

(4b) Water. Discharge into surface waters... The impact of the settling pond, and the other sources of water that will be discharged into the Alessandro Arroyo as a result of the surface waters from streets etc running down to the open space areas. This could have a potentially significant impact. The cumulative impact of increased impermeable surfaces, changes in percolation and runoff patterns, and how this affects this important watershed need to be addressed in a thoughtful manor.

(15b) Recreation. Affecting existing recreational opportunities. Staff correctly note that the Harwarden Hills Specific Plan (HHSP), a part of the City General Plan, identifies a trail corridor from the Alessandro Arroyo to the Harwarden Hills Vista Point that passes along the whole western edge of the tract map. Staff suggest that this requirement will be satisfied by a trails easement identified at the time of project development. This is unlikely to be successful, since there is currently no way that a continuous open space trail can be placed within the tract map along the western edge of the property. It would have to pass directly through lots 54-56. Moreover, as noted earlier, the HHSP stated that about 15 acres should be set aside for the trail, and it is clear that no such provision has been made within the current project. This is a potentially significant impact.

Another potentially significant impact concerns the Alessandro Arroyo trail. This is part of the City General Plan, but its location has not been considered. Serious consideration of the options for the location of this trail must be part of the evaluation of this tract map.

(16a) Mandatory findings of significance. Does the project have the potential to degrade the quality of the environment... Staff response is no. However, they fail to recognize the importance of the lon-term management of the environment (see 3i) in maintaining the quality of the environment. Additionally, the problems of getting the settlement "bio-swale" to work effectively are not considered, and the potential dangers from the sewage line running across the open space area above the Alessandro Arroyo are not considered. In addition, the project does have the potential to reduce the number of rare animals (two species were mentioned earlier as being seen on site during our walk through, although neither was seen by Michael Brandman Associates during their survey).

In summary, this project is likely to have a number of potentially significant impacts, and for this reason the negative declaration should be denied and an EIR requested. The excessive variances and grading exceptions are indicative of the problems associated with this project, and should be denied. The PRD criteria for a density bonus are not satisfied and a density reduction is warranted, reducing the number of lots below 24. Finally, the requirements of the Harwarden Hills Specific Plan are largely ignored. Specifically, the Plan requires a substantial area to be dedicated to a trail from Tiburon Knoll to the Alessandro Arroyo, and a reduction in housing density close to the arroyo.

Thank you for your attention.

Communicated for Friends of Riverside's Hills by Len Nunney
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phone: (909)781-7346

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EXHIBIT 4 -
Planning Commission Staff Report Dated
August 19, 2004

CITY COUNCIL MEETING DATE SEPTEMBER 28, 2004

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CITY OF RIVERSIDE PLANNING DEPARTMENT



Tract Map, Rezoning and Planned Development

PLANNING COMMISSION HEARING DATE: AUGUST 19, 2004

PLANNING CASE P03-1451: Proposed Tract Map 31930 by Gabel, Cook and Becklund, on behalf of Jim Guthrie, to subdivide approximately 86.31 vacant acres into 29 residential and 5 open space lots, located southerly of terminus of Cresthaven Drive and northerly of Alessandro Arroyo in the RC - Residential Conservation and O - Official Zones.

PLANNING CASE P03-1548: Proposed revised planned residential development (PD-001-912) by Gabel, Cook and Becklund, on behalf of Jim Guthrie, consisting of 29 single family residences with private and common open space on approximately 86.31 vacant acres, located southerly of terminus of Cresthaven Drive and northerly of the Alessandro Arroyo in the RC - Residential Conservation and O - Official Zones.

PLANNING CASE P04-0260: Proposal by Gabel, Cook and Becklund, on behalf of Jim Guthrie, to rezone approximately 7 acres from the O - Official Zone to the RC - Residential Conservation Zone located along the southerly portion of a 29-unit planned residential development, situated southerly of the terminus of Cresthaven Drive and northerly of the Alessandro Arroyo.

BACKGROUND/PROJECT DESCRIPTION

In 1994, TM 23027 was approved allowing the subdivision 167.5-acres into 85-single family lots and 5 open space lots. In conjunction with this map, a Planned Residential Development PD-00-912) and a Rezoning Case RZ-006-912) was approved. Subsequently, only 20 lots recorded and the remainder of the map expired. In 1998, TM 28728 was approved to implement the formerly approved Planned Residential Development. This map approved the subdivision of the unrecorded 151.8-acres into 65 single family lots over four phases, and phase 1 (23 lots) subsequently recorded (see Exhibit F for phasing map). On February 21, 2002 the Planning Commission approved a time extension for phases 2-4 of TM 28728 until July 2003 with no eligibility for additional time extensions. By July 2003, phase 2 (14 lots) had recorded but phases 3 and 4 never recorded in time prior to expiration of the map. As such, 28 lots still remained to be recorded.

As such, the applicant is now proposing a new map to subdivide approximately 86.31 vacant acres to create 29 single family residential and 5 open space lots. Phases 3 and 4 of TM 28728 were previously approved for a total of 28 single family residential lots and four open space lots.

The following chart shows a sequence of map approvals in relation to this project:

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	Lots Approved	# of SFR Lots	SFR Lots Recorded	SFR Lots Remaining
TM 23027 (approved 1994) 167.5 acres	85 SFR lots and 5 open space <i>(86 lots originally proposed but required lot 53 to be deleted and combined with open space lot 87)</i>	85	20 (Lots 1-20)	65 (Map Expired)

	Lots Approved	# of SFR Lots	SFR Lots Recorded	SFR Lots Remaining
TM 28728 (approved 1998) 151.8 acres	65 SFR lots and 6 open space lots:			
	Phase 1: lots 21-36, 80 - 86 and portions of open space lots 89 and 92	23	23	42
	Phase 2: lots 63-76 and portions of open space lots 89 and 90	14	14	28
	Phase 3: Lots 37-46, 77-79 and portions of open space lots 88-91	13	None	
	Phase 4: Lots 47-62, and open space lots 87 and a portion of 88 <i>(lot 53 was required to be deleted and combined with open space lot 87)</i>	15	None	
			57 SFR Lots Recorded	28 Lots Remaining

	Lots Proposed	# of SFR Lots (Proposed)
TM 31930 (Proposed) 86.31 acres	Phases 3 and 4 of TM 28728 (Lots 37-62, 77-79 and portions of open space lots 88-91)	29 <i>(Applicant proposes that lot 53 not be eliminated as previously conditioned under TM 28728)</i>

The proposed map does not comply with the previously approved number of lots under the originally approved PRD (PD-001-912) which included a total of 85 lots whereas as the proposed map proposes 86 lots. As such, the applicant is also requesting an application for a revised PRD.

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The overall number of proposed lots still lies within the allowable maximum yield pursuant to the City's density bonus provisions for PRDs. This is discussed in detail in the body of this report.

The project involves grading on slopes ranging between 10% and 30% and will require exceptions from the City's Grading Ordinance standards related to the encroachment of building pads and/or manufactures slopes into the 50-foot development setback and limits of the Alessandro Arroyo and to permit slopes in excess of 25-feet for streets.

The project also involves a request to rezone approximately 7-acres from the O - Official Zone to the RC - Residential Conservation Zone. As a matter of information, a rezoning case for the area in question was also approved in 1994 in conjunction with TM 23027 and PD-001-912. However, the applicant has chosen to refile a new rezoning request instead of requesting a time extension for multiple years.

ANALYSIS

In reviewing this project, staff has the following comments:

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

Rezoning

The project is consistent with the General Plan land use designations of RHS — Hillside Residential and NOS — Natural Resources Open Space. Except for approximately 7 acres generally located along the southern most portions of the project area, the property is zoned RC – Residential Conservation. Zoning Case RZ-006-912 was previously approved in conjunction with the original map and PRD (TM 23027 and PD-001-912) to rezone the southernmost 7-acres of the project area from the O — Official Zone to the RC — Residential Conservation Zone. Instead of filing a time extension for multiple years, the applicant is requesting a new rezoning application. This rezoning request will be in compliance with the previously approved PRD and Tract Maps 23027 and 28728. The site is surrounded by RC Zoned property and staff has no objection to the proposed rezoning request in order to comply with the original PRD for this property.

A portion of the area to be rezoned encompasses currently owned by the Riverside County Flood Control District, in which final approval of the County will be required in order to finalize the rezoning and map. Overall, 17.45-acres of the subject property is still owned by the Riverside County Flood Control District, in which the applicant plans to purchase this property. The applicant and County have been involved in on-going negotiations for the sale of this property. If the applicant is unable to acquire this property, the applicant will be required to revise the map to eliminate approximately 6 lots due to a loss of acreage in developable area, resulting in a maximum of 80 lots for the entire PRD.

Revised Planned Residential Development

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The original TM 23027 and PRD had 145 developable acres on an overall project area of 167.5 gross acres. Approximately 23 acres of the project area are located within the boundaries of the 100 year flood plain and are undevelopable. Based on the benchmark density of .5 units per gross acre, which is allowed for PRDs in the RC Zone, 72 lots would be allowed. However, under the Code's density bonus provisions, up to 90 lots could be permitted on the subject property. While TM 23027 as considered by the City Council in 1994 included 86 lots, the conditions of approval required the elimination of lot 53, reducing the yield to 85 lots. As discussed previously, the applicant is proposing to retain lot 53, thereby increasing the overall number of approved lots under the original PRD from 85 lots to 86.

In considering this request, staff would note that the project since its inception has been somewhat controversial and the subject of a great deal of neighborhood interest. The final approved design represented a compromise between the original developer and neighborhood, and the removal of Lot 53 was agreed to by the previous developer in the spirit of compromise. At this point staff is unaware of any changes in neighborhood circumstances that would support revisiting the conditions of approval, which reflect the previous compromises. As such, staff does not support allowing an additional lot, thereby recommending denial of the revised PRD.

The proposed higher density is permitted under the PRD provisions of the City's Zoning Code which: 1) provide for a density bonus of up to 25%, provided the project demonstrates certain design criteria resulting in superior site utilization; and 2) allows density to be calculated on a gross, rather than net, acreage basis (gross density allows the streets to be included in the lot size, thereby, increasing the overall number of permitted units). The criteria for justifying a density bonus include "Retention of unique natural features of the site and incorporation of such features into the project's overall design."

In this case, the significant natural features of the site include numerous massive rock outcroppings, rugged topography and steep arroyos traversing the site. The rock outcroppings, in particular, are a dominant visual feature which distinguishes the site from the more weathered, rolling terrain characterizing much of the Alessandro Heights area. On this basis, a density bonus under the PRD provisions of the RC Zone was approved. Staff believes that this project, of which this new map is a part, minimizes the grading in steep, highly visible areas and retains the significant natural features of the site to a large extent.

- **Access/Circulation**

Primary access to the site is provided from Century Avenue and Cresthaven Drive, 66-foot-wide secondary streets. A private street system is proposed to serve this development. The circulation system as proposed is adequate to serve this project.

- **Map Design**

This map is similar to the original project under TM-23027 and TM-28728, except for a proposed sewer line and changes to grading for some of the lots. As well, the approvals in

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both 1994 and 1998 required a number of conditions requiring design changes to meet grading, neighborhood compatibility and aesthetic concerns. This new map does not reflect all changes as conditioned and staff is recommending the same conditions of approval as approved by the City Council in 1998. The following discussion restates previously identified design concerns which are addressed in the recommended conditions of approval.

The previous map proposed custom grading for lots 54-57 and the applicant is now proposing to mass grade these lots in conjunction with the remainder of the project. All changes to pad elevations and lot widths for lots 54 through 57 have been incorporated into this new map, as conditioned under TM 28728.

The project also includes an access road to the Riverside County Flood Control dam site located along the southwesterly portion of the site. As well, lots 50-52 have been reconfigured, as conditioned under TM 28728, to provide long driveways for these lots and cul-de-sac Century Hills Drive along westerly end of the map. Finally, the project proposes installation of a new sewer line and access road in the open space area. The line originates from the adjacent residential development to the north (TM 28728-2) and flows to the south until it reaches the intersection of Grass Valley Way and Century Hills Drive.

Variances

This project also requires variances which the City may grant, provided that findings in support of the requests can be made. Variances are requested to permit parcels less than 2-acres for lots with an average natural slope (ANS) greater than 15% but less than 30% for lots 37 - 39, 43-48, 50-79, parcels less than 5-acres in size on lots with an ANS greater than 30% for lot 49, and landlocked parcels located along private streets for residential and open space lots. Staff can support the variances requested for lot size because of the overall benefits of the design with regard to preservation of open space and unique topographical features. Staff has made the necessary findings in support of these variances and has attached variance justifications.

Although many of the lots do not meet the required lot width of 130-feet as required by the RC Zone, a variance is not needed as these lots are not fronting on a public street. Since they do not have a front property line from which to measure the lot width at the front yard setback line, these lots do not technically need a lot width variance. To ensure that the placements of the homes on these lots are consistent with the intent of the RC Zone, staff is adding a condition that for purposes of measuring the front yard building setback line the private street will be considered a public street. All homes placed on these lots will have to be setback 30-feet from the private street property line and 25-feet from the side and rear property lines”

● Grading

The project area is characterized by slopes that range between approximately 10 and 30 percent, with an average slope of approximately 26%. The proposed grading for this project is regulated by the Public Works Department and the City's Grading Ordinance.

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The project requires grading exceptions to allow manufactured slopes up to a height of 30 feet for portions of proposed Cresthaven and Century Hills Streets.

As well, portions of the proposed pads and streets are located within the limits of the Alessandro Arroyo. In addition, the Grading Ordinance requires a 50-foot development setback from the limits of the Arroyo. This map has been revised to eliminate pad size variances and slope height variances for all residential lots.

Arroyo Grading Exceptions

The southerly boundary of the site is traversed by the main branch of the Alessandro Arroyo, a major arroyo which is a designated Natural Arroyo under the City's General Plan and Grading Ordinance. The map is designed to cluster lots around large, connected open space areas which are intended to include the prominent physical features of the site, such as rock outcroppings and the main branches of the Alessandro Arroyo. A number of tributaries to the Alessandro Arroyo also traverse the site.

The Grading Ordinance allows the granting of grading exceptions provided findings can be made that exceptional or special circumstances apply to the property. Such as exceptional or special circumstances shall include such characteristics as unusual lot size, shape or topography, drainage problems, or the impracticability of employing a conforming grading plan, by reason of prior existing recorded subdivisions or other characteristics of contiguous properties.

While portions of the tributaries will be retained as open space throughout the project, portions of lots 37-41, 43-49, 57-68, 77, 78, Grass Valley Way, Cresthaven Drive, Century Hills Drive, a Flood Control access road and a sewer line will encroach within the limits and 50-foot development setback of the Alessandro Arroyo as defined in the Grading Ordinance. The limits of the Alessandro Arroyo and the required fifty-foot setback established under the Grading Ordinance were established based on an analysis of topographical maps and aerial photos. The limits of the arroyo are defined as those areas with slopes over 30% and which are identified on the Alessandro Arroyo map exhibit to the grading ordinance. However, it is often necessary to actually inspect the site to determine more precisely the Arroyo limits. Lots 37-40 have been daylighted to avoid slopes within proximity to the main Arroyo. The grading for these lots allows for an open space corridor that lines up with the open space areas of the adjacent maps to the northeast. Additionally, lot 45 contains significant rock outcroppings in the rear portion of the pad which are noted for protection

The remaining lots 41-44, 46-49, 57-68 and 77-78 are located outside the main branch of the arroyo and lie on relatively flat surfaces or within portions of tributaries which are not topographically or visually significant.

Although the proposed street alignment has already been approved under the PRD, grading exceptions are now necessary to construct some of these streets. However, none of the proposed streets lie within the actual arroyo. For the reasons stated above, staff can support all of the requested grading exceptions for encroachments into the Arroyo and its tributaries.

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Staff has made the necessary findings in support of these exceptions and are attached as part of this report.

Slope Height

The Grading Ordinance permits manufactured slopes no higher than twenty-feet. The project requires grading exceptions to allow manufactured slopes up to a height of 30 feet for portions of proposed Cresthaven Drive and Century Hills Drive. There are two instances where slopes higher than twenty-feet are necessary for certain segments of the streets. The street configuration, as proposed, was based on a study of the natural terrain to limit the amount of grading needed and are therefore not recommended for change. Since these slopes will not affect the arroyo and are necessary to construct the streets as approved, staff can support these exceptions and has attached grading exceptions.

- **Biological Issues**

A biological Assessment for the proposed map and a biological due diligence survey for the proposed sewer line was prepared by Michael Brandman Associates on July 9, 2004 and December 15 2003, respectively. Additionally, a wetland delineation was prepared March 2003 by Michael Brandman Associates. The updated biological assessment concurs with the findings of a biological Assessment prepared by RB Riggan Associates 2001.

Based on the current plant communities occurring within the project site and the location of known recorded special status species, Stephen's kangaroo rat (SKR), which occurs in disturbed scrub and grassland habitats, has a moderate potential for occurrence due to the lack of suitable habitat. No sensitive plant communities were observed on the site. As well, it was determined that the project site does not contain any suitable habitat for burrowing owl or narrow endemic plant species. The site is within the current Riverside County Multi-Species Habitat Conservation Plan (MSHCP) and a separate habitat assessment is not required by the County prior to issuance of grading permits.

As a matter of information, a biological study focusing on the California Gnatcatcher (CAGN) was prepared for TM 28728 in September 2001. The study reported that potential habitat for the Gnatcatcher within the project area are not occupied by such species. A follow-up focused survey was conducted in October 2002 and there was no siting of CAGN.

- **Neighborhood Compatibility Considerations**

Throughout the process for both maps, TM 23027 and TM 28728, there was substantial neighborhood concern with and input into the project. The approved map design and grading-related conditions addressed the concerns raised. Finally, since the lots would be large enough to maintain livestock and the surrounding area is not livestock oriented, staff recommends that the keeping of livestock be prohibited to maintain neighborhood compatibility.

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RECOMMENDATION

That the City Planning Commission:

1. **APPROVE** Planning Cases P03-1451 (TM 31930) and P04-0260 (Rezoning), including variances and grading exceptions attached to this report, subject to the recommended conditions of approval based on the following findings:
 - a. the development, as conditioned, is consistent with the Zoning Code and General Plan and with the intent of the Grading Ordinance; and
 - b. staff can make the necessary findings to support grading exceptions and variances as detailed in Exhibits K, L, M, N.
2. **DENY** Planning Cases P03-1548 (Revised PRD), based on the following findings:
 - a. there have been no changes in the project area to warrant any changes from the originally approved PRD;
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 Mitigated Negative Declaration; and
 - b. there is evidence before the City that the proposed project could have the potential for adverse effects on wildlife resources and the applicant is responsible for payment of Fish and Game fees at the time the Notice of Determination is filed with the County.

EXHIBITS

- A. Location/Zoning Map
- B. General Plan Map
- C. Aerial Photo
- D. Proposed Rezoning Map
- E. Approved Tract Map-28728 dated 1998
- F. Approved Phasing Map 28728 dated 2002
- G. Proposed Subdivision Map TM 31930
- H. Planning Commission Staff Report Dated February 21, 2002 for TM 28728
- I. Final Approved Conditions for TM 28728
- J. Correspondence Received
- K. Staff Prepared Grading Exceptions
- L. Staff Prepared Variance Justifications
- M. Applicant Prepared Grading Exceptions
- N. Applicant Prepared Variance Justifications
- O. Biological Reports and Wetland Delineation Report
- P. CEQA Findings Prepared by Applicant

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RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: P04-0260 (Rezoning)

Meeting Date: August 19, 2004

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

Standard Conditions

● **Planning**

1. Prior to finalization of the rezoning case, the applicant shall obtain final authorization from the Riverside County Flood Control District or the applicant shall have acquired such property.
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.**

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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RECOMMENDED CONDITIONS

Case Number: P03-1451 (TM 31930)

Meeting Date: August 19, 2004

CONDITIONS

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

Case Specific

● **Planning**

1. The City Planning Commission makes the necessary findings in the applicant's favor to grant the following variances. As justification, the applicant's written justifications are referenced:
 - a. parcels less than two acres in size on lots with an average natural slope (ANS) greater than 15% (lots 23-27, 29-32, 35-37, 39-49, 51-56, 58-64 and 66-91);
 - b. parcels less than five acres in size on lots with an ANS of 30% or greater (lots 33-34, 38, 50 & 65);
 - c. landlocked parcels located along private streets.

2. The Commission makes the necessary findings in the applicant's favor to grant the following grading exceptions. As justification, the applicant's written justifications are referenced:
 - a. to permit lots **37-41, 43-49, 57-62, 77, 78**, Grass Valley Way, Cresthaven Drive, Century Hills Drive, a Flood Control access road and a sewer line to encroach within the limits and 50-foot development setback of the Alessandro Arroyo as defined in the Grading Ordinance; and
 - b. to permit slopes in excess of twenty-feet for portions of Cresthaven and Century Hills Drives.

Prior to Map Recordation

3. Within 30 days of the approval of the tentative map by the City the developer/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

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66499.37 of the Government Code. The City will promptly notify the Developer/subdivider of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.

4. The applicant shall obtain final authorization from the Riverside County Flood Control District or the applicant shall have acquired such property.
5. An open space easement shall be recorded for all areas within the boundaries of the 100 year flood plain and all non-graded areas and for each lot all areas not proposed for grading under this review subject to the approval of the Planning Department and City Attorney's Office. The easement should clearly specify that these areas are intended for open space purposes only and that no grading, construction or fencing is permitted. The open space areas within the open space easement are to be maintained by a non-profit conservation organization such as the Riverside Land Conservancy subject to the approval of the Planning Department and City Attorney's Office. The property shall be transferred either in fee title or an easement established to facilitate maintenance/stewardship by such an organization.
- *6. Lots 53 and open space Lot 87 shall be combined as one open space lot.
- *7. The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) and other documents as necessary subject to approval of the Planning Department and City Attorney's Office. The CC&Rs shall contain the following conditions and restrictions:
 - *a. prohibiting any additional grading beyond the Arroyo setback and 50-foot development setback;
 - *b. establishing a Homeowner's Association;
 - *c. the keeping of livestock is prohibited;
 - *d. prohibiting further subdivision of any lots within this map.
- *8. The unused portion of right-of-way from the existing cul-de-sac bulb of Cresthaven Drive shall be vacated. A separate submittal and filing fee is required.
- *9. Lots 88 and 89 should be split at the phasing line to create two new, numbered open space lots.
- *10. Planning Cases P04-0260 and P03-1548 shall be finalized.
- *11. Easements shall be recorded as necessary to provide water to the adjoining lots to the north of Rolling Ridge Road and that the developer stub the waters lines to all effected, contiguous properties.

Prior to Grading Permit Issuance

- *12. The proposed project affects waters of the United States and waters of the State, which fall under the jurisdiction of the United States Army Corps of Engineers (USACE) and the California Department of Fish and Game (CDFG), respectively. As such, the following agencies have jurisdiction over this project, as necessary: the California Department of Fish and Game; the Army Corps of Engineers; the U.S. Fish and Wildlife Service; and the California Regional Water Control Board. These agencies' approval will be required prior to grading permit issuance and the applicant is responsible for compliance with all requirements and conditions of these agencies.
- *13. Permanent loss of RSS will be mitigated at a greater than 3:1 ratio through the onsite preservation of 20.6 acres of RSS (9.6 acres moderate quality, 11 acres low quality) adjacent to the Alessandro Arroyo.
- *14. The permanent loss of jurisdictional waters will be offset by the expansion of the unnamed drainage feature at a 1:1 ratio. The mitigation site will be located immediate downstream of the road crossing and adjacent to the proposed upland water quality bio-swale. It is anticipated that the bio-swale will provide sufficient hydrology to support riparian vegetation.
- *15. A water quality bio-swale will be installed immediate downstream of the road crossing. The bio-swale will be installed in an upland location to provide pretreatment of urban runoff prior to discharge into the drainage feature. The HOA will provide long term maintenance, consisting of installation of native grasses, and sediment removal as needed.
- *16. A three year maintenance and monitoring plan is proposed to ensure the successful establishment of the native cover within the mitigation area. Riparian vegetation will be installed within the mitigation site consisting of native grasses.
- *17. The project site is located within the Riverside County SKR Habitat Conservation Plan Fee Assessment Area, and therefore subject to current fee requirements as administered by the City of Riverside.
- *18. The grading plan shall be revised, subject to Planning Department review and approval, to:
 - *a. clearly indicate all pad and lot drainage, subject to review and approval by the Planning and Public Works Departments. Cross lot drainage covenants, if necessary, shall be subject to Public Works and City Attorney's office Departments' review and approval.
 - *b. Indicate that all rip-rap will be natural rock (not blasted) and all visible

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drainage features will be color treated to blend in with the natural surroundings.

- *c. Indicate an interim erosion control program to be certified by the project engineer subject to Public Works Department review and approval.
 - *d. Reflect City adopted contour grading policies. Prior to issuance of a building permit, the applicant's engineer shall submit a letter certifying the contouring of such required slopes in accordance with City adopted standards.
 - *e. Indicate that grading operations will be restricted to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
 - *f. Indicate the 100 year flood limits of the blue line stream to the satisfaction of the Public Works Department.
- *19. Prepare a detailed grading plan at 1"=40' scale for lot 45 showing protection of the existing rock outcroppings, subject to Planning Department approval.
 - *20. Final driveway grades and configurations will be subject to review and approval of the Fire Department.
 - 21. Tract Map 31930 shall be recorded.
 - *22. Provide a trail across the subject property, between the Alessandro Arroyo and the northerly boundary of the subject property for eventual connection to Tiburon Knoll, subject to approval of the Planning Department.
 - *23. Landscaping and irrigation plans for all manufactured slopes in excess of five feet in vertical height shall be submitted to and approved by the Planning Department. The applicant's engineer or landscape architect shall submit a letter certifying to the installation of such required landscaping and irrigation facilities prior to the release of utilities.
 - *24. In the event that joint access driveways are proposed, covenants shall be prepared subject to the satisfaction of the City's Attorney Office and Public Works Departments.
 - *25. The grading plan shall be revised to reflect all design changes recommended in this City Planning Commission report.
 - *26. Adjacent property owner's approval shall be obtained for all off-site grading. Also, slope maintenance agreements for all slopes crossing property lines shall be recorded subject to approval of the Planning and Public Works Departments and City Attorney's Office

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- *27. The applicant shall prepare a Coastal Sage Scrub and riparian enhancement plan subject to review and approval of the Planning Department prior to grading permit.
- *28. Manufactured slope ratios shall not exceed a maximum of 2:1.
- *29. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
- *30. Grading activity shall be in substantial compliance with the grading plan on file with this application.
- *31. Advisory: The Regional Water Quality Control Board requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP).
- *32. Compliance with SCAQMD Rules 402 and 403 shall be followed in order to minimize air pollutant construction emissions. Additionally, the applicant will implement the following:
 - a) Regular watering, at least 3-times a day, of the construction site, including all unpaved parking or staging areas or unpaved road surfaces, shall be utilized in order to reduce the fugitive dust generated during grading and construction operations;
 - b) Replace groundcover in disturbed areas as quickly as possible; and
 - c) Appoint a construction relations officer to act as a community liaison concerning on-site construction activity, including resolution of issues related to PM 10 generation.
- *33. Advisory: Any disturbance of the "blue line streams" will require permits and approval from the State Department of Fish and Game and U.S. Army Corps of Engineers.
- *34. The applicant shall comply with the long term Stephen's Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) and the City's policies for implementing the HCP.

Prior to Building Permit Issuance

- *35. The applicant is advised that the project is in an area impacted by a CNEL noise level between 60 and 70 dBA. Dwelling units constructed within the noise impacts areas will have to be sound insulated to the specifications of the Building Division.

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- *36. Submit documentation of approval by the Riverside County Airport Land Use Commission (ALUC) shall be submitted to the Planning Department. All Conditions imposed by the ALUC shall be met to its satisfaction prior to map recordation. In the event the ALUC finds this map to be inconsistent with the Airport Land Use Plan, the case shall be considered by the City Council at a public hearing concurrently with the ALUC appeal.
- *37. The applicant shall convey an avigation easement to the March Air Reserve Base (MARB) and the March Inland Port (MIP) to the satisfaction of the City Attorney's Office and MARB/MIP. The applicant shall obtain approval of the Riverside County Airport Land Use Commission and submit documentation to Planning Department staff.
- *38. Any lighting other than normally associated with a residential use, such as tennis court lighting, will be reviewed by the Planning Department in the Design Review process. Any tennis court lighting is required to be hooded and directed downward. In addition, the design shall avoid off-site light spillage.
- 39. For purposes of measuring the front yard building setback line the private street will be considered a public street. All homes placed on these lots will have a front yard setback of 30-feet from the private street property line and 25-feet from the side and rear property lines. All other applicable standards of the underlying RC — Residential Conservation Zone shall be met.
- 40. If any of the mitigation measures contained herein conflict with the measures required by any of the resource agencies with jurisdiction over this project, the applicant shall comply with mitigation measures imposed by the resource agency.

Standard Conditions

● **Planning**

- *41. There is a thirty month time limit in which to satisfy the conditions and record this map. Five 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.
- *42. In approving this case, it has been determined that the project has the potential for adverse effect on wildlife resources and the payment of fees pursuant to Section 711.4 of the Fish and Game Code is required.

● Public Works

43. 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.
44. Full improvement of interior streets based on private residential street standards.
45. Storm Drain construction will be contingent on engineer's drainage study as accepted by the Public Works Department.
46. Off-site improvement plans to be approved by Public Works prior to recordation of this map.
47. The proposed private streets are to be designed and fully improved per the standards governing private streets, Resolutions 12006 and 15531.
48. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to recordation of this map.
49. Off-site improvement plans to be approved by Public Works and a surety posted to guarantee the required off-site improvements prior to recordation of this map.
50. Size, number and location of driveways to Public Works specifications.
51. 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. Security gates shall be keypad activated to provide access to the project for trash collection service.
- *52. Minimum design speed for residential streets should not be less than 25 miles per hour with a 150 foot minimum sight distance.
- *53. Installation of sewers and sewer laterals to serve this project to Public Works specifications. However, septic tanks will be allowed for lots that cannot reasonably be served by a gravity sewer.
- *54. Onsite disposal system (septic tank) acceptability shall be obtained for each lot of this map not served by sewer, to the satisfaction of the County Department of Environmental Health, prior to this map recording.

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- *55. Removal and/or relocation of irrigation facilities, as required.
- *56. All property subject to flooding from a 100-year storm shall be placed in the WC (or other appropriate Zone) prior to or concurrently with recordation of this map.
- *57. Ownership of property to be undivided prior to this map recording.
- *58. Trash collection service will not be provided on the common drive serving Lots 50-53. An area shall be provided along Century Hills Drive to accommodate the placement of containers for automated collection. This requirement shall be incorporated in the CC&R's for this project.

● **Fire Department**

- *59. Requirements for construction shall follow the Uniform Building Code with the State of California Amendments as adopted by the City of Riverside.
- *60. Construction plans shall be submitted and permitted prior to construction.
- *61. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
- *62. Fire Department access is required to be maintained during all phases of construction.
- *63. Prior to map recordation the Fire Department recommends the following conditions be included in a recorded covenant to the satisfaction of the City Attorney's Office and Fire Departments to ensure that future buyers are informed of these requirements:
 - a. On- and off-site fire protection facilities shall be provided to the specifications of the Fire Department.
 - b. The Building Division and Fire Department shall inspect and approve the property and structure for the intended use and all standards and regulations shall be met.
 - c. Residential fire sprinklers shall be installed per City Ordinance #6019.
 - d. A public water system shall be provided and maintained.
 - e. Streets and fire apparatus access roads shall meet public street standards.
- *64. Appropriate provisions shall be made and approved by the City resolution or

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agreement to insure streets are maintained and repaired when necessary in the event a homeowners association fails to do so.

- *65. Cul-de-sacs, where islands are provided, shall be a minimum of 106-feet in diameter, curb-to-curb, with a maximum fifty-foot diameter island.
- *66. Entry gate(s) shall meet Fire Department requirements for access and be equipped with key box (Knox) devices.
- *67. All dead-ends, caused by recordation of individual phases of the map, in excess of 150-feet will be required to provide a temporary turnaround to the Fire Department's approval.

● **Public Utilities**

- *68. 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.
- *69. 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.
- *70. Consideration for acceptance of a City maintained water system within private developments requires the following:
 - a. Easements will be provided as required by the Water Utility. This will include the entire width of private streets (minimum 50-foot wide) and a graded strip (minimum 30-foot wide) elsewhere as needed.
 - b. Easements shall be kept clear of structures, trees and all other deep rooted plants which could interfere with the operation, maintenance and/or replacement of City water facilities. This includes medians.
 - c. The City Water Utility shall review and approve all construction and landscaping plans within the easement areas.
 - d. Private streets shall be constructed to Public Works specifications, including standard 6-inch curb and gutter to provide adequate drainage for flushing and flow testing fire hydrants.
 - e. City water mains in private streets shall be ductile iron and shall be constructed beneath all transverse storm drain facilities.
 - f. Compliance with any other special requirements of the Water Utility.
- *71. Applicable Water Utility fees and charges, will be required prior to record-

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ation.

- *72. Since the Public Utilities Department signs the record map only when all of our conditions have been satisfied, Water Utility approved modifications can be made without further City Planning Commission review.
- 73. Advisory: The provision of faithful performance bonds in accordance with the City of Riverside Water Rules.
- 74. Advisory: Special requirements are applicable for acceptance of public water system facilities within private streets.

● **Park and Recreation**

- *75. The removal, relocation, replacement or protection of existing street trees to the specifications of the Park and Recreation, Public Works and Planning Departments.
- *76. The installation of new street trees in accordance with the specifications of the Park and Recreation Department. Street tree installation work may be deferred until issuance of building permit on each individual parcel. No Street Trees are required for private streets. All street trees shall be automatically irrigated and installed prior to occupancy.
- *77. Payment of all applicable park development fees (local and regional/reserve) as mitigation for impact to park development and open space needs as generated by the project (Note: Regional/Reserve Park fees not applicable to Open Space Lot acreages; However, all other lots including street lots are subject to Regional/Reserve Park fees).
- *78. All reverse frontage and public landscape plans shall be subject to review and approval of the Park and Recreation, Planning and Public Works Departments.
- *79. Installation of full reverse frontage and public landscape improvements, walls and hardscape for all public landscape areas as may be required by the Planning Department, in accordance with the specifications of the Park and Recreation, Planning and Public Works Departments.
- *80. Irrigation systems serving public landscape areas shall be metered, controlled and valved separately from any private landscape areas for both electrical and water services, as well as for irrigation valve control.
- *81. All public landscape areas and private open space areas and parkways shall be maintained through a Homeowner's Association.
- *82. Provide landscape and wall easements, subject to the approval of the Park and

Recreation and Public Works Departments and City Attorney's Office, for all reverse frontage and public landscape improvements that extend beyond the public right of way.

- *83. A multi-purpose recreational trail easement shall be granted to the City along an alignment within the Alessandro Arroyo as approved by the Planning, Park and Recreation and Public Works Departments, and the Recreational Trails Steering Committee. It is anticipated the trail alignment will remain within the 100 year flood plain.
- *84. Trail signage shall be placed along the trail prior to recordation, or shall be incorporated into the performance/labor material bonds executed for construction of the trail.
- *85. A Covenant and Agreement for the maintenance of the landscaped parkways, reverse frontage and public landscape areas and medians, approved as to form by the City Attorney, must be executed by the developer. The agreement shall outline the responsibilities and liabilities being assumed by the Home Owners Association (HOA), upon acceptance of these landscape areas for private maintenance by the HOA.

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 Planning Department Public Information Section, 3rd Floor, City Hall.

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RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: P03-1548 (Planned Residential Development)

Meeting Date: August 19, 2004

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

Standard Conditions

● **Planning**

1. A maximum of 86 lots shall be allowed under this Planned Residential Development on approximately 167.5-acres.
2. In approving this case, it is found that this proposed project is consistent with the existing general plan for the City of Riverside based on substantial evidence discussed in this report. There is not substantial evidence in the record that the project will interfere with the revised general plan currently being prepared by the City.
3. On and off-site fire protection facilities shall be provided to the specifications of the Fire Department.

Fire Department Advisory Conditions:

4. Single family residences shall meet all the following requirements prior to issuing a building permit.
 - a. Public fire hydrant capable of delivering 1,000 G.P.M. available at 20 P.S.I. residual pressure.

EXCEPTION: Public fire hydrant capable of delivering 500 G.P.M available at 20 P.S.I residual pressure with an approved residential fire sprinkler system per N.F.P.A. 13(d).

- b. Public fire hydrant shall be within 350 feet from the driveway entrance as measured by route of travel
 - c. All exterior portions of the single family residence shall be within 300 feet from an approved water supply located on a public way, as measured by an approved route around the exterior of the building

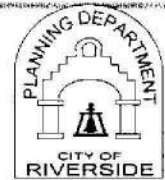
EXCEPTION: Access requirements may be removed if single family residence has an approved residential fire sprinkler system per N.F.P.A. 13(d) and the entire exterior of the single family residence, roof, siding, and overhangs, are of fire retardant construction

Water Utilities advisory conditions:

5. Consideration for acceptance of a City maintained water system within private developments requires the following:
 - a. Easements will be provided as required by the Water Utility. This will include the entire width of private streets (minimum 50 feet wide) and a graded strip (minimum 30 feet wide) elsewhere as needed
 - b. Easements shall be kept clear of structures, trees and all other deep rotted plants, which could interfere with the operation, maintenance, and/or replacement of the City water facilities. This includes medians.
6. The City Water Utility shall review and approve all construction and landscaping plans within the easement areas.
7. Private streets shall be constructed to Public Works specifications, including standard 6 inch curb and gutter to provide adequate drainage for flushing and flow testing fire hydrants.
8. Installation of a 12 inch water main across the Alessandro Arroyo is of prime importance to the expansion and operation of the city 1400 zone on both sides of the arroyo. Therefore, the installation of a 12 inch water main in a graded easement is required from your project boundary near the Arroyo Dam to the nearest private street, as approved by the Water Utility and the Planning Department. Crossing the arroyo at the dam will also require the approval of the Riverside County Flood Control District.
9. Compliance with any other special requirements of the water utility
10. Applicable water utility fees and charges will be required prior to recordation.
11. Plot plan, building elevations, landscaping, irrigation for the future residence shall be submitted to the Design Review Board for review and approval. Design Modifications may be required as deemed necessary. A separate application and filing fee is required. The plot plan and building elevations must be approved prior to building permit issuance; landscaping and irrigation plans must be submitted prior to building permit issuance.

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Negative Declaration

1. **Case Number:** P03-1451, P03-1548, P04-0260
2. **Project Title:** Tract Map, Rezoning and Planned Residential Development
3. **Hearing Date:** August 19, 2004
4. **Lead Agency:** City of Riverside, Planning Department
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Clara Miramontes, Senior Planner
Phone Number: (909) 826-5277
6. **Project Location:** Northerly of the Alessandro Arroyo, easterly of Hawarden Drive, westerly of Alessandro Boulevard and southerly of Century Avenue
7. **Project Applicant:** Bill Gabel (909) 788-8092
Gabel, Cook and Becklund, Inc.
125 West La Cadena Drive, Suite A
Riverside, CA 92501
8. **General Plan Designation:** RHS — Hillside Residential and NOS — Natural Resources Open Space
9. **Zoning:** RC -SP — Residential Conservation and Specific Plan (Hawarden Hills) Combining Zone and O - SP — Official and Specific Plan (Hawarden Hills) Combining Zones
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.)

This project proposes to implement the final two phases of a previously approved map TM 28728, subdividing 151.8 acres into 65 single family residential lots and 6 open space lots in the area bounded by Trafalgar Avenue to the north, Century Avenue to the east, the Alessandro Arroyo to the south and Rolling Ridge Road to the west. TM 28728 was originally approved in 1998 and was divided into four phases, in which phase 1 recorded subsequently (see Exhibit F for phasing map). TM 28728 was created to implement a formerly approved Planned Residential Development (PD-001-912) which was approved in 1994 along with Tract Map 23027 originally encompassing the subdivision of 167.5 acres into 85 lots. However, only 20 lots of TM 23027 were recorded in time before the map expired. As such, TM 28728 was created to implement the remaining 65 unrecorded lots. On February 21, 2002 the Planning Commission approved a time extension for phases 2-4 of TM 28728 until July 2003 with no eligibility for additional time extensions. By July 2003, phase 2 (lots 63-76, 90 and a portion of 89) had recorded but phases 3 and 4 never recorded in time prior to expiration of the map. As such, the applicant is now proposing a new map to subdivide approximately 86.31 vacant acres to create 29 single family residential and 5 open

space lots. Phases 3 and 4 of TM 28728 were approved for a total of 28 single family residential lots and four open space lots.

The proposed map does not comply with the previously approved number of lots under the originally approved PRD (PD-001-912) which approved a total of 85 lots whereas as the proposed map proposes 86 lots. As such, the applicant is also requesting an application for a revised PRD. The overall number of proposed lots still complies with the City's density bonus provisions for PRDs. This is discussed in detail in the body of this report.

The project involves grading on slopes ranging between 10% and 30% and will require exceptions from the City's Grading Ordinance standards related to the encroachment of building pads and/or manufactures slopes into the 50-foot development setback and limits of the Alessandro Arroyo and to permit slopes in excess of 25-feet for streets.

The project also involves a rezoning request to remove an O - Official Zoning designation from the southerly portion of the project area where development is proposed and placing the property in the RC - Residential Conservation Zone. The area to be developed has a General Plan land use designation of Hillside Residential, in which a General Plan Amendment is not required. As a matter of information, a rezoning case for the area in question was also approved in 1994 in conjunction with TM 23027 and PD-001-912. However, the applicant has chosen to refile a new rezoning request instead of requesting a time extension for multiple years.

11. Existing Land Uses and Setting:

The subject property is characterized by vacant, steeply sloping terrain traversed by a series of ridgelines and arroyo tributaries. The main arroyo, the Alessandro Arroyo is a blueline stream generally located along the southerly edge of the property. Numerous rock outcroppings and mature trees are located throughout the project area. The Alessandro Dam lies directly to the southwest of the subject property. Surrounding properties to the south and east are primarily vacant, but planned for large lot (RC Zoned) single family residential development. Properties to the north and west are characterized by a mix of vacant properties, conventional residential units and large lot single family residences along the Hawarden Hills ridgeline.

12. Surrounding Land Uses and Setting:

Adjacent existing land use:

North: Single Family Residential

East: Vacant

South: Vacant

West: Vacant

Adjacent zoning:

North: R-1-100 and R-1-130 — Single Family Residential Zones & RC — Residential Conservation Zone

East: RC — Residential Conservation Zone

South: RC — Residential Conservation and O — Official Zones

West: RC — Residential Conservation Zone

13. **Other agencies whose approval is required:**

- a. California Department of Fish and Game
- b. United States Army Corps of Engineers
- c. Fish and Wildlife
- d. U.S. California Regional Water Quality Control Board

14. **Other Environmental Reviews Referenced in this Review:**

- a. Environmental Review of TM-28728/TM-23027/PD-001-912/RZ-006-912/EP-016-912 (On file with the Planning Department)
- b. Alessandro Heights Arroyo Study & EIR, and Grading Ordinance (On file with the Planning Department)
- c. Hawarden Hills Study/Specific Plan (On file with the Planning Department)
- d. Traffic Study TM 23027;1991 (On file with the Planning Department)
- e. Hydrology Study TM 23027 (On file with the Planning Department)
- f. Preliminary Geotechnical Investigation Report 1999 (On file with the Planning Department)
- g. Air Quality Analysis 2004 (On file with the Planning Department)

DETERMINATION:

On the basis of this initial evaluation which reflects the independent judgement of the 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 Incorpor- ated	Less Than Significant Impact	No Impact
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- 1. LAND USE AND PLANNING.**
Would the proposal:

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a. Conflict with general plan designation or zoning?
(Source: GENERAL PLAN LAND USE DIAGRAM, TITLE 19 OF THE RIVERSIDE MUNICIPAL CODE)
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project involves the subdivision of approximately 86.31 vacant acres to create 29 single family residential and 5 open space lots. A Planned Residential Development application has been submitted to allow one additional lot to the previously approved TM 28728. The original Planned Residential Development request was approved in 1994 in conjunction with TM 23027, the original tract map for this project area, and subsequently for TM 28728. The proposed PRD complies with the maximum density bonus allowed under a PRD in the RC zone.

This project also requires variances and grading exceptions, which the City may grant, provided that findings in support of the requests can be made. Variances are requested to permit parcels less than 2-acres for lots with an average natural slope (ANS) greater than 15% but less than 30% for lots 37 - 39, 43-48, 50-79, parcels less than 5-acres in size on lots with an ANS greater than 30% for lot 49, landlocked parcels located along private streets for residential and open space lots, and lot widths at the building setback line less than 130-feet in width for lots 38, 44, 49 and 50-53. Grading exceptions are discussed in detail in Section 3.e.

The project also involves a rezoning request to remove an O - Official Zoning designation from the southerly portion of the project area and place the property in the RC - Residential Conservation Zone to facilitate this development. The area to be developed has a General Plan land use designation of Hillside Residential. A General Plan Amendment is not required.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? <small>(Source:)</small> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

The proposed project affects waters of the United States and waters of the State, which fall under the jurisdiction of the United States Army Corps of Engineers (USACE) and the California Department of Fish and Game (CDFG), respectively. As such, the following agencies may have jurisdiction over this project, as necessary: the California Department of Fish and Game; the Army Corps of Engineers; the U.S. Fish and Wildlife Service; and the California Regional Water Control Board. These agencies' approval will be required prior to grading permit issuance and the applicant is responsible for compliance with all requirements and conditions of these agencies.

On April 13, 2003, the applicant obtained a stream or lake alteration agreement from CDFG for the same -acre project in its previous iteration, TM 28728. The agreement authorized permanent impacts to .077 acres of State jurisdictional streams and associated habitat. Any changes from that stated in the agreement will require the applicant to request an amendment to the original agreement or submit a new notification to CDFG. The applicant has also obtained a Clean Water Act Section 401 Certification under the previous map TM 28728, the project qualifies for processing under the US Army Corps of Engineers Nationwide Permit NW39 under Section 404 of the Clean Water Act, and the US Fish and Wildlife Service has conducted a formal Section 7 consultation for the project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>c. Be incompatible with existing land use in the vicinity? (Source:)</p> <p>The proposal is in conformance with the General Plan. In addition, surrounding properties to the north have been developed with a similar density. This project is not expected to result in an adverse impact on the adjacent properties.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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)</p> <p>Portions of the sites are designated as Farmland of Local Importance by the State of California. The City General Plan, while acknowledging the importance of retaining the City's agricultural capability, indicates that it is not feasible nor desirable to retain all potentially viable agricultural lands, based on land use considerations. Inasmuch as the General Plan proposes the conversion of these lands to development, and the designated areas have not been actively farmed, the impacts associated with the development of these lands are not considered significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e. Disrupt or divide the physical arrangement of an established community? (Source:)</p> <p>The proposed development will not disrupt the existing residential neighborhood to the north. This map will complete the final phase of previously approved map (TM 28728), which was part of the planned residential development originally approved in 1994.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. POPULATION AND HOUSING.

Would the proposal:

<p>a. Cumulatively exceed official regional or local population projections? (Source:)</p> <p>This project is consistent with the City of Riverside General Plan and the growth projections contained therein.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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:)</p> <p>The project is located in an urbanized area and involves only the minor, incremental extension of existing infrastructure. The sewer extension will not directly or indirectly induce substantial growth because the capacity is directly proportional to the number of houses in the project.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. Eliminate existing housing, especially affordable housing? (Source:)</p> <p>The project will not result in the removal of any residences.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. GEOLOGY AND SOILS.

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

<p>a. Fault rupture? (Source: GENERAL PLAN EXHIBIT 6 — SEISMIC HAZARDS)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. Seismic ground shaking? (Source: GENERAL PLAN EXHIBIT 6 — SEISMIC HAZARDS)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. Seismic ground failure, including liquefaction? (Source: GENERAL PLAN EXHIBIT 6 — SEISMIC HAZARDS)</p> <p>The Soil Study prepared by Gabel, Cook and Becklund for TM 28728 does not identify that the Project site contains soils subject to liquefaction or seismic ground failure.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d. Seiche hazard? (Source: GENERAL PLAN EXHIBIT 7 — HYDROLOGY)</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
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- e. Grading on natural slopes over 10 percent? (Source: GIS MAPS & GENERAL PLAN EXHIBIT 4 — SLOPE ANALYSIS)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project area is characterized by slopes that range between approximately 10 and 30 percent, with an average slope of approximately 26%. The proposed grading for this project is regulated by the Public Works Department and the City's Grading Ordinance. The project requires grading exceptions to allow manufactured slopes up to a height of 30 feet for portions of proposed Cresthaven and Century Hills Streets. As well, portions of the proposed pads and streets are located within the limits of the Alessandro Arroyo. In addition, the Grading Ordinance requires a 50-foot development setback from the limits of the Arroyo.

The Grading Ordinance allows the granting of grading exceptions provided findings can be made that exceptional or special circumstances apply to the property. Such as exceptional or special circumstances shall include such characteristics as unusual lot size, shape or topography, drainage problems, or the impracticability of employing a conforming grading plan, by reason of prior existing recorded subdivisions or other characteristics of contiguous properties.

Portions of lots 37-41, 43-49, 57-62, 77, 78, Cresthaven Drive, Century Hills Drive, Grass Valley Way, a Flood Control access road and a sewer line encroach within the limits and 50-foot development setback of the Alessandro Arroyo as defined in the Grading Ordinance. The limits of the Alessandro Arroyo and the required fifty-foot setback established under the Grading Ordinance were established based on an analysis of topographical maps and aerial photos.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The limits of the arroyo are defined as those areas with slopes over 30% and which are identified on the Alessandro Arroyo map exhibit to the grading ordinance. However, it is often necessary to actually inspect the site to determine more precisely the Arroyo limits. Lots 37-40 have been daylighted to avoid slopes within proximity to the main Arroyo. The grading for these lots allows for an open space corridor that lines up with the open space areas of the adjacent maps to the north-east

The remaining lots 41-44, 46-49, 57-68 and 77-78 are located outside the main branch of the arroyo and lie on relatively flat surfaces or within portions of tributaries which are not topographically or visually significant. Additionally, lot 45 contains significant rock outcroppings in the rear portion of the pad which are noted for protection.

Although the proposed street alignment has already been approved under the PRD, grading exceptions are now necessary to construct some of these streets. However, none of the proposed streets lie within the actual arroyo. For the reasons stated above, staff can support all of the requested grading exceptions for encroachments into the Arroyo and its tributaries. Staff has made the necessary findings in support of these exceptions and are attached as part of this report.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (Source: The California Regional Water Quality Control Board has issued a Section 401 water quality standards certification which contains mitigation measures to protect water quality.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Subsidence of the land? (Source: GENERAL PLAN EXHIBIT 6 — SEISMIC HAZARDS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expansive soils? (Source: GENERAL PLAN EXHIBIT 5 — UNSUITABLE SOIL CONDITIONS) See Preliminary Soils Report prepared by Earth Technics dated November 22, 1999	<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
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- i. Unique geologic or physical features? (Source:)
- | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|

Adjacent to the site to the south is the main branch of the Alessandro Arroyo, a major arroyo which is a designated Natural Arroyo under the General Plan and Grading Ordinance. A number of tributaries to the Alessandro Arroyo traverse the site. While portions of the tributaries will be retained as open space throughout the project, development will reduce the size of some tributaries within the boundaries of the Arroyo. Staff can generally support the requested exceptions to the grading ordinance to permit grading within the Arroyo boundary and setback because the project design is sensitive to the natural terrain and incorporates the preservation of significant natural features in relatively large open space areas. In addition to the Arroyo, the site contains large areas of rock outcroppings within open space lot 88, a unique feature recognized by the City zoning ordinance. The map and grading plan have been designed to preserve rock outcroppings which are visible on the site where ever possible. Most of the major outcrops have been retained within the open space areas or in parcel areas outside the graded pad.

An open space easement shall be placed over all ungraded portions of the map consistent with the provisions of the Grading Ordinance. The easement shall designate these areas for natural open space purposes and shall prohibit fencing, grading, structures or vegetation removal. This open space shall be dedicated to an appropriate conservancy organization for purposes of long term maintenance and management.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Should no organization be found, a home owner's association (HOA) shall be established to maintain these areas. In the case an HOA is required, CC & R's will be required to insure maintenance and management of the open space, subject to approval of the Planning Department and City Attorney's Office.

4. WATER.

Would the proposal result in:

- a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Source:)
project 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.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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There are a few instances where grading crosses lot lines and/or the tract boundaries. Approval for all off-site grading will be required from all affected property owners and covenants will be required ensuring adequate maintenance of all such proposed facilities, subject to review and approval by the City Attorney's Office, Planning and Public Works Departments.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b. Exposure of people or property to water related hazards such as flooding? (Source: GENERAL PLAN EXHIBIT 7 — HYDROLOGY; FEW. FLOOD INSURANCE RATE MAP PANEL 060260 0001-0030 B, ZONES A & C)
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

As previously noted under the original map approval of the low-lying portion of the site is located in an area subject to inundation from the Mills Filtration Plant located to the east. No development is proposed within the 100-year floodplain and the probability of exposure to flood hazards is minimal.

The floodplain for the project area was identified in a hydrological study prepared by the applicant for TM-23027. The low-lying portion of the site is located in an area subject to inundation from the Mills Filtration Plant located to the south east. No development is proposed within the 100-year floodplain; and therefore, the probability of exposure to flood hazards is minimal. Floodplain areas within the project are required to be within an open space easement. The easement will specify that these areas are intended for open space purposes only and that no grading, construction or fencing is permitted. The open space easement is to be maintained by a Homeowner's Association or a conservation group such as the Riverside Land Conservancy subject to the approval of the Planning Department and City Attorney's Office.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c. Discharge into surface waters or other alteration of surface water quality? (Source:) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

The project 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, the mitigation measures and standards contained in the Section 401 Certification, and the "First Flush" standards for retention basins imposed by the Water Quality Control Board.

In addition, impacts related to erosion and surface runoff will be addressed by adherence to City adopted erosion control policies.

As this project also involves the grading of more than one acre, 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 City is not responsible for approving the SWPPP or ensuring that it is implemented. Rather, the Regional Water Quality Control Board is responsible for enforcing NPDES regulations.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Changes in the amount of surface water in any water body? <i>(Source:)</i> The existing property currently drains into the Alessandro Arroyo. This project continues to drain into the arroyo but will not change the course of the arroyo. Although the amount of surface water draining into the Arroyo will increase, the "First Flush" requirements noted in 4c and the NPDES requirement noted in 4d above will mitigate impacts to surface runoff in accordance with CWQCB and NPDES regulations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Changes in the course or direction of water movement? <i>(Source:)</i> All grading and drainage facilities will be subject to Public Works Department approval and specifications to ensure that adequate drainage is provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? <i>(Source:)</i> This project does not involve either direct withdrawal or recharge of groundwater, nor does it alter the underlying aquifer. The project results in new impermeable surfaces, thereby potentially impacting groundwater recharge capability. However, due to the topography of the site, groundwater will runoff the new impermeable surfaces, into the proposed drainage facilities consistent with the City's master drainage plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Altered direction or rate of flow of groundwater? <i>(Source: GENERAL PLAN EXHIBIT 6 — SEISMIC HAZARDS)</i> No changes to the direction of groundwater flow will occur as a result of the proposed project, and a retention basin is proposed to catch and filter "First Flush" runoff before it percolates into the ground.	<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
h. Impacts to groundwater quality? (Source: The project will not result in the discharge of groundwater contaminants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Substantial reduction in the amount of local groundwater otherwise available for public water supplies? (Source: This project will not utilize local groundwater for water supply. Local groundwater is not utilized for domestic consumption.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. AIR QUALITY.

Would the proposal:

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Violate any air quality standard or contribute to an existing or projected air quality violation?
<small>(Source: AQMD URBEMIS 2002)</small> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

LSA Associates prepared an Air Quality Analysis for TM 31930, dated June and July 2004. The Analysis identifies that project construction will temporarily exceed the South Coast Air Quality Management District daily thresholds of significance for Nox and PM10. Compliance with SCAQMD Rules 402 and 403 shall be followed in order to minimize air pollutant construction emissions. However, because project construction is only proposed for 5-6 weeks, this short term impact is determined to be less than significant.

Additionally, the applicant will implement the additional mitigation measures:

- 1) Regular watering, at least 3-times a day, of the construction site, including all unpaved parking or staging areas or unpaved road surfaces, shall be utilized in order to reduce the fugitive dust generated during grading and construction operations; 2) Replace groundcover in disturbed areas as quickly as possible; and 3) Appoint a construction relations officer to act as a community liaison concerning on-site construction activity, including resolution of issues related to PM 10 generation.**

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>b. Create a CO hotspot, or expose individuals to CO concentrations above established standards? (Source:)</p> <p>This project is located in an area of the SCAQMD which is designated as attainment for CO. Because project traffic is not anticipated to result in a significant impact at intersections in the vicinity of the project, resulting CO levels from project traffic will not rise to a level of significance.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. Expose sensitive receptors to pollutants? (Source:)</p> <p>Because the area surrounding the proposed Project is zoned RC, the lots for the most part range between 1 and 2 acres in size. The size of the lots coupled with the distance between them prevents the transfer of air pollutants between the proposed project and the existing homes to the northeast. Although sensitive receptors to the NE of the project may be exposed to an increase in PM10 as a result of project grading, this increase will be reduced with mitigation, temporary, and therefore, a less than significant impact.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d. Create objectionable odors? (Source:)</p> <p>This project will not result in emission odors likely to be found objectionable by reasonably sensitive persons in nearby neighborhoods.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e. Be subject to Transportation Demand Measures? (Source:)</p> <p>This project will not result in any new employees and therefore TDM requirements do not apply.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. TRANSPORTATION/CIRCULATION.
 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. Increased vehicle trips or traffic congestion? (Source:)</p> <p>In 1991, a traffic study was prepared for the original tract map (which includes the property contained in TM 31930) encompassing the subdivision of 167.5 acres into 86 single family residential lots and 5 open space lot. The study concluded that the widening of the intersection at Alessandro/Chicago/Arlington Avenues and of Alessandro Boulevard will mitigate any increase in trips that result from the development of this project. As such, any traffic impacts that result from increased trips and cumulative impacts that may result from the development of TM 31930 will result in an impact that is less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. Reduction in Level of Service (LOS) of intersections? (Source:)</p> <p>The City Traffic Engineer has reviewed the 1991 Traffic Study prepared for the original project, and has determined that the LOS for Century and Alessandro and Trafalgar and Alessandro identified in that document accurately describe conditions today. Project traffic will not result in a significant impact to the LOS at intersections carrying project traffic.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses? (Source:)</p> <p>This project will facilitate the construction of residences, which will not have an effect on the existing transportation corridors. All new private streets shall be required to comply with all Public Works requirements as to design.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>