P04-1037 subject to the recommended conditions of approval based on the following findings:

- a. The recommended zoning classification will be consistent with the existing General Plan land use designation;
 - b. With the recommended conditions of approval, the future planned commercial use of the property would be compatible with planned and existing development in the neighborhood;
 - c. Affected agencies and nearby property owners have been notified of this vacation request, and, as of this writing, no opposition has been received and;
 - d. There is substantial evidence to support the conclusion that the right-of-way is no longer needed for vehicular or pedestrian traffic and is unnecessary for present or future public use.
2. Determine that:
- a. this proposed case will not have a significant effect on the environment because of the mitigation measures described in this report and recommend that the City Council adopt a Negative Declaration;
 - b. there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.

EXHIBITS

1. Location/Zoning Map
2. General Plan Map
3. Existing Land Uses
4. Proposed Zoning
5. Aerial Photo
6. Conceptual Site Plan
7. Conceptual Building Elevation and Floor Plan

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: P04-1036 (Rezoning)

Meeting Date: October 7, 2004

CONDITIONS *All mitigation measures are noted by an asterisk (*).*

Case Specific

● **Planning**

1. The C-2-X-10-X-5 – Restricted Commercial Setback Combining Zone (10-foot landscape setback on Indiana Avenue and 5-foot landscape setback along the 91 Freeway) shall be applied to the subject properties.

Standard Conditions

● **Planning**

2. There shall be a two-year time limit in which to satisfy the approved conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.
3. When all of the conditions of approval have been completed, the applicant shall apply for a request for processing through the Public Works Department to initiate finalization of this rezoning. A fee may be required.
4. All necessary parcel description describing the exact area to be rezoned shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. **Descriptions are required to be on 8½ inch by 11 inch paper with the title “Attachment A” at the top.**
5. In approving this case, it has been determined that there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.

● **Public Utilities**

6. Completion and recordation of required Public Utility easements. Contact Julian Cardenas at 951-826-5937 for questions regarding Public Utilities (electric) conditions.

- **Public Works**

7. Deed for Widening Indiana Avenue to 44 feet from monument centerline to Public Works specifications.

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 ten calendar days after the decision.
 - b. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

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cw:Yvette Sennewald

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: P04-1037 (Vacation)

Meeting Date: October 7, 2004

CONDITIONS

All mitigation measures are noted by an asterisk ().*

Case Specific

● **Planning**

1. This vacation shall be by resolution or as otherwise approved by the Legal Department.
2. If the disposition of the vacated right-of-way is other than by operation of law, quitclaim deeds shall be exchanged indicating that disposition, subject to Public Works and Legal Department approval.
3. Prior to, or concurrently with the completion of this vacation case, the right-of-way proposed for vacation shall be consolidated with the adjoining parcel by an administrative lot consolidation.
4. The Legal Department shall determine which, if any, nearby property owners will be significantly affected by the vacation action and the applicant shall provide the appropriate Hold Harmless documents to the specifications of the Legal Department.
5. Prior to finalization of this street vacation, the properties in question as shown in Exhibit 6 shall be consolidated. The applicant shall file a separate application for a lot consolidation.
6. Prior to finalization of the street vacation, Design Review for both affected properties on the easterly and westerly side of Washington Street shall be approved.
7. If buried materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significant of the finds.
8. ***Advisory:*** Plans submitted for Design Review should be revised to provide 12-foot wide ingress and egress lanes with a 6-foot wide landscaped center median to enhance the appearance of the this intersection. Additionally, staff recommends that the entry to this driveway be enhanced with decorative/painted concrete to distinguish this driveway from a public street.

Standard Conditions

9. There shall be a two-year time limit in which to commence the vacation beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
10. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
11. In approving this case, it has been determined that there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.

● **Public Works**

12. All conditions placed upon this case must be fulfilled prior to the recording of the vacation resolution by the City Clerk. The case is not finalized until the City Clerk records the Vacation Resolution.
13. If the disposition of land is other than by operation of law the applicant shall have quitclaim deeds exchanging the property prepared to the satisfaction of City Attorney's office, Planning and Public Works Departments. All necessary parcel descriptions and plats shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California. DESCRIPTIONS and PLATS ARE REQUIRED TO BE ON 8 1/2 inch by 11 inch FORMAT.
14. Council authorizes the City manager to execute quitclaims documents on behalf of the City of Riverside to extinguish the desired public rights within the vacated right-of-way that does not revert by operation of law.
15. Prior to finalization of the case, the applicant shall provide the appropriate documentation that the lender(s) / trustee(s) has(have) agreed to modify any Trust Deed(s) to reflect the reconfigured parcel(s).
16. Property transfers to the final proposed parcel configurations must be accomplished concurrently with the finalization of this case. Ownership of the property shall remain undivided prior to recordation of the Certificate of Compliance for Lot Line Adjustment.
17. All recording fees of the Riverside County Recorder, including transfer documents, grants of right-of-way and the Certificate of Compliance for Lot Line Adjustment are the responsibility of the applicant.

18. Applicant shall prepare Grant Deeds that have each owner grant to themselves each of the parcels in their final configuration. This requirement is necessary to insure that the final parcel configurations and ownership's are clearly identified in the Land Title History.
19. Vacation Case P04-1037 to be completed prior to issuance of the Certificate of Compliance.
20. Closure of the vacated right-of-way to Public Works specifications and subject to design review approval.

- **Fire Department**

21. No comments.

- **Public Utilities**

22. Completion and recordation of required Public Utility easements. Contact Julian Cardenas at 951-826-5937 for questions regarding Public Utilities (Electric) conditions.

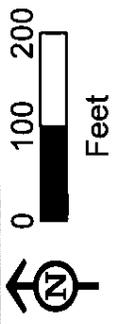
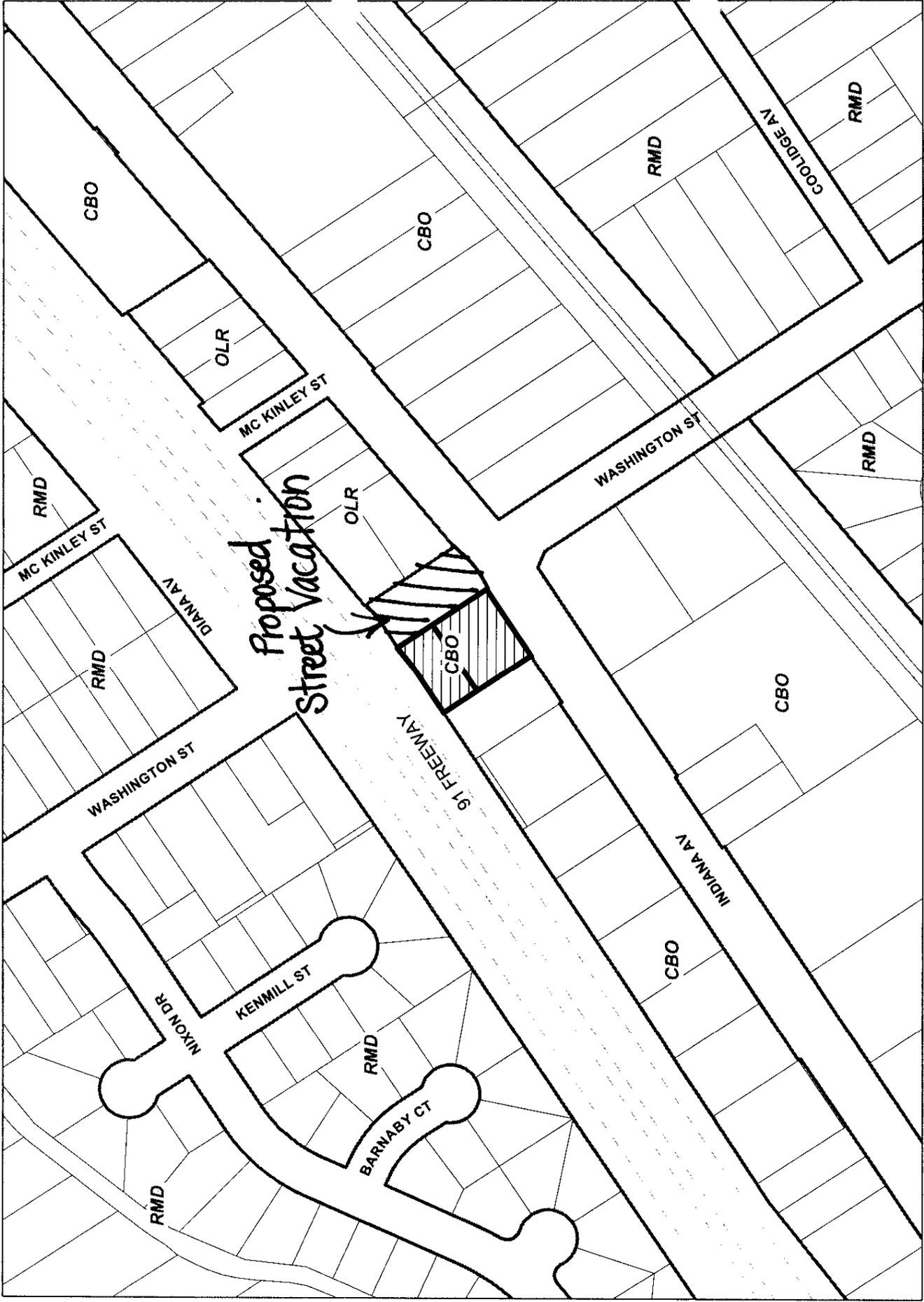
- **Park and Recreation**

23. Prior to Case Finalization: The existing palm trees on Washington Street will require relocation. Before any tree relocation work may commence, appropriate sureties to guarantee all such street tree relocation work shall be posted with Park and Recreation Department per City standards. Contact the Park Superintendent Shirley Bennett at 351-6149 for questions or concerns regarding this condition.

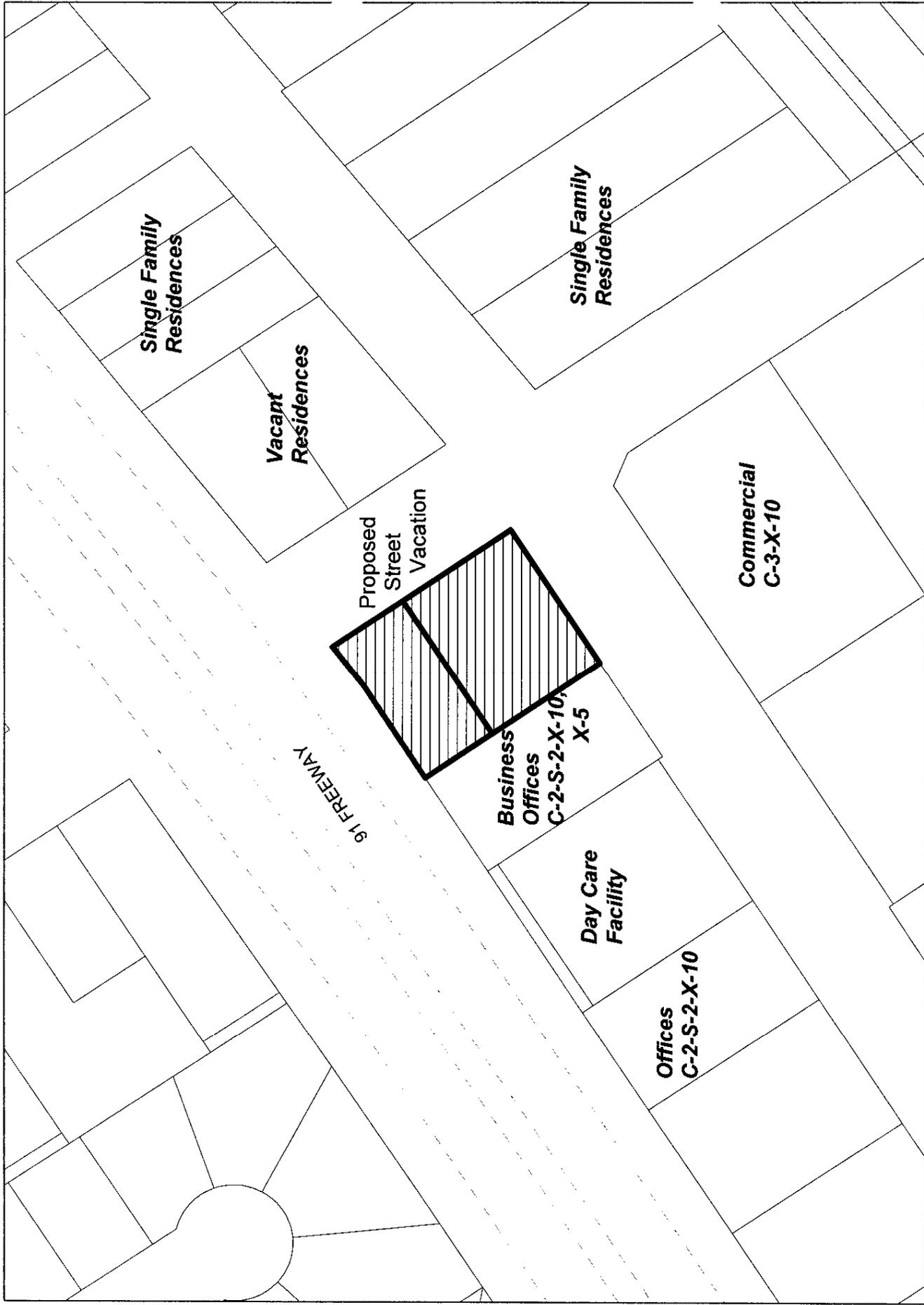
GENERAL INFORMATION NOTES

2. Appeal Information
 - a. Actions by the City Planning Commission, including any finding that a negative declaration be adopted, may be appealed to the City council within ten calendar days after the decision.
 - b. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd floor, City Hall.

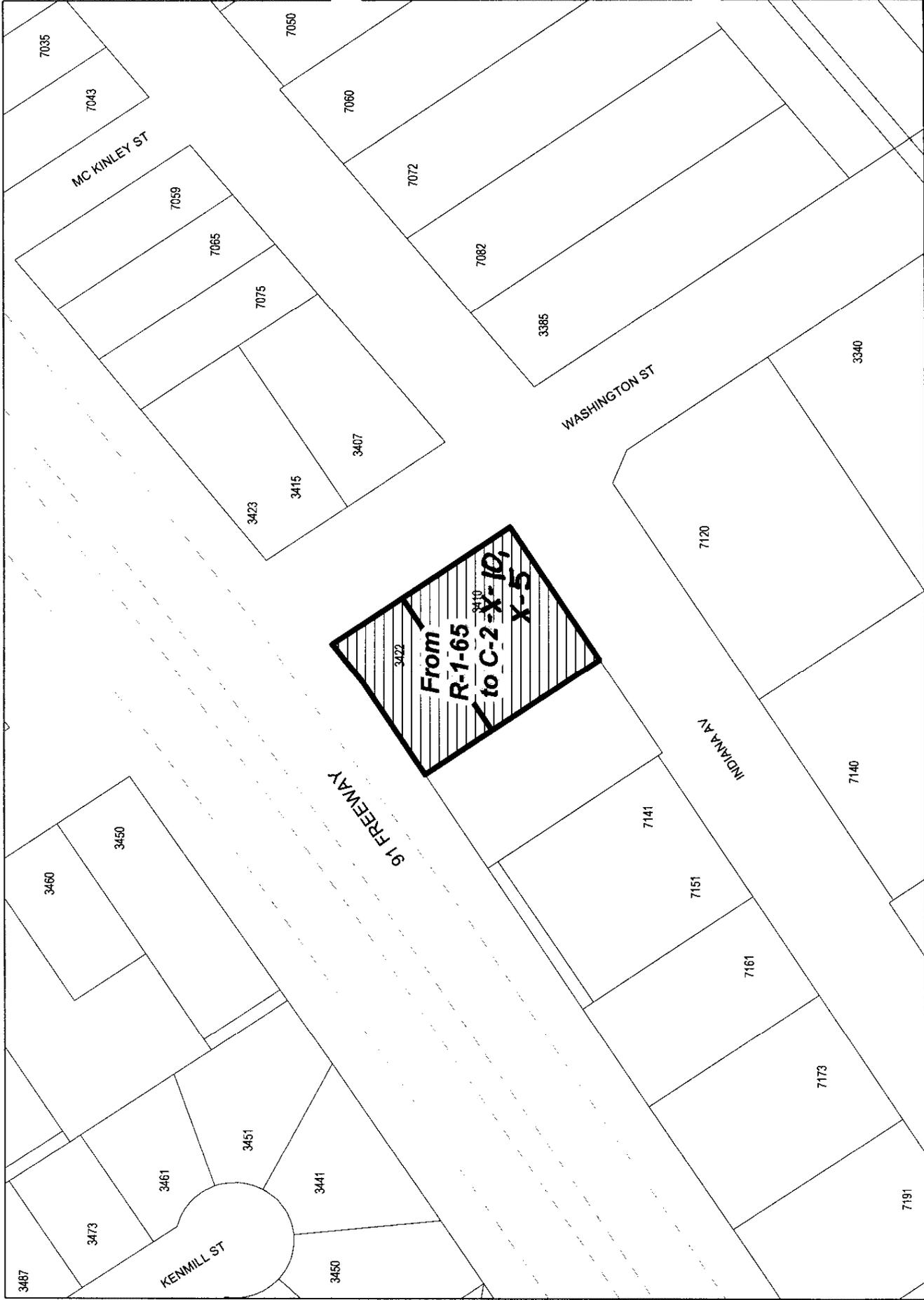
cw: Yvette Sennewald



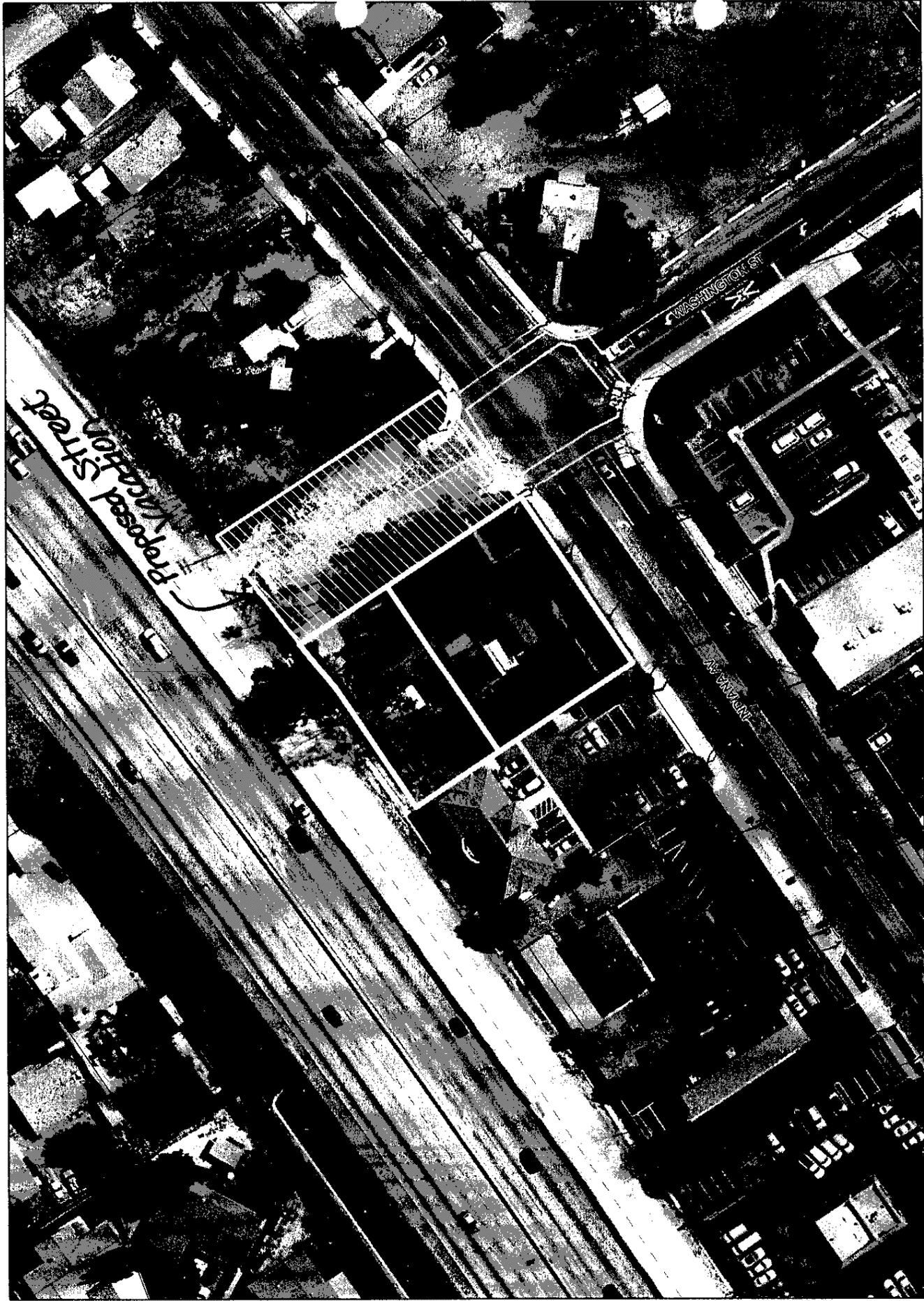
P04-1036-1037, Exhibit 2 - General Plan



P04-1036-1037, Exhibit 3 - Existing Land Uses



P04-1036-1037, Exhibit 4 - Proposed Zoning



P04-1036-1037, Exhibit 5 - 2003 Aerial Photo

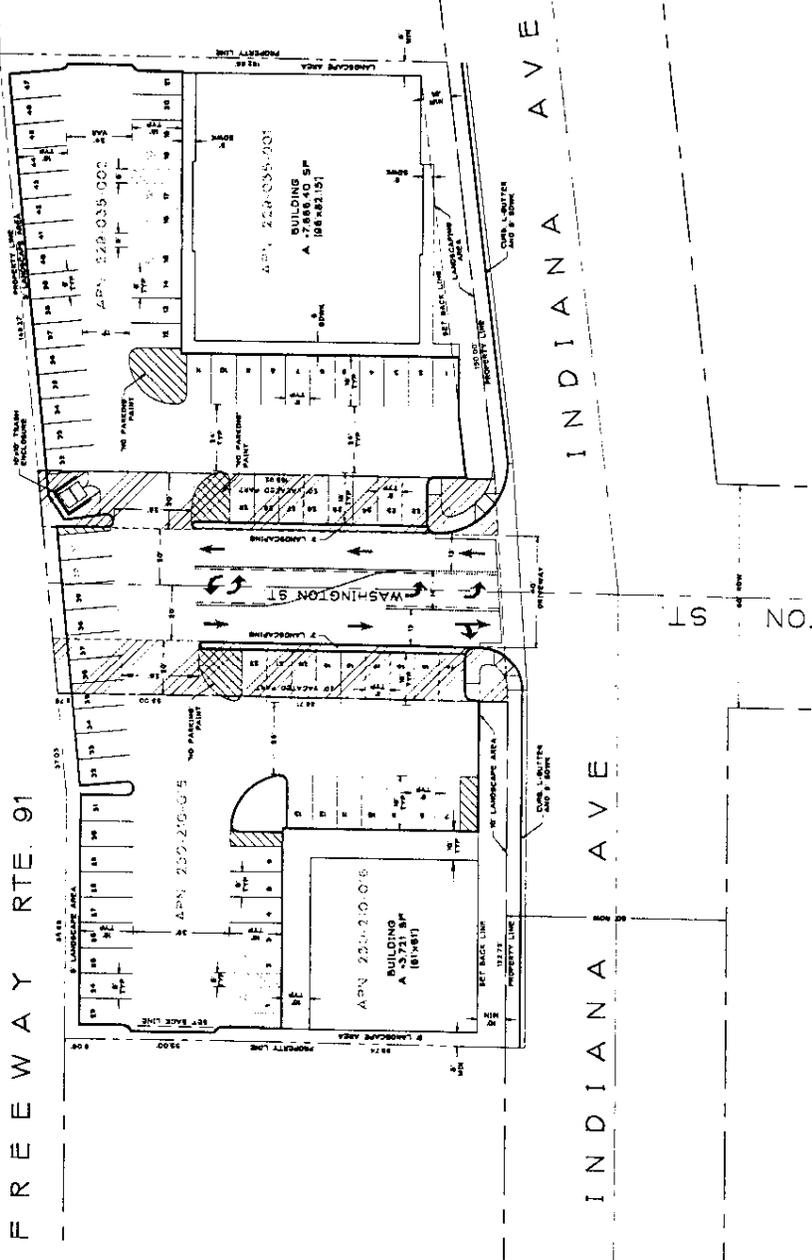
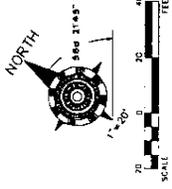
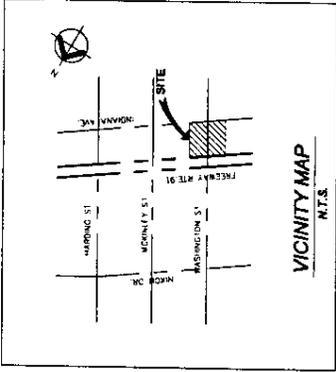
DRAFT COMPOSITE SITE PLAN

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 ALL THAT PORTION OF LOT 16 IN BLOCK 20 OF LANDS OF W.T. SAYWARD ANS S.C. EVANS
 AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 2 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

A.P.N.: 230-210-015
 A.P.N.: 230-210-016

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:
 LOTS 1, 2 AND 3 IN BLOCK 1 OF ORANGE ACRES PER MAP RECORDED IN BOOK 13 PAGE 7 OF MAPS ON FILE,
 OFFICE OF THE COUNTY RECORDER, RIVERSIDE COUNTY, CALIFORNIA.

A.P.N.: 229-035-001
 A.P.N.: 229-035-002



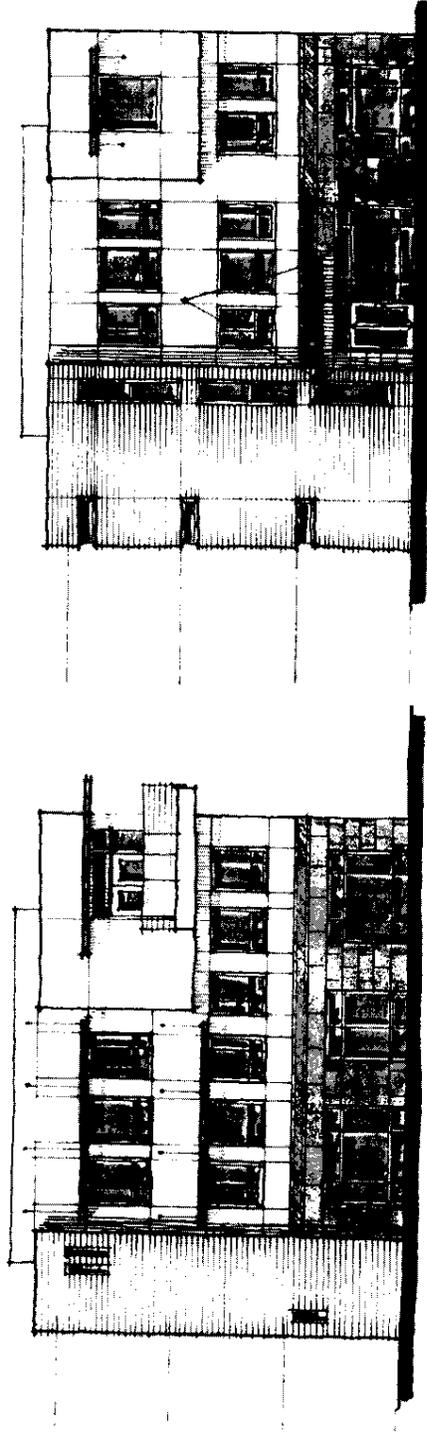
OWNER/APPLICANT:
 STEVEN WALKER COMMUNITIES
 14300 ELIZABETH ST. SUITE 108
 MORENO VALLEY, RIVERSIDE COUNTY
 CA, 92553
 STEVE BERZANSKY
 PH: (909) 784 0840

OWNER/APPLICANT:
 GERMANIA CORP
 14300 ELIZABETH ST. SUITE 108
 MORENO VALLEY, RIVERSIDE COUNTY
 CA, 92553
 KEVIN WOLF
 PH: (909) 656 0332

MAP PREPARED BY:
 AZTEC ENGINEERING
 1181 CALIFORNIA AVENUE
 SUITE 202, CORONA, CA 92881
 (909) 992-4444
 DREG V. AGUIAR

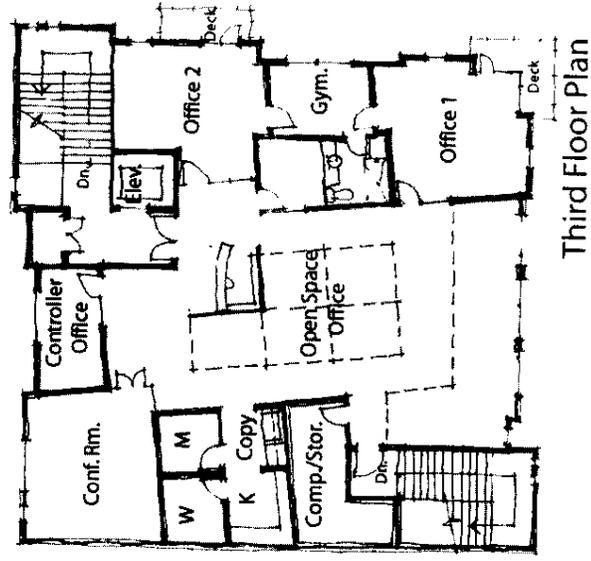
P04-10326-1037 EXHIBIT 6

EXHIBIT 7 – Conceptual Building Elevation / Floor Plan



Indiana Ave. Elevation

North Elevation



Third Floor Plan



Negative Declaration

1. **Case Number:** P04-1036 & P04-1037

2. **Project Title:** Rezoning and Street Vacation

3. **Hearing Date:** October 7, 2004

4. **Lead Agency:** City of Riverside, Planning Department
3900 Main Street, 3rd Floor
Riverside, CA 92522

5. **Contact Person:** Yvette Sennewald, Assistant Planner **Phone Number:** (909) 826-5168

6. **Project Location:** 3410 & 3422 Washington Street

7. **Project Applicant:** Steve Berzansky (951) 784-0844
Steven Walker Homes
7119 Indiana Avenue
Riverside, CA 92504

8. **General Plan Designation:** OLR - Low Rise Office

9. **Zoning:** R-1-65 - Single Family Residential

10. **Description of Project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)

The applicant is proposing to rezone the subject properties from the R-1-65 - Single Family Residential zone to the C-2 - Restricted Commercial Zone in order to facilitate an office development. The applicant is also proposing to vacate the portion of Washington Avenue between the 91 Freeway and Indiana Avenue.

11. **Existing Land Uses and Setting:**

The subject properties are developed with single family residences. Properties to the east are developed with residences; properties to the south are developed with commercial uses; and properties to the west are developed with commercial uses. The 91 freeway is adjacent to the north.

12. **Surrounding Land Uses and Setting:**

Adjacent existing land use:

North: 91 Freeway

East: Residences

South: Commercial
West: Commercial Business Offices (Steven Walker Homes)

Adjacent zoning:

North: 91 Freeway
East: Tentatively RO – Restricted Office
South: C-3-X - General Commercial
West: C-2-X-S-2 - Restricted Commercial

13. Other agencies whose approval is required:

a. None

14. Other Environmental Reviews Referenced in this Review:

a. None

DETERMINATION:

On the basis of this initial evaluation which reflects the independent judgement of the city of Riverside and its Planning Department, it is recommended that:

The City Planning Commission find that the proposed project COULD NOT have a significant effect on the environment, and that a NEGATIVE DECLARATION be prepared.

The City Planning Commission find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the recommended mitigation measures have been added to the project (see attached recommended mitigation measures). A mitigated NEGATIVE DECLARATION will be prepared.

The City Planning Commission find there is no evidence before the agency that the proposed project will have any potential for adverse effect on wildlife resources, and the impacts of the project are de minimis pursuant to Section 711.4 of the Fish and Game Code.

Ken Gutierrez, Planning Director



Environmental Initial Study

Project Description: See Negative Declaration

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 cited in the parentheses following each question. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
- 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) An answer of “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) An answer of “Less than Significant Impact” is appropriate *only* in the event there is **no** substantial evidence that an effect is significant.
- 5) An answer of “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from a “Potentially Significant Impact” to a “Less than Significant Impact.” A description of the mitigation measures is required, along with an explanation of how they reduce the effect to a less than significant level (mitigation measures from a previous analysis may be cross-referenced).
- 6) 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. When an earlier analysis is used, the initial study shall:
 - a) **Reference earlier analyses used.** Identify earlier analyses. Unless noted otherwise, all previous environmental documents are available at the City of Riverside Planning Department.
 - b) **Note 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) **Identify mitigation measures.** For effects that are “Less than Significant with Mitigation Incorporated,” describe the mitigation measures which were incorporated or

refined from the earlier document and the extent to which they address site-specific conditions for the project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. LAND USE AND PLANNING.

Would the proposal:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. | Conflict with general plan designation or zoning?
<small>(Source: GENERAL PLAN LAND USE DIAGRAM, TITLE 19 OF THE RIVERSIDE MUNICIPAL CODE)</small> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan land use designation for the subject property is CBO – Retail, Business and Office, in which the proposed zoning designation is compatible with the existing General Plan land use designation. The applicant is also proposing to vacate the portion of the Washington Street between the 91 Freeway and Indiana Avenue. This portion of Washington Street serves only the properties in question and should not impact public access. Staff has no objection to rezoning this property to C-2 and vacating the terminus of Washington Street between Indiana Avenue and the 91 Freeway.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? <small>(Source:)</small> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no other agencies with environmental jurisdiction over the project.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c. | Be incompatible with existing land use in the vicinity? <small>(Source:)</small> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The majority of properties along both sides of Indiana Avenue between Washington and Mary Streets, including the subject property are designated CBO under the General Plan Land Use Map. This area is rapidly developing with infill commercial development along Indiana Avenue on the southerly side of the 91-Freeway. As such, staff has no objection to the proposed rezoning from R-1-65 to C-2.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (Source: GENERAL PLAN EXHIBIT 10 — AGRICULTURAL RESOURCES)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community? (Source: The surrounding area is developed with a mix of commercial and residential development. This project will be a further step in the transition of this neighborhood from residential to commercial. It will not disrupt the existing neighborhood.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. POPULATION AND HOUSING.

Would the proposal:

a. Cumulatively exceed official regional or local population projections? (Source: The project does not accommodate or induce any new residential growth.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (Source: The project is located in an urbanized area and involves only the minor, incremental extension of existing infrastructure. No major infrastructure is required.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Eliminate existing housing, especially affordable housing? (Source: The approval of the rezoning request would facilitate the redevelopment of the subject property. Currently there re two dilapidated residences on each parcel. These would be removed prior to the construction of the commercial offices.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. GEOLOGY AND SOILS.

Would the proposal result in or expose people to potential impacts involving:

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fault rupture? (Source: GENERAL PLAN EXHIBIT 6 — SEISMIC HAZARDS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Seismic ground shaking? (Source: GENERAL PLAN EXHIBIT 6 — SEISMIC HAZARDS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Seismic ground failure, including liquefaction? (Source: GENERAL PLAN EXHIBIT 6 — SEISMIC HAZARDS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Seiche hazard? (Source: GENERAL PLAN EXHIBIT 7 — HYDROLOGY)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Grading on natural slopes over 10 percent? (Source: GIS MAPS & GENERAL PLAN EXHIBIT 4 — SLOPE ANALYSIS) The property has an average natural slope of 1.52%.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (Source:) Grading and erosion control measures will be implemented prior to issuance of a grading permit if necessary.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Subsidence of the land? (Source: GENERAL PLAN EXHIBIT 5 — UNSTABLE SOIL CONDITIONS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expansive soils? (Source: GENERAL PLAN EXHIBIT 5 — UNSTABLE SOIL CONDITIONS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Unique geologic or physical features? (Source:) The parcels are currently developed with single family dwellings which will be demolished. There are no unique physical features worth preserving on the subject property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. WATER.

Would the proposal result in:

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? <i>(Source:)</i> This request will facilitate the development of the property as a commercial use under the applicant’s proposal. This will result in increased impermeable area, thereby altering absorption rates and increasing surface runoff. The City of Riverside General Plan anticipated the impacts of development on drainage and addressed these impacts through the implementation of a master drainage plan for each of the City’s drainage basins. Drainage improvements shall be consistent with the requirements of the City’s Public Works Department.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. Exposure of people or property to water related hazards such as flooding? <i>(Source: GENERAL PLAN EXHIBIT 7 — HYDROLOGY, FEMA FLOOD INSURANCE RATE MAP PANEL 060260-0030-B, ZONE B)</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. Discharge into surface waters or other alteration of surface water quality? <i>(Source:)</i> This request will facilitate the development of the property as a commercial use under the applicant’s proposal. Impacts related to erosion and surface runoff will be addressed by adherence to City adopted erosion control policies.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d. Changes in the amount of surface water in any water body? <i>(Source:)</i> The project does not directly drain into a body of water.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e. Changes in the course or direction of water movement? <i>(Source:)</i> The Public Works Department will review the changes to drainage patterns at the time the grading permits are approved for this lot. No grading is proposed in conjunction with this request.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Changes in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Project does not involve either direct withdrawal or recharge of groundwater, nor does it alter the underlying aquifer. The ultimate development of the project may result in new impermeable surfaces, thereby impacting groundwater recharge capability. However, given the small size of the project as compared to the 2000 square mile Santa Ana River drainage basin in which the City lies, this impact is insignificant.				
g. Altered direction or rate of flow of groundwater? (Source: GENERAL PLAN EXHIBIT 6 — SEISMIC HAZARDS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Impacts to groundwater quality? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project will not result in the discharge of possible groundwater contaminants.				
i. Substantial reduction in the amount of local groundwater otherwise available for public water supplies? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project does not result in increased demand for water.				

5. AIR QUALITY.

Would the proposal:

a. Violate any air quality standard or contribute to an existing or projected air quality violation? (Source: URBEMIS 2000)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a CO hotspot, or expose individuals to CO concentrations above established standards? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
This request will not substantially increase in vehicle trips nor impact CO levels.				
c. Expose sensitive receptors to pollutants? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
This project will not result in increased exposure of residents to pollutants.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Create objectionable odors? (Source:) The ultimate development of the site with uses permitted in the C-2 Zone would not be expected to create objectionable odors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be subject to Transportation Demand Measures? (Source:) Subsequent commercial development of the site is not likely to exceed the threshold for TDM requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. TRANSPORTATION/CIRCULATION.

Would the proposal result in:

a. Increased vehicle trips or traffic congestion? (Source:) This project will not generate significant additional vehicular trips.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Reduction in Level of Service (LOS) of intersections? (Source:) Since this proposal will not be expected to generate a substantial number of additional trips, it is not anticipated that the LOS of any nearby intersections will be reduced.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses? (Source:) This proposal will not have a significant effect on the existing transportation corridors. The existing street system was designed for future commercial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Inadequate emergency access or access to nearby uses? (Source:) See response 6c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Insufficient parking capacity on-site or off-site? (Source:) Existing zoning requirements shall ensure adequate parking for any new development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Hazards or barriers for pedestrians or bicyclists? (Source:) See response 6c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? <small>(Source:)</small> See response 6c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Rail or air traffic impacts? <small>(Source:)</small> The project site is not in the vicinity of rail or air facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. BIOLOGICAL RESOURCES.

Would the proposal result in impacts to:

a. Federally endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? <small>(Source:)</small> The site has been previously disturbed and contains no natural habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Species identified as a sensitive or special status species in local or regional plans or listings maintained by the California Department of Fish and Game? <small>(Source:)</small> See response 7a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Locally important natural communities (e.g., sage scrub, etc.)? <small>(Source:)</small> The site has been previously graded and is devoid of native vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Wetland habitat (e.g. riparian and vernal pool)? <small>(Source:)</small> No wetland or riparian vegetation occurs on the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Wildlife dispersal or migration corridors? <small>(Source:)</small> See response 7c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Wildlife resources pursuant to Section 711.4 of the Fish and Game Code? <small>(Source:)</small> The site has been disturbed and does not contain natural habitat; therefore it does not result in potential adverse impacts to wildlife resources. The project impacts are de minimis pursuant to Section 711.4 of the Fish and Game Code.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact Potentially Significant Unless Mitigation Incorporated Less Than Significant Impact No Impact

8. ENERGY AND MINERAL RESOURCES.

Would the proposal:

- a. Conflict with the General Plan Energy Element?
(Source: GENERAL PLAN CONSERVATION ELEMENT)
- b. Use non-renewable resources in a wasteful and inefficient manner? (Source:)
Future commercial development will entail the consumption of non-renewable materials in accordance with typical construction practices.
- c. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (Source: GENERAL PLAN EXHIBIT 40 — MINERAL RESOURCES)

9. HAZARDS.

Would the proposal involve:

- a. A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals, or radiation)? (Source:)
The project does not involve the use of hazardous materials. Any future commercial uses would be required to comply with applicable regulations.
- b. Possible interference with an emergency response plan or emergency evacuation plan? (Source:)
The project will not impact emergency response or evacuation plans.
- c. The creation of any health hazard or potential health hazard? (Source:)
The project will facilitate the development of a commercial use, which should not result in health hazards.
- d. Exposure of people to existing sources of potential health hazards? (Source:)
No hazardous sites are identified in the vicinity of this project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Increased fire hazard in areas with flammable brush, grass, or trees? (Source:) The project is located within an urban commercial/residential neighborhood. No wildland fire risks occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Exposure of people to risk from airport operations? (Source:) The project does not lie within an Airport Influence Area or within the safety zones of MARB.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. NOISE.

Would the proposal result in:

a. Increase in existing noise levels? (Source:) The project will indirectly result in temporary increases in noise levels due to construction activity. The City's Noise Ordinance (Title 7) contains restrictions on construction related noise which prohibits noise levels that would disturb a residential neighborhood between 7 p.m. and 7 a.m. on weekdays and 5 p.m. and 8 a.m. on Saturdays or at any time on Sunday or federal holidays.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure to severe noise levels, including construction noise? (Source: GENERAL PLAN EXHIBIT 15 — EXISTING NOISE CONTOURS & EXHIBIT 54 — MAXIMUM NOISE LEVELS FOR VARIOUS LAND USES) This project is located in an area of 65 - 70 Db CNEL from the Riverside (91) Freeway. Noise levels of this intensity are considered Conditionally Acceptable for commercial uses per the General Plan. The Building Code requires that, prior to building permit issuance, adequate noise reduction measures must be incorporated into the building design to attenuate interior noise levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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11. PUBLIC SERVICES.

Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Fire protection? (Source:
The project shall comply with the requirements of the City Fire Department and the Uniform Fire Code. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Police protection? (Source:
The project, which will result in an incremental additional demand for public services, is consistent with the adopted General Plan, which provides for adequate public services. Therefore no adverse impacts will result from implementation of this project. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Schools? (Source:
The payment of school fees pursuant to the requirements of state law shall be required prior to project construction. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Maintenance of public facilities, including roads? (Source:
See response 11b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Other governmental services? (Source:
See response 11b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

12. UTILITIES AND SERVICE SYSTEMS.

Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Power or natural gas? (Source:
The project will result in an incremental additional demand for utilities. However, the project is consistent with the General Plan which provides, in conjunction with the City's Capital Improvement Program, for the adequate provision of infrastructure and utility services. Therefore no impacts in regard to infrastructure or services will result from the project. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Communications systems? (Source: See response 12a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Local or regional water treatment or distribution facilities? (Source: See response 12a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Sewer or septic tanks? (Source: See response 12a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Storm water drainage? (Source: See response 12a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Solid waste disposal? (Source: See response 12a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Local or regional water supplies? (Source: See response 12a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. AESTHETICS.

Would the proposal:

a. Have a demonstrable negative aesthetic effect? (Source:)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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While there is no requirement in the Community Plan or Zoning Ordinance for any building setback from Indiana Avenue, the X-10 Zone has been generally applied to commercial properties along Indiana Avenue in this area to avoid a crowded appearance along the street with buildings close to or at the right-of-way line. The X-5 Zone has also been applied to those properties adjacent to the freeway to provide for landscape screening between the freeway and the rear of commercial buildings. Therefore, to provide for consistency with the overall development pattern of this area, staff recommends that the X-10 and X-5 Combining Zones be applied to the subject property.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>b. Create light or glare? <small>(Source:)</small> The project does not directly involve the introduction of new lighting, but will facilitate development of the property with a commercial use that will provide lighting that is similar to that which exists in the surrounding area. Although this is not considered intrusive or significant, the new lighting will be required to be hooded and directed downward to avoid off-site light spillage. In addition, the light poles will be limited to twenty-feet in height and will be required to provide a minimum of one foot candle power of illumination.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. Affect a scenic vista or roadway? <small>(Source:)</small> No scenic boulevards are located in the project vicinity. However, the site is adjacent to the 91 freeway and, as discussed in 13a, the X-5 Zone is recommended adjacent to the freeway to provide for landscape screening between the freeway and the rear of any future commercial buildings.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. CULTURAL RESOURCES.

Would the proposal:

<p>a. Disturb paleontological resources? <small>(Source:)</small> No identified paleontological resources or paleontologically sensitive areas are known to occur within the City.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. Disturb archaeological resources? <small>(Source:)</small> The site has been significantly disturbed because of the existing development in the area and, therefore, no impacts to archeological resources are anticipated.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c. Have the potential to cause a physical change which would affect historical resources, including heritage trees? (Source:) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

A Historical/Archaeological Resources Survey dated August 31, 2004, was prepared by CRM Tech. The study concluded that no historical resources exist within or adjacent to the project area, and thus the project will cause no substantial adverse change to any known historical resources. However, if buried materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significant of the finds.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d. Have the potential to cause a physical change which would affect unique ethnic cultural values, including those associated with religious or sacred uses? (Source:) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

See response 14b.

15. RECREATION.

Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Increase the demand for neighborhood or regional parks or other recreational facilities? (Source:) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project will not result in additional demand for recreational facilities.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Affect existing recreational opportunities, including trails? (Source: GENERAL PLAN EXHIBIT 41 — NEIGHBORHOOD AND COMMUNITY PARKS & GENERAL PLAN EXHIBIT 42 — PROPOSED TRAIL SYSTEM) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

16. MANDATORY FINDINGS OF SIGNIFICANCE.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a. Does the project have the potential to substantially 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 an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory? (Source:)</p> <p>See responses in Sections 7 & 14.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (Source:)</p> <p>Information contained in this initial study supports the conclusion that no long term environmental goals will be impacted by the project.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. 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, and the effects of probable future projects.) (Source:)</p> <p>No adverse cumulative impacts were identified in the initial study analysis.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source:)</p> <p>See responses in Section 9.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FINDING (To be completed by the City Planning Commission)

- It has been found that the project will not have a significant effect on the environment and a Negative Declaration **should be adopted by the City Council**. As part of this determination, the approved mitigation measures shall be required for the project. The proposed Negative Declaration reflects the independent judgement of the City of Riverside.

- Limited to Case P04-1036 & P04-1037

- It has been found that the project may have a significant effect on the environment and an Environmental Impact Report should be required by the City Council.

- There is no evidence before the agency that the proposed project will have any potential for adverse effect on wildlife resources, and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game code.

Signature John Commy Date 10/7/04

City Planning Commission

Case Number: P04-1036 & P04-1037

cc: Yvette Sennewald
G:\CPC\10-07-04\P04-1036 & 1037 Rok.wpd